

From: [Lisa Schovanek](#)
Subject: FW: G3 Canada - proposed development at Morinville
Date: August 27, 2018 1:59:25 PM
Attachments: [image002.png](#)

From: Tyler Westover
Sent: Sunday, August 26, 2018 10:25 PM
To: Joanne Onciul <jonciul@sturgeoncounty.ca>
Cc: Aaron Hair <ahair@sturgeoncounty.ca>; Colin Krywiak <ckrywiak@sturgeoncounty.ca>; Collin Steffes <csteffes@sturgeoncounty.ca>
Subject: Fwd: G3 Canada - proposed development at Morinville

For comment related to the propsed g3 rezoning and development; RE: public hearing

Making sure you are all in the loop

Tyler

Tyler Westover
Manager, Economic Development
Sturgeon County

direct 780.939.8358
cell: 780.690.1944

Personal Information severed inline with
Section 17 of the Freedom of Information &
Protection of Privacy (FOIP) Act.

From: Shauna Vollmer
Sent: Sunday, August 26, 10:08 PM
Subject: RE: G3 Canada - proposed development at Morinville
To: 'Debbie Foisy', 'Murray Vanderpont', [REDACTED], 'Alanna', Tyler Westover

Thank you Debbie for forwarding this correspondence to me and thank you Murray for providing the transportation study for our review.

As Debbie mentioned [REDACTED] and unable to attend the hearing on Tuesday. [REDACTED] and [REDACTED] but am available by email.

Some of my concerns regarding the development are as follows:

1. Debbie noted that the transportation study made no mention of either of our residential properties located directly on Highway 642. Only mentioned are those located to the north and south of SH 642 on RR 255. In fact the Stantec portion of the study actually shows the G3 development being inclusive of both my property and the historical lot right at the intersection of 642 and 255. (Refer to **Figure 2.1.**) Is there something that I have not been made aware of in this regard?

"The site is approximately 2.5 km west of Morinville and is bounded by the CN Railway to the northeast, Range Road 255 (RR 255) to the east, and

Highway 642 (Hwy 642) to the south.”

2. Debbie also noted that both of our residences have been on our land parcels for over a century, long before 642 was ever a Secondary Highway. They are located very close to the road allowance, far closer than current requirements would permit. My house is located 31.60 m (103.7 ft.) from the north side road allowance. My barn is located only 23.05 m (75.6 ft.) from the allowance. I’m thinking that Debbie’s house may only be about 15 m from the south side road allowance. Widening of the highway to accommodate turning lanes will significantly bring traffic closer to our homes which is of tremendous concern in regards to safety. Had a semi-trailer come off the highway at Debs instead of a car the outcome would likely have been very different. I have also had vehicles end up in my yard and can’t imagine a tractor trailer unit coming off the road.

3. The Transportation Study also stated the following which is of concern.
“According to the available data, the 10-year linear growth rate on Highway 642 was a growth of approximately 0.5% per year between 2008 and 2017.
Although the traffic growth on this highway appears to be stagnant, a conservative 1.5% annual linear growth rate is proposed to estimate future traffic growth along Hwy 642 for this study. No growth was assumed on RR 255 because these segments serves a very small section of land, and further development is unlikely.”
The traffic growth has most certainly not been stagnant as there has been a very noticeable increase in traffic to the Westmor Terminal with much of the truck traffic utilizing the north terminal entrance/exit located on RR 255.

4. Currently, as trucks exit Westmor and turn west onto 642 they are on a turning lane. As they merge off of the turning lane onto the single lane section of highway they are not yet up to the 100 km/hr highway speed limit and vehicles immediately begin to pass them with all vehicles picking up significant speed almost directly at the 642 / 255 intersection. I fear with such a short space between the Westmor turning lanes and the new turning lanes that a head on collision would be imminent. I have seen and heard several close calls in the past year.

5. In regards to the train traffic I would like to know what the percentage of time that the diesel engines will be running, how often the train will be in motion and how much noise will be generated by the start and stop movement of the cars. You mentioned that the cars will not be uncoupled however the current noise from the movement of the train at Westmor is at times quite loud. With the train to the north and west of my property, Debs and Jerry’s I anticipate that significant sound will be carried by the prevailing northwest wind direction.

6. Of major concern to me is the potential devaluation of my land parcel once the terminal is built. Due to the fact that the development will essentially surround my property I believe that I am most affected and have the most at stake. I do not want to find myself in a situation where my property loses value or where I am unable to sell it as a residential property in the future.

7. This item may be of little concern as it is not generally known. The natural bush area to the north of my property is a natural area with a diverse bird population that includes ducks, owls and a rare nesting site of Coopers Hawks. The young owls and hawks are banded yearly. There are also moose and deer that frequently inhabit the bush area. I

believe it is extremely important that this area be protected from clearing of any kind.
Corporations that build on the land, as well as land owners, need also be good stewards of the land.

Please feel free to contact me at anytime. I welcome the discourse and prefer to be informed and educated about the proposal as opposed to being here silently thinking the worst. My full contact information is below, both home and work.

