



July 15, 2022

Attention: Council Members, Strathcona County, AB
cc: Radhika Brown, *File Manager / Planner II, Land Development Planning*
Strathcona County, 2001 Sherwood Drive, Sherwood Park, AB T8A 3W7

Dear Council Members,

Re: Stakeholder Commenting on Salisbury Village Area Structure Plan Amendment

Arbor Memorial Inc., Property Owner of Glenwood Funeral Home & Cemetery
52356 Range Road 232, Sherwood Park, Alberta T8B 1B8

We represent Arbor Memorial Inc. (Arbor), which owns the Glenwood Funeral Home & Cemetery (Glenwood) lands adjacent to the captioned proposal and requested amendment to the Salisbury Village Area Structure Plan (Proposal), submitted by Select Engineering Consultants on behalf of the landowner of Lot E, Plan 6159 KS and Lots 1 & 2, Plan 872 0616 (Proponent). For more than 20 years, our firm has represented Arbor on land use planning, engineering and land economics matters concerning their cemeteries and properties located across Canada.

We have reviewed the Proposal as outlined in the notice circulated by the County and understand that the Proponent would like to change the land uses from: a mix of Business Park Office, Mixed Business Park and Municipal and Environmental Reserve land uses, as currently approved in the Salisbury Village ASP; to a mix of residential, commercial and open space land uses. We also understand that the proposed changes would remove both the Business Park Office and Mixed Business Park land uses and replace them with Low Density Residential (single detached and semi-detached dwellings) and Townhouse dwellings in the south of the Plan Area and immediately adjacent to the existing Glenwood MG property owned by Arbor (located to the south of the Proposal).

In light of the proximity of the development to our client's property, we are writing to express our initial concerns that require your attention. Our concerns are primarily related to the potential impact of this Proposal on our client's ability to fully develop and operate their property as a cemetery and Funeral Home. Consistent with their existing approvals

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and master development plan. Arbor intends to fully develop its land holding at Glenwood for the intended and approved use as a cemetery and funeral home. As per the permissions achieved by Arbor, this would include constructing and operating cemetery products near or up to the mutual property line, to the north of the Glenwood MG property and possible expansion of the funeral home. Cemetery products developed by Arbor could include: traditional in-ground burials plots (with bronze flush markers or upright stone monument markers), in-ground cremation plots, columbaria, mausoleums, private family crypts, memorial rocks, benches, plaques, obelisks, engraved granite memorial walls, walkways, etc.

Our interest, on behalf of our client, is to ensure that Arbor's rights to fully develop the Glenwood lands, as permitted, will not be curtailed by the proposal or, by any future residents thereof who may subsequently decide to object to any future development or activities within the Glenwood property adjacent to the mentioned property line. Therefore, as part of this application process with the County, we respectfully request that the Proponent acknowledge and agree not to object, interfere or otherwise act in a manner that would directly or indirectly curtail Arbor's approved development permissions and rights to fully develop the Glenwood property over time. We also request that the Proponent include in their sales or leasing documents to purchasers or tenants of their development an acknowledgment that in purchasing their property, they understand and agree that Glenwood unreal Home and Cemetery exists adjacent, or in the vicinity of their home, and they will not object to any development/building applications or ongoing operational activity within the Glenwood property.

We also feel it is relevant to bring to your attention the existing woodlot area that exists, on the Proponent's lands, and along the property boundary separating Glenwood and the Proponent's property. The existing trees provide a dense visual barrier between the properties. On behalf of our client, we request that a strong tree-lined visual buffer be maintained through the retention of the existing trees and/or by planting new trees along the aforementioned property boundary on the Proponent's side. We request that the Proponent, in their site plan drawings, along the mutual property line, include a decorative privacy fence of an appropriate height, and mixed vegetative screening with evergreen trees to create a visual and physical barrier between future residents and the cemetery. We would like the opportunity to discuss the property line treatment and review all related grading and landscape drawings, specifications, fence type/details, tree preservation plans, property line landscape barriers and drainage plans so we can review and provide comments to ensure that proposed screening and grading changes do not interfere with the visual appearance and natural drainage patterns/paths that are existing and cross over the mutual property boundaries of Glenwood and the Proponents land. We also would like to suggest that there may be an opportunity to collaborate with respect to possible connections of path systems on both sides of the mutual property line between the proponents open space area and potential paths on Glenwood.

Please accept this letter as our formal submission to the Strathcona County Council, the County Department of Planning and Development Services, and the Planning File Manager in regard to the Proponent's Proposal and request that our comments be incorporated where appropriate. As mentioned, our focus is to ensure Arbor's current development permissions and rights are protected



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from future home owners of this development; perhaps through inclusions in the Zoning by-law and/or site plan agreement.

We look forward to working with you to amicably find reasonable approaches to resolve our concerns and work cooperatively on this matter. Should you have any questions, please do not hesitate to contact the undersigned.

Thank you for your attention.

Sincerely,

COSMOPOLITAN ASSOCIATES INC.

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