

Our File: M12596

January 28, 2019

Sturgeon County  
Planning and Development  
9613-100 Street  
Morinville, AB T8R 1L9

Attention: Aaron Hair

Dear Sir:

Re: **Application for Rezoning - Pure Selections Inc.**

**Response to Objections Raised at Public Hearing**

---

Further to the above, the following is our client's response to the objections raised to their application for rezoning at the Public Hearing on November 27, 2018.

1. *The proposed parcel was created for residential purposes and the proposal is for an industrial activity.*
  - The rezoning proposal is for a Direct Control district with carefully crafted permitted uses specific to the Applicant's proposed business. This zoning would not allow for general industrial uses or activity on the parcel.
2. *Rural crime is already an issue in this part of the County and the proposed development type may attract additional crime.*
  - As of October 2018, cannabis has now been legalized in Canada. Cannabis is available for recreational use and purchase from many legitimate sources in the Edmonton metropolitan area, therefore removing a large aspect of cannabis's association with criminal enterprises. Further, the local RCMP detachment has been consulted in relation to this proposal and expressed no concerns regarding the same sparking an increased risk of crime in the area. Finally, both the Strathcona County and Parkland County Land Use Bylaws allow for similar cannabis operations even on agriculturally zoned parcels, located in rural settings similar to that proposed here by the Applicant.
3. *The proposed development may create nuisances, such as noise, odors, and disruptive lighting.*
  - The Applicant has taken steps to address issues such as noise, odors and disruptive lighting in the design of their proposed facility. The design of their facility will eliminate or reduce the emission of noise and odors and light as far as is reasonably possible. Traffic to and from the property will be during business hours only, and very infrequent.



GORDON D. PUTNAM, Q.C.\*

gputnam@putnamlawson.ca

\*Denotes Professional Corporation

**VIA EMAIL**

4. *The proposed development may have negative impact on property values.*

- The Applicant respectfully disagrees that their proposed development would have a negative impact on property values. The proposed facility and business operation will be quite small in scale on this parcel, being a single 10,000 sq ft structure within the 2.47 acre parcel. The facility will be modest in terms of structural height and footprint, and shielded from view from neighbours and the road by a surrounding shelterbelt. Further, the external appearance of the facility will be very similar to existing farm / mechanical shops in the local area, and will not appear out of character for the area.

5. *This may set a precedence for industrial development to locate to this area of the County*

- The proposed parcel will be under Direct Control district zoning that is specifically crafted for this parcel and the intended business use. No further development of an industrial nature adjacent to this parcel would be possible without further amendments to the Land Use Bylaw. Accordingly, approval of this proposal would not set a precedent for further industrial development in this area of the County without significant amendments to the LUB.

Thank you for your consideration of our client's position and response to the objections raised at the Public Hearing. The Applicant is very willing to work with both Sturgeon County and the neighbouring residents to ensure that any impact beyond their parcel will be minimal in nature.

Should you have any questions with respect to the above, please contact the undersigned directly at 780-939-7060.

Yours truly,

PUTNAM & LAWSON

Per:

Gordon D. Putnam, Q.C.

GDP/mcp