

# APPENDIX B - PUBLIC SUBMISSIONS

## Ray and Pauline Prins Submission

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Lacombe County Council  
Tim Timmons  
Dale Freitag

*March 14, 2019*

Thank you for allowing us to address the amendment to Bylaw 1296/19 and some issues related to development of parcels fragmented by County actions.

While we agree with the Council's attempt to preserve agricultural land and the environment wherever possible, the broad brush approach to restricting/regulating all land use across the county often results in situations where the fragmented land ends up in a purgatory of land unusable for economic agriculture and banned for appropriate development.

We believe it is entirely possible to deal with some situations on an individual basis. We have seen it done in our county in the past. Also the provincial and federal governments commonly use "Private Bills" to deal with issues that do not fall within the purview of other laws. There should be no problem with setting precedents if the precedent can be defended on its own merits.

If Council is unwilling to consider individual cases, it will in fact intentionally forego development opportunities that have value for both the county and the broader community.

We support this amendment only because it gives slight clarity on the question of the number of titles of agricultural land zoning on a quarter section. It may have cleared up some confusion in the development department and simply confirmed some ambiguous barriers. It doesn't go far enough to address the real question of how to achieve the best use, and create the highest value of land use for the surrounding community and the county in general.

The current high density residential regulations for small fragmented parcels are too restrictive and do very little to remove barriers to appropriate development in the county. There must also be a "low density zoning" option to develop small parcels that are not economically viable if they are to meet all the requirements for high density situations.

While the province has doubled its population in the past few decades, Lacombe County's population has actually declined. This has to be a concern for a County that has a motto that states; "where people are the key".

If the only development that can occur is required to be high density, it becomes extremely expensive and little or no development will occur. Lacombe County has enough examples of development projects that have become too expensive for consumers to buy. This should also be very alarming to council. If some practical, common sense development would happen, housing lots would be affordable and new housing will appear. Housing brings people, people bring business and commerce, and together they bring economic prosperity for many.

We believe the Lacombe County actually endeavours to remain at the leading edge of municipalities in both protecting agricultural land and the environment while at the same time providing affordable and creative means for people to live and thrive.

If this is true, then the county must initiate new strategies to manage the individual situations that are created by fragmentation. Particularly if that land has been fragmented as a result of building municipal, provincial and railroad transportation infrastructure.

The broad brush stroke policies of the past are no longer adequate to deal with all the circumstances of land use policy.

It is time to move into the future, remove barriers and create opportunities where all land can be utilized to its highest and best use. Our county and province urgently needs everyone working in harmony to stimulate the economy and to show vision for the future.

It may be time to amend bylaws and plans so that Council's hands are no longer tied by rules of the last century.

It may be time for the Council to create the freedom to make your own decisions and no longer hide behind restrictive administrative regulations which no longer make sense or are no longer relevant and actually stand in the way of reasonable development.

May you have wisdom, discernment and creativity as you move forward on these issues.

Ray and Pauline Prins

A handwritten signature in blue ink that reads "Ray + Pauline Prins". The signature is written in a cursive, flowing style.

## **Gordon Graves and Katie Graves Submission**

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**From:** Katie Graves  
**Sent:** July 31, 2019 5:48 PM  
**To:** Tim Timmons  
**Subject:** Subdivison

Hi Tim,

Thank-you for meeting with us on Monday. The outcome of the meeting was not what we had hoped for, therefore, we ask that our letter of concern be forwarded on to council- so that they are aware of the situation. As stated in the letter, a major concern is water. We would like to request that water and sewer requirements on acreages in this area be amended.

We request that County Council require any further subdivisions on the Taylor property to include communal water and sewer. We would like to ensure water sustainability in our area and believe that if this is the requirement for Dean Wigmore and Mr. Will's land just down the road, then this should also be the requirement on the east side of Highway 2A. Also with regards to the proposed likely future annexation into the town of Blackfalds, the communal water and sewer requirement would ease the facilitation of that request.

Lastly, we are wondering about the meeting to be held Thursday Aug. 8th at 9:15 a.m. in the Council Chambers regarding a proposed amendment to the County's Municipal Development plan. What does this mean? In your opinion, would this be beneficial to attend and will they be covering anything to do with the land east of highway 2A in the Blackalds/Lacombe corridor?

Thank-you for reconsidering these water and sewer issues.

Sincerely,

Gordon Graves and Katie Graves