Regards,

Shauna

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[REDACTED]

[REDACTED]

Sturgeon County, AB T8R 2A3

[REDACTED]

[REDACTED]

[REDACTED]

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From: Debbie Foisy [<mailto:debfoisy@hotmail.com>]
Sent: August 24, 2018 2:35 PM
To: Murray Vanderpont <Murray_Vanderpont@g3.ca>; [REDACTED]
[REDACTED] Alanna <[REDACTED]>; Tyler Westover
<twestover@sturgeoncounty.ca>
Subject: Re: G3 Canada - proposed development at Mornville

Thank you Murray for sending that information, while this is helpful there are more concerns that I have, (also if Shawna & Jerry have questions please feel free to chime in). The outline from Alberta Transportation makes no reference on the close proximity to both Shawna's and my house.

I will bring it up during the hearing, but just over a month ago a vehicle (SUV) went off the road and crashed into my trees, there was a considerable amount of property damage. Had that happened a few feet closer to my home the vehicle would have been in my living room.

Last winter a vehicle went off the road and was extremely close to being in my kitchen. My house has been here for over a 100 years, I'm concerned about the safety with a widened highway. These are my personal concerns.

Additional concerns are dust control on North 255, what is the plan for 255 north? widening, pavement? What dust control methods are in the plan?

Noise mitigation? Is there a plan to plant a windrow along the east side of the property? Noise in summer is different than in winter when sound carries farther.

Any way that you can answer these questions and more prior to the hearing will give us a chance to digest it.

I am happy to meet with you at 1:30 on Tuesday, we can do it here or just in town at the hearing site.

Debbie Foisy
Owner/Operator Debs Greenhouse
Do-er of things, out of box thinker,
[REDACTED]

NEW ADDRESS:
Debs Greenhouse
25505 Secondary Highway 642,
Sturgeon County, Alberta, T8R 2A3
[REDACTED] C: 780-515-1253
www.debsgreenhouse.com

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From: Murray Vanderpont <Murray_Vanderpont@g3.ca>

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Protection of Privacy (FOIP) Act.

Sent: Friday, August 24, 2018 1:44 PM
To: Debbie Foisy
Cc: [REDACTED]; Aaron Hair; Tyler Westover
Subject: RE: G3 Canada - proposed development at Mornville

Debbie, Jerry

I have attached the TIA plus the details of a Type II-b intersection. I have also included my sketch of the alternative access that someone at the meeting was suggesting. This is interesting, but I believe it is inconceivable that Westmore would consent to provide the property required to build this road.

I understand you would prefer to meet prior to the Public Hearing.

I arrive at Edmonton airport at 11:45. It will take at least 1 hour to drive to Morinville. So the **earliest I could be at your place is around 1:30**. The Hearing is scheduled for 2:30. So that does give us some time to talk.

Are you OK with this?

Murray D. Vanderpont, P.Eng.
Director, Project Engineering
p 204 983 8821 c 204 583 7391
Murray_Vanderpont@g3.ca www.g3.ca



From: Debbie Foisy [<mailto:debfoisy@hotmail.com>]
Sent: August-24-18 12:02 PM
To: Murray Vanderpont
Cc: [REDACTED]; Aaron Hair
Subject: Re: G3 Canada - proposed development at Morivnville

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Hey Murray,

Can you send us the report from AT and any pertinent information to digest prior to the meeting? Shawna will be out of town from work and unable to attend on Tuesday. Jerry, Shawna and I and our families would appreciate seeing the plan ahead of the meeting. There has been mention that Council could leave the public hearing open for 2 weeks so we can process the information. To avoid delay we'd like to see it ahead of time. Thank you.

Debbie
Cell. 1-780-515-1253
www.debsgreenhouse.com

On Aug 23, 2018, at 3:47 PM, Murray Vanderpont <Murray_Vanderpont@g3.ca> wrote:

Hi Debbie,

Yes ... a few items have moved forward. Most notably we have our Traffic Impact Assessment (TIA) approved by AT. I now have more details of the intersection improvement we are looking at. As part of the TIA, AT have requested we move the South extension of our loop track further back from the highway.

I am in town on Aug 28 for the Public Hearing on the zoning. I was thinking that it would be appropriate to meet with the group that is most affected by this development. That being yourself, the home owner directly across the highway and the home owner just up the access road (Jerry Kaup). If there is anyone else that I missed, they could also join.

If you would be OK with hosting again, I would be happy to pick up the costs for some snacks and refreshments.

The Hearing is scheduled for 2:30. We could get together immediately afterwards if that works for you.

Murray D. Vanderpont, P.Eng.
Director, Project Engineering
p 204 983 8821 c 204 583 7391
Murray.Vanderpont@g3.ca www.g3.ca
<image001.jpg>

From: Debbie Foisy [<mailto:debfoisy@hotmail.com>]
Sent: August-23-18 11:05 AM
To: Murray Vanderpont
Subject: update since meeting

Hi Murray,
Deb here from the greenhouse in Sturgeon county, just wondering if there were any updates since we met at my place?

Debbie Foisy
Owner/Operator Debs Greenhouse
Do-er of things, out of box thinker,
[REDACTED]

NEW ADDRESS:
Debs Greenhouse
25505 Secondary Highway 642,
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