

PUBLIC HEARING

October 10, 2023

1:30 p.m.

Hearing Held in Council Chambers and via Electronic
Communications

**Bylaw 1633/23 – Amendment to Land Use Bylaw 1385/17 –
Redistricting of Lot 1, Block 1, Plan 1220583 from AG – Agriculture
District to AG2 – Agriculture 2 District**

VERBAL SUBMISSIONS

None

WRITTEN SUBMISSIONS

1. Alanna and Rob Hnatiw Undecided

From: Alanna Hnatiw
Sent: Tuesday, October 10, 2023 4:09 AM
To: Jesse Sopko
Subject: Re: Public Hearing submission

Undecided. Generally in favour but I have concern's over owners lack of compliance with current zoning and operating a business prior to permitting leaves me to wonder how committed they will be to following future conditions.

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From: Jesse Sopko
Sent: Tuesday, October 10, 2023 2:47:35 AM
To: Alanna Hnatiw
Subject: RE: Public Hearing submission

Good evening,

I acknowledge receipt of your written submission for the public hearing for Bylaw 1633/23.

The record of public hearing submissions will note whether a person a making submission is in favour or opposed to the proposed bylaw. Where it is not clear, we indicate "not identified". Please advise how you would like this submission to be noted for the record.

Regards,

Jesse Sopko, MPA, CIAPP-C, CLGM (he/him)
General Manager, Corporate Services
sturgeoncounty.ca
9613 100 Street, Morinville, AB T8R 1L9



From: Alanna Hnatiw
Sent: Monday, October 9, 2023 6:13 PM
To: Jesse Sopko
Subject: Public Hearing submission

Regarding Bylaw 1633-23 to redistrict land from Ag to Ag2.

I am the south resident to the applicant property. We subdivided and sold that land over 10 years ago to a local farmer. The land sold again to the current owner who has made substantial investments in the recent years. The 2 lots north of us have no homes on them, only buildings and shops to provide storage space for hobbies.

It would seem now that a hobby has turned in to a business. After the last building was completed I began to be questioned from people about how I felt about the event venue being built to the North of us. I was surprised to hear this but I had no verification this was the plan. I was invited to a celebration there by the owner last winter and began to see events on weekends and advertisements for this event venue on social media, but still had not been alerted by the property owner.

On June 26, after 2 weekends of events, I asked the Division Cllr. If she was aware of an application for development at that location or if special events permits were in place, as I had not been contacted by the owner. I was told it was in process, but not to the point of a public hearing, which is when the county would notify the public through mail outs and signage. On July 3 the owner stopped me to inquire about a noise complaint received at the county. It was at that time that the property owner informed me of their plans to apply to rezone. I did share my concern about the lack of information and consideration as a neighbour. Since that conversation, the owners have made me aware of larger events and followed up after. If we are inside the house, there is no sound, but being outside, where we spend as much time as possible, sound carries and my dog barks. We'll have to work on that.

There has been an overall increase in traffic in the area overall as well as light pollution. Alberta Transportation recently installed 2 streetlights at the hiway 2 intersection, I'm assuming for safety reasons. The Paintball facility to the east also seems to be getting busier. Generally there are more cars on the roads everywhere and there's not much to be done about that.

The event center also has landscape lighting, security lighting, and decorative lighting on buildings and fences. I'm sure if anyone lived there, they would deem the light pollution excessive in their own yard as it is for me. I haven't seen an owl yet this year, which is unusual for our tree line.

If there are conditions to this DP, I would ask that there be consideration of lighting, minimal to no overnight stays and reasonable sound abatement for outdoors.

Going forward I would ask the county to consider whether event centers should have principal residents on the property to ensure there is neighbourly considerations with respect to quality of country life for the people who live here.

Alanna & Rob Hnatiw