

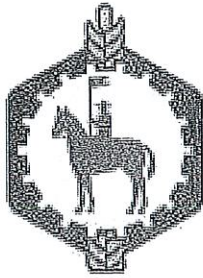
Public Comments

April 11, 2016

Please Mayor. Do not encourage or endorse the commercial development along Hwy 21. We already have to deal with trucks using jake brakes at the intersections of Hwy 15 and at 84th street.

More intersections will only slow traffic down more. There is already many areas for commercial developers being constructed or others that have not been rented yet. As a citizen that is directly affected by this proposal I am very upset with your position on this matter. Not all development is nessary for the good of our community.

Sid Hultzenga



City of Fort Saskatchewan

OCT 17 2016

SERVICE REQUEST

RECEIVED

CITY OF
FORT SASKATCHEWAN

DATE: OCT 17/2016 TIME: 11:05 AM ☒ PM ☐

RECEIVED BY: Lorraine Richter

FROM: DONALD YAKIMOVITCH

ADDRESS: 8610-92 AORWUG

PHONE: (HOME) 780-998-7624 (WORK) _____ (CELL) _____

DETAILS:

I do not agree with development on the strip of land along highway 21. I live on 92 Avenue bordering this strip of land & with neighbours, am not impressed. Our property value could go down as well as the safety of the area. The area could be turned into a park with proper parking, treed areas and a tribute to our history. If necessary, buy out the property. It would entice people to see who we are and perhaps move here. Let us not become a mini Edmonton where everything is shoe-horned in place. Ft Sask. should be the envy of the Capital Region. Please reply. Thank you.

REFERRED TO: Judy Rehill for proper distribution

SEE REVERSE FOR ACTION TAKEN

October 31, 2016

Mayor Katchur:

This is in response to proposed development of a strip mall along Highway 21. I live on 92 avenue, along this proposed development and am NOT impressed. I am not prepared to lose my quality of life to some developer who has little or no connection to this city. This proposal could be moved South where there could be a side road such as the Heartland Ford area.

The area in dispute should be re-zoned and purchased by the City of Fort Saskatchewan and then turned into parkland. Noise from the highway would be reduced on both sides of the highway. The noise caused by this proposal would be substantial as truck traffic alone will have to constantly gear up and gear down due to the new intersection. This highway should not be used as if it were a side street, after all it is a busy highway.

If we can put nearly 40 acres into a dog park, surely 19 acres can and should be invested into the people and to the quality of life. Please think of us as citizens of Fort Saskatchewan, and toss out this idea. Again, these developers do not live here. For them, it is all about money.

Please do me the respect of replying to this letter.

Sincerely,

Donald Yakimovitch
8610 - 92 Avenue
780-998-7624
Email to: donyak@telus.net

November 14, 2016

Council,

We have been residents of Fort Saskatchewan since 1983. In November of 1984, we moved to a property that backs onto Highway 21. Before we moved we checked into the zoning of the land directly behind our home & found out that the land could be rezoned. However, that was 32 years ago. This land was farmed for many years when we first moved in. We are very concerned that this land is being rezoned now.

At the October 25th Council Meeting, Councillor Garritsen asked Matthew Siddons about the resident's concerns. From Mr. Siddons reply, it could be said that the resident's two concerns were parking & the height of the buildings. This is incorrect - These were not the only concerns that were shared at the open house.

Some of our concerns are:

- **The loss of green space** – many of the residents along this piece of property chose this location because of the green space.
- **Impact of an additional traffic light on Highway 21** – this impacts all residents of Fort Saskatchewan & in talking with people for the past few weeks, we have yet to find anyone in favour of this. Currently, many residents avoid Highway 21 when commuting home from the plants – rather going through town via 99 Avenue or Southfort Blvd. One person even said that if she was going into Edmonton or Sherwood Park after work she would take the back roads rather than take Highway 21. We do not believe that the Transportation Study that was done took these facts into account.
- We were told at the open house that the development is “oriented to highway traffic”. However, if people are avoiding travelling on the highway, how successful will this development be.
- **Use of Engine Retarder Brakes** – it is a bylaw that the use of engine retarder brakes is prohibited within the City limits. However, nothing is done to enforce this bylaw. Adding an additional light on the highway will in all likelihood increase the use of engine retarder brakes.
- The path which runs alongside the development has access points at 84 Street and past 91 Street – it will not be easy to access this development any way other than driving. Some residents already have individuals trespassing through their yards to get to the path – with a development behind the likelihood of this increasing is pretty high. However, this concern was met with skepticism at the open house – almost as if this was being made up.
- **Impact of property value** – residents were told that there would be no impact on property values as the development is not going through the neighbourhood. However, in speaking with local realtors this is not the case. This development will not add value and could cause property values to decrease. This would be dependent on additional traffic noise & what actually goes behind.
- There appears to be a lot of commercial development currently with the City. Can the City support all these businesses – what is the impact on current businesses? Driving through the City, there is a lot of empty Commercial space. Will the development behind us end up as additional empty space? When the developer is unable to fill the development within the DC zoning regulations, will the developer come back to Council to get the zoning changed again.

This development does not just impact the residents who back on to the property. It affects all the residents of Fort Saskatchewan. We would be open to discussing these concerns in greater detail in person.

Thank you for your time.

Julien & Patty Gignac

780-992-1014

November 15, 2016

Hello,

I am a resident of Fort Saskatchewan and am writing to express my concern regarding the proposed development for area 8705 off of Hwy 21. I understand that the developer would like to develop this parcel of land, and in doing so, another set of lights on Hwy 21 would be required to provide access to the development.

Anyone who has driven this stretch of highway, especially during peak hours, knows how congested it becomes. Adding another set of lights would merely serve to back things up even further. The traffic on this highway is not just residential, but includes many large semi trucks and trailers and heavy haulers with large, long, oversized loads. At the current time, there is no ring road or option for alternate access, so ALL commercial and residential traffic is travelling this highway straight through the city. Add to this the congestion which occurs often on the bridge and at corresponding intersections, and you have a traffic nightmare. It is a frustrating set up as there are not many other cities I can recall that have a highway running straight through the middle, with no alternate routes, and minimal access in and out of the city.

Adding another set of lights on the highway does not help the current traffic issues, it only exacerbates them. I personally would love to see the space remain as it is, as greenspace is one thing I believe the city and developers have planned well, yet I understand the developer wants to make the most of their investment. However, creating access off of Hwy 21 is of major concern. If development must proceed, alternate means of access should be researched, so as to pose the least amount of congestion and disruption to an already congested highway.

Thank you for your attention in this matter,
Sincerely,

Andrea MacKay
99 Woodhill Lane
Fort Sask, AB

November 15, 2016

Hello

It has been brought to our community's attention that there is being a meeting held to have the land alongside highway 21 rezoned.... This is crazy this space should stay a green space. Why does our city choose to just keeping adding to our commercial sites rather than focusing on all the current spaces we have now.

Tamara Taylor

November 15, 2016

Hello,

I am writing about the proposed site zoning change to commercial for the land beside highway 21 in pine view. I greatly disagree with this proposed rezoning. I feel there is already too much commercial property on highway 21. We live in a town, not a commercial power center. It would be great to feel like we still live in a town. We need to stop focusing on increasing development and spending more time on the development we already have and filling all of the places that are currently empty. I get growing a community but where do you draw the line? People move to the Fort for the small town feel. You are destroying that with every commercial decision you make. Who wants to go on the bike trail in that area and be squished between houses and commercial property? The amount of time it takes to get from one end of Fort Sask to the other on the highway is way too long already. We definitely do not need another set of lights. People are going to start avoiding the Fort altogether if it gets worse. I really hope you listen to the residents of this town rather than try to just make more money.

Sincerely,
Michele Mariacci

November 16, 2016

Fully against any addition to traffic light additions to HWY 21

No commercial is needed in this area. Use it to increase Fort Sask green space and roadside beauty.

The Klautts

9305 81st

Ft Sask.