
From: alain saulnier
Sent: September 11, 2020 9:44 AM
To:
Cc:
Subject: Re: property development ammendment

Al Saulnier

From: alain saulnier
Sent: September 10, 2020 2:02 PM
To:
Subject: property development ammendment

To whom it may concern:

Dear sir or madame,

My wife and I have resided at our current address of Ardrossan, AB for the past 14 year. Around 8 years ago I met with a member of the land holding, he came to my home on another matter. We discussed the development, and he was happy to inform me that the lots backing onto our property would be far away, as there would be a large "buffer zone" between our lots, and the new development. Also claimed that the tree line would be remaining intact.

over the years we have received amendment after amendment, with the initial proposal at "3\4 acre Estate lots", then 1/2 acre lots, then 1/3 acre lots, now this latest one is at less than 1/3 acre lots. and although we did receive several packages outlining amendments, the area in question was always just blacked out, and non- specific about where the lots would be, how large they would be, and failed to show the tree line. Even this latest amendment states that the lots may not appear in the exact positions indicated!

I have to say that I was shocked to see the proposed lots directly adjacent to our property line, with absolutely no buffer zone, and the trees gone!, even if they leave the trees on the proposed lots, they become the ownership of the prospective land owner, who can easily remove them at will. This amendment clearly shows between 5-6 lots backing directly to our property line, this is similar to 4 of the 5 acreage lots for the amendment in question.

Up to this point I have had no reason to interfere with these plans for developments in progress, however, this companies slow degradation from its original plans, and they're lack of

transparency from the start have forced me to step forward , and express my concerns

I see several problems with this amendment, as well as the current work being carried out. Firstly, the existing tree line that lies adjacent to these 5 acreage properties in question acts as a privacy buffer, and has always been there. More than that, its a home for many birds and animals, and is a complete eco-system with frogs and ponds etc. Removing this would be irreplaceable , and change the landscape, and nature in a dramatic way. Our home would not be the same!

The second problem we're having is the fact that this company is operating a full scale soil processing facility within 20 feet of our back yard. We were never consulted warned or otherwise! Never given any consideration, but have to live with the results on a daily bases. for example, air polution. Even with our doors and windows closed, there is always a layer of dust everywhere, clean it today, and by the next day its just as bad. If the winds pick up its a full blown dust storm! No compensation ever offered or considered, they are saving huge ammounts of money not transporting the soils to a more appropriate site, we're paying the price!

Noise pollution, although they seem to follow noise by-laws, its non-stop 7 days a week ,Dozens of earth moving equipment with their engines revving, horns sounding, back up alarms going constantly, and a giant processing plant clanging away. But thats nothing compared to the constant arrival and departure of gravel trucks, with there ear defining tailgates slamming, all day, every day, for years! Zero consultation! how can the county of Strathcona allow this type of industry right next door to residences without any consideration of the consequences?

I would like to see the county of Stratcona limit the lot size to 1/3 acre lots as was proposed, and insure the preservation of the existing tree line as per the guidlines set forth by the counties official development laws.

Alain Saulnier

A. Saulnier Submission for Bylaw 66-2020 - Ardrossan Area Structure Plan Amendment (Ward 5)
December 8, 2020 Public Hearing

From: [alain saulnier](#)
To: [Legislative Officer](#)
Subject: Fw: property development ammendment
Date: November 26, 2020 12:35:50 PM

CAUTION: This email originated from outside the organization.

Al Saulnier

From: alain saulnier
Sent: September 11, 2020 10:30 AM
To:
Subject: Re: property development ammendment

further to my last letter, I would like to add a few points

1- In your proposed text, you imply that this lot plan is indicative of an urban setting!
According to your lot plan, I count only a few larger pie shaped lots in the crescent , are those the "estate lots" ? I see a very disproportionate number of "estate lots", especially when all along was led to believe that all these lots backing onto Horton place would be "estate lots".
2-4th paragraph in your proposed text

"These new lots will also be influenced by existing environmental features in the area"

according to your little map, the environmental features will be completely eliminated, so what influence was there when you considered this plan, I simply see Zero!

furthermore, your not disclosing the sizes of your lots on the map provided, just lines, and a NOTE: EXACT LOCATIONS OF LOT LINES WILL BE ESTABLISHED AT THE TIME OF SUBDIVISION AND MAY BE SUBJECT TO CALIBRATION BASED ON DETAILED DESIGN.

You are not providing exact details, and according to the note, these "lines" can change place at some point based on the "DETAILED DESIGN".

why are you not showing us the details?

Al Saulnier

COMMENT SHEET

for

ARDROSSAN AREA STRUCTURE PLAN AMENDMENT

Public Information Session



Respondent Name: Warren/Jen Todoschuk Phone Number: _____

Address: _____

1. Do you have any additional comments regarding the proposed amendments? (If extra space is required, please use the back of sheet)

To Whom it may concern.
We were wondering if the Alberta
Conservation Association in Sherwood Park
was notified of these amendments.
Lot 1 Blk 2 Plan 1874 TR to Lot 5 all
are just off a Conservation area. In
our back yard there are boreal chorus
frogs, wood frogs, western boreal toad and
long toed salamander. ^{They} have been present at different ~~times~~
Our fear is that conservation easements ^{times.}
will not be retained to accommodate more
smaller lots. ~~our~~ Our Pond which habitates

Thank you for your input. Please submit your completed comment sheet to the project representative, prior to October 2, 2020, by one of the following three options: →

By Mail to:

Attn: Connor Smith
Al-Terra Engineering Ltd.
5307-47 Street NW
Edmonton, AB T6B 3T4

By Email to: csmith@al-terra.com

By Fax to:

(780) 440-2585

Both Amphibious species and migratory birds will be in jeopardy, that come back yearly.

More lots and houses will also contribute to more green house gasses in the area. This will also affect the ecosystem of the area.

Warren and
Jennifer Todoschuk

From: [Warren Todoschuk](#)
To: [Legislative Officer](#)
Subject: Fwd: Bylaw 66-2020
Date: December 7, 2020 10:57:49 AM
Attachments:

CAUTION: This email originated from outside the organization.

To whom it may concern.

Please add this to the attached document.

The proposed Bylaw 66-2020 will greatly affect The 200 main street environmental reserve which our lots in Horton place are a part of. A residential development concept that is looking to have lots less than 0.3 acres instead of the initial larger parcels that were proposed will not work within this area as stated in my attachment.

The way the proposed lots are portrayed, the existing tree lines and watersheds will be in jeopardy.

Our place, _____ has the lowest elevation on the west side of Horton place and will be at risk of flooding if smaller lots encroach the property line. The larger lots that were initially proposed would blend into the surroundings and would have the least amount of impact on the current natural state. This in turn will also maintain a natural buffer between neighbours.

If this bylaw 66-2020 goes through, will there be proper drainage for excess water from my land? Will tree lines between Horton Place and the new lots be affected and if so will they be replenished?

If the developers and Strathcona County want to dramatically change the landscape of the area, there should be some sort of compensation package offered to the affected landowners.

Warren and Jennifer Todoschuk