

January 24, 2024

VIA EMAIL

(csmith@mackenziecounty.com)

Mackenzie County
4511 46 Ave
Box 650
Fort Vermilion, AB T0H 1N0

Attention: Caitlyn Smith, Manager of Planning and Development

Ms. Smith,

Re: Potentially Affected Home and Landowners Response to 2023 Public Circulation Draft of Mackenzie County Municipal Development Plan

In response to the recently released 2023 Public Circulation draft of the Mackenzie County Municipal Development Plan ("MDP"), Fort Vermilion home and landowners would like to express their concerns regarding the proposal to rezone sections of land surrounding Highway 88 to mixed use employment and industrial. In particular, home and landowners are concerned about a section north of Highway 88 and west of 52 Street being rezoned to mixed use employment, as well as a large section being rezoned to industrial south of Highway 88 and east of Range Road 125A.

As home and landowners in these areas we request that Mackenzie County ("the county") extend its comment period on the 2023 proposed MDP so that the county may take the time to properly assess and communicate the impacts this decision will have on home and landowners. It is the responsibility of the county to act in the best interests of its residents, which includes ensuring that action taken by the county does not adversely impact any community or community member, and if adverse impacts are unavoidable, that they are mitigated to the greatest extent possible.

The county must pause and consider these impacts before it may continue on its path to implement the new MPD. As a minimum before continuing, the county needs to assess and communicate how the rezoning may impact home and landowners in the following ways:

- How might property value be impacted?
- How might this impact the ability of home and landowners to use their land? Will additional or more costly permits be required for various activities? Will some activities which were previously permitted be banned for home and landowners in the rezoned areas?
- In what ways will the neighborhood(s) as a whole be affected? Will fostering a sense of local community become more difficult in a commercialized setting?
- Will home and landowners face challenges in who they may sell their property to, should they wish to do so? For example, will they only be able to sell their property to commercial/industrial actors or will they be able to sell to individuals wishing to reside on the property as they have?
- How might these home and landowners health be affected? Will they be more at risk of exposure to various pollutants? For example, air pollution, water pollution, or noise pollution?

Map 2 - Fort Vermilion Land Use

