

**From:** [Darryn & Michelle Receveur](#)  
**To:** [Legislative Services](#)  
**Subject:** proposed bylaw 1502/20  
**Date:** July 7, 2020 8:08:45 AM

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To Whom it May Concern,

We are writing to voice our opposition to the proposed zoning changes to Riversgate. We built our new home last year based on the understanding we chose a lower density area to enjoy the quiet this new development afforded. These changes will increase the traffic and noise. We are also concerned about the effect this rezoning would have on our property value. We would have not built if it was higher density and prospective buyers might feel the same way. The other executive developments in the area do not have high density and we feel our investment should be afforded the same consideration.

We ask you to deny the request and ask that Beaverbrook honor their plan - which still exists on their website. There are very few homeowners currently living in the gated community, but a petition will be forthcoming from another homeowner that I helped circulate, and will have signatures from all of the residents. Even though there are over 40 potential future dwellings, these opposition voices represent 100% of current residents. We ask that you listen to the majority even though we are currently a small group.

Sincerely,  
Darryn and Michelle Receveur  
246 25122 Sturgeon Road, Sturgeon County

**D. Hoffman**

Severed in line with Section 17 of the  
FOIP Act

**Edmonton, Alberta  
T5S 2H1**

July 10, 2020

Sturgeon County  
9613 – 100 Street  
Morinville, Alberta  
T8R 1L9

Attention: Martyn Bell

**Re: Notice of Public Hearing Proposed Bylaw 1504/20 and 1502/20  
Amendment to Land Use Bylaw 1385/17 and  
Amendment to Sturgeon Valley Area Structure Plan Bylaw 882/99**

The main reason I purchased a lot in this subdivision was based on the density zoned for the area. To make any change to the density after my purchase and in the midst of constructing my home in this subdivision would be considered a dishonest misrepresentation of the lands when sold.

Altering the Land use in Phase 2 would totally change the foresight of the neighbourhood as it was presented and any changes brought forth under the proposed bylaws for this subdivision does not provide consideration to those of us who've already purchased and began building on our lots. Changing the density would also impact sale prices of existing homes in the subdivision – and no compensation is being offered in that regard.

Trusting you will find that the above argument, justification to quash the proposed amendments to the land use bylaws as set out in your document.

Yours truly,



D. Hoffman

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**From:** [Craig Walker](#)  
**To:** [Stewart Parker](#)  
**Cc:** [Lisa Schovaneck](#); [Martyn Bell](#); [Colin Krywiak](#)  
**Subject:** RE: proposed bylaws 1504/20 and 1502/20  
**Date:** July 31, 2020 2:14:17 PM  
**Attachments:** [image001.gif](#)

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Hello Stewart,

Thank you for your email. Sturgeon County appreciates you taking your time to express your views. As mentioned in my voice message, I have forwarded this to my colleague Lisa in Legislative Services, for inclusion in the Aug. 11<sup>th</sup> Council agenda package. In the interim, feel free to call me if you'd like to discuss the history/details of this proposal further.

Sincerely,



-----Original Message-----

From: Stewart Parker [REDACTED]  
Sent: July 31, 2020 12:58 PM  
To: Craig Walker <[cwalker@sturgeoncounty.ca](mailto:cwalker@sturgeoncounty.ca)>  
Subject: Re: proposed bylaws 1504/20 and 1502/20

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Have just been made aware of these two by law changes you want to initiate allowing the developer of Rivers Gate to decrease the lot sizes and increase the housing density on the land he has for development next to Sturgeon Golf Club.

I am sure you are not looking at the concerns of the people who have built 3-4 million dollar homes already in that area as I am sure you are not looking at the legal ramifications you may be setting yourself up for as I am sure these home owners will be making their voices heard and yes You City Council will also get dragged into this.

Myself if I was a homeowner there I would view this action by the developer as being quite fraudulent as I am sure many people bought their lots based on the previous areas density figures and amenities the developer would of enticed them with. Needless to say I disagree with what the developer is proposing.

