

**From:** [Kathryn Roy](#)  
**To:** [Office](#)  
**Subject:** Municipal Development Plan and Land Use Bylaw  
**Date:** Friday, December 06, 2013 3:34:51 PM

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Good afternoon;

I just received two letters in the mail today (one for each of our properties) regarding the above noted topic. Our properties are Lots 4 & 5, Block 1, Plan 0325939 (street addresses being 9502 & 9510 – 94 Avenue. Historically also described as Mr. Peter J. Friesen's property in case you need a quick historical reference of the location....also immediately adjacent to Knelson's Sand & Gravel Operations or across the street from the new water treatment plant.

This is the first notice I have had regarding amendments to Land Use Bylaws and so may not be as informed as I need to be, however I would like to present you with a few of our immediate concerns regardless of how limited our information to date as it appears we have only today to address this to meet the deadline noted in the letter.

Our (my husband and I) concerns are related to the ongoing operations of the industrial area immediately to west of our property (Knelsen's Sand & Gravel) and also the enormous amount of traffic generated on 94th Avenue due to the proximity of this gravel operation and the location of the new water treatment plant.

I would like to start by noting that we recognize the importance and value of the industry (gravel operation) and the water facility and would very much like to see if there is some way we can have our concerns addressed to provide a compatible resolution for all concerned. Both of these operations are invaluable to the community in so many ways, however we (residents in the adjacent residential properties) also need to have our concerns for the traffic volume generated by both and the current and future use of the gravel operation and all the items listed in section 9.2.4 of the by-law be addressed.

I have briefly skimmed through your proposed bylaw as time is of the essence here. In particular - section 9.2.4 reads "Through provisions....the potential exists for significant land use conflicts with regard to noise, vibration, dust, odour, environmental hazards or other safety risks." With regards to this section, I would note that all of the listed items in this section have been violated with regards to the "gravel" operation (not the water facility) and it appears very limited resources have been used to address all of these items.

We have been exposed to unacceptable levels of noise and vibration (trucks banging their tailgates in excess of 20 times with each load - using their air brakes in town, etc.); exceptional dust clouds when the wind direction comes from the west and/or someone with ATV's or other vehicles decide to use the location for a recreational spot; odour from chemicals used for whatever purpose (paving smells - most noxious); environment hazards or other safety risks (the refuse that is being dumped there whether it is reclamation from a project or something else); we don't know what is being dumped that may prove to be an environmental hazard as I presume no one has ever monitored this - there may already be a number of contaminants

polluting the soil/air/waterbed producing potential health issues for any number of the residents adjacent to the property; other safety risks - again note that this industrial yard is frequently being used for local entertainment and/or recreation on "off hours" that the owner may be unaware of; should someone get injured - who is to blame and whose insurance is at risk??? We are not "police" and do not feel that we should become informants as there would then be potential repercussions from being an informant;

It appears that the hamlet, in drafting these bylaws, is attempting to alleviate or reduce land use conflict between residents and commercial/industrial operations. In section 5.2.4, I understand that a "treed buffer" between the industrial operation and the residential appears to be the hamlet's resolution to address noise/dust reduction, etc. There currently is a "treed buffer" between our properties, however in my humble opinion this does absolutely nothing to address any of these issues other than provide a "green" space so that we do not have to view the operation directly (for which I am grateful).

Now - how to address these matters??? Since we did not create these problems and we all need to work towards a compatible resolution where all parties feel satisfied, we feel that the responsible parties (land owners) need to initiate a proactive plan in addressing the traffic issue and all the other matters regarding noise, dust etc.

May we suggest - the easiest resolution would be for Knelsen's Sand and Gravel operation to be relocated in another industrial area - out of town. This would address both the traffic issue and all the other concerns. Since this valuable operation has been there for a number of years (not as long as we have been there as residents) this seems a highly unlikely resolution at this time due to many factors which I will not go into at this point.

Next - as in larger urban areas where residential land abuts industrial land and where a "treed buffer" is inadequate - may we suggest that a "wall buffer" be constructed to reduce some of the aforementioned concerns? This will not eliminate all the concerns but it sure would minimize a few of them. As to the other concerns (odours, contaminants, safety hazards), we do not have any suggestions at this time as we have not had much time to dwell on them or research how other urban areas have dealt with them....perhaps someone at the hamlet could research this?

Next - the sheer volume of increase in traffic concern Since these operations/facilities have been established the volume of traffic on 94th Avenue has increased exponentially! We have observed much law abiding traffic along with a lot of other traffic that would have received traffic violation infractions had there been anyone patrolling in this area consistently. The volume and the nature of the infractions (speeding - most prevalent - and other potential infractions) not only are a hazard to other law abiding traffic but to the residents that use the street for walking, running, biking & riding their ATV's etc. This major corridor is certainly not designed for the high volume, multi - use street that we observe daily. As an aside, have any studies been done recently to determine just how busy this street is? As the hamlet grows I can only see this street getting even busier than it currently is. We have attempted to address reducing the noise from the street, etc. (on our property) by planting a number of trees to create a "treed" buffer as well but it will be a number of years before they are large enough to help with this concern. We are doing what we can (short of building a wall buffer) to alleviate the noise from

94th Ave. I would also note that all these concerns that seem to surround us on two sides of our property, devalues and has a negative impact on our residential property.

Finally, if the hamlet has not already done so, they may also want to consider expanding their road infrastructure fund as they will be sure to need it in a few years to rebuild 94th Ave! With all the heavy (volume and weight of big trucks) traffic we have observed that it seems to have seriously deteriorated in a few sections already.

Well, the time for submitting this email is quickly running out so I will end it there for now and hope to hear that you already had someone else express these very same concerns and may already have addressed it in an acceptable manner.

Thank you for taking the time to listen to our concerns,

Best regards,

Kathryn & Michael Roy  
owners of:  
9502 & 9510 – 94 Avenue  
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