

Subject: FW: Bylaw c5-24 redistricting

From: [REDACTED]

Sent: Thursday, May 2, 2024 11:20 AM

To: Fortplanning <fortplanning@fortsask.ca>

Subject: Bylaw c5-24 redistricting

As a homeowner on Ellice bend I strongly disagree with the change of the current RC to SLDR. I spent a lot of time and money finding a good, safe place for my children to live and I fear have the lower income housing directly behind me will bring in unwanted 'guests'. I have spent a very large amount of money on my home and in my opinion this area already has more than enough smaller more affordable housing options so to add more would cause more stress and possible problems for those of us who have decided to call this area home. I see no reason on why the current plan would need to be changed. We purchased our home in this area with the current plan in place and it seems like the city was falsely 'advertising' this area.

Sincerely,
An unhappy Ellice Bend resident

Subject:

FW: Re:- Notice of Public Bylaw Land Use Bylaw Amendment & Rezoning (Bylaw C5-24)

From:

Sent: Wednesday, May 8, 2024 1:33 PM

To: Fortplanning <fortplanning@fortsask.ca>

Subject: Re:- Notice of Public Bylaw Land Use Bylaw Amendment & Rezoning (Bylaw C5-24)

Fort Saskatchewan Council;

The following is our feedback on the above Bylaw Amendment:-

I need to question why the public session will be held during the day at 2 pm when the majority of the residents will be working and unable to attend. Who is requesting this change, the developer? If so, why did the developer purchase an area that was to accommodate a certain number of homes and now wants to change that number? it looks like a pure profit change request.

The subject area had sewer systems installed for a certain number of single detached homes, so I would question what does this increase of homes do to the existing sewer and storm water system.

The included " Redistricting Map" is a very poor pictorial representation of the area, which would likely confuse people who could be impacted by the change - specifically those in Ellison Court. The map does not identify Ellison Court or show the storm ponds; why is this? There is no legend stating what the acronyms mean. And there is no identified layout, specifics and/or percentages (numbers) of single detached homes, semi-detached homes, zero lot line houses and town houses for this proposed change. This Bylaw change should be postponed until the Schedule " B " map is reissued and a Public Session is scheduled when those who work during the day have an opportunity to attend if they so desire.

There are many detrimental effects on the proposed area when zero lot line houses and town houses are built, as seen in other similar areas. There are parking problems due to inadequate street availability; snow clearing by residents as there is no area to shovel and pile snow, so it is pushed onto the road [which is against a bylaw] and causes safety issues. The other safety issue is the fire risk and damage to multiple houses which has already happened in Fort Saskatchewan. The density of these house in this area must be a concern; as the existing fire department was not adequate to control these previous fires where multiple structures were destroyed. Therefore until Fort Saskatchewan adds the new fire station and increases its resources, these high density areas should not be approved.

The letter states the "Purpose: The new district aims to provide diverse housing options in a neighborhood designed to meet community needs." I must question this as the council and planning department don't seem to understand the community needs of Fort Saskatchewan; as it lacks the amenities to support the existing community, never mind the increased population that this bylaw change would cause.

Regards

Roland and Sonia Badger