Sturgeon Valley has always prided itself on its Estate Acreage Living and I have a feeling that You the Current Council are going to get dragged into any Legalities which I assure you will arise. Do you actually believe the current home owners next to SturgeonGolf Club will stay silent as I highly doubt it.

Perhaps this speaks to the fact that the majority of empty lots in that area are no up for sale and I urge you to be very careful as this action by the developer is nothing but a Lawsuit waiting to happen and Yes you will be dragged into this Lawsuit also if you accede to the Developers wishes.

Be prudent and wise and do your due diligence on this matter. Sincerely, Stewart Parker.

 Severed in line with Section 17 of the FOIP Act  
Sent from my iPad

**From:** [Craig Walker](#)  
**To:** [Lisa Schovanek](#)  
**Cc:** [Colin Krywiak](#); [Martyn Bell](#)  
**Subject:** FW: Objection/oppose proposed bylaws 1504/20 and 1502/20  
**Date:** July 31, 2020 11:48:40 AM

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Good morning Lisa,

Please find below a comment from a resident of Bristol Oaks, in relation to the Aug. 11<sup>th</sup> public hearing for River's Gate. I trust you can include this within the forthcoming meeting agenda for Council's information?

Sincerely,



**Craig Walker, RPP, MCIP**  
Planning Officer

p: 780.939.1388  
f: 780.939.2076  
e: [cwalker@sturgeoncounty.ca](mailto:cwalker@sturgeoncounty.ca)  
w: [www.sturgeoncounty.ca](http://www.sturgeoncounty.ca)

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**From:** Lucy Parker [REDACTED] Severed in line with Section 17 of the FOIP Act  
**Sent:** July 31, 2020 11:40 AM  
**To:** Craig Walker <[cwalker@sturgeoncounty.ca](mailto:cwalker@sturgeoncounty.ca)>  
**Subject:** Objection/oppose proposed bylaws 1504/20 and 1502/20

Dear Chris Walker, I am against proposed bylaws 1504/20 and 1502/20 that will-if approved will affect the future value of my home in Bristol Oaks Subdivision-6 Brittany Crescent, located in the **Sturgeon Valley**. I have **not been notified** and only found out from seeing it in the St. Albert Gazette. It sounds like not all residents in "the **Sturgeon Valley and surrounding areas**" were not notified of these proposed changes as it will impacts negatively the future house values in the unique area known as "**Sturgeon Valley**".

How could counsel want to impose changes like these without notifying all residents in the **Sturgeon Valley** and surrounding areas? I call for **a motion to postpone the hearings of proposed bylaws 1504/20 and 1502/20** until all residents in the **unique and historic "Sturgeon Valley** and surrounding areas by notified by mail to their know addresses on these proposed changes as it affects the whole **unique Sturgeon Valley and surrounding area** property values in the future.

**I also call on a motion for Sturgeon County and St. Albert to recognise the unique status and special status of the Sturgeon Valley and make sure it is preserved.**

It is possible that people on the St Albert counsel and the Sturgeon County counsel does not know the history of development in the **unique** area known as "**the Sturgeon Valley and**

**surrounding communities"**. It has always been an **exclusive development area** with conditions where developers must comply with so that it does not affect negatively homes in the **Unique** "Sturgeon Valley and surrounding areas" and **this is upsetting that counsel does not respect this uniqueness!**

Why do you think there are a lot of mansions built in the "Sturgeon Valley and surrounding areas"? I don't live in a mansion-lived here for 21 years, but do you think those residents that build their millionaire mansions over the last 10 years to now will be very happy knowing that counsel plans to affect the value of their homes in the future and they were not notified?

There are lots of lawyers that built their mansions in this **exclusive area known as "the Sturgeon Valley"** not so long ago, so do they know about the proposed changes? Does everyone read the newspapers?

This is not right. If counsel **respected** the **uniqueness** of "**the Sturgeon Valley**", they would have **fully rejected** bylaws 1504/20 and 1502/20 from the builder as the area should continue to be preserved. **It is UNIQUED!**

**Please cancel the hearings to allow all residents in the "STURGEON VALLEY and surrounding areas" to be officially notified by mail. That is the democratic way!!**

**Lucille Parker**



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