

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#); [REDACTED]  
**Subject:** [EXTERNAL] - For today  
**Date:** Tuesday, January 26, 2021 9:05:31 AM

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To whom it may concern:

We are concerned residents that live directly across from your proposed, "Wetland 2" detainment pond of the Shepard Estates Concept plan. We live at 283181 Township Road 231. We are very concerned with the current and future drainage most specifically from a culvert that runs under the road onto our property from that proposed detainment pond/existing swamp and another culvert that runs under the tracks, from the North Property bordering 114 ave. to the property South Of the tracks, (The Shepard Estates Concept Plan). All of this water/run-off drains from the North to the South and ultimately onto our property.

My assumption would be that the culvert running under the road in front of our property is many years old. It was probably installed to alleviate water from running over top of the road and to run under it instead. This water/drainage typically runs North to South, and onto our property. It is also my assumption that these culverts have been forgotten by Rocky View County.

In front of our property adjacent to the road, there is a ditch that runs East/West. This ditch goes nowhere and does not alleviate any water drainage from our property or from across the road. The ditch rises to the East and as well, rises to the West. It slopes steeply upward in both directions. This ditch serves no purpose whatsoever but to back up water onto our property. In this ditch, there is one culvert under our driveway to the West, as well as the "suspect" culvert, (mid ditch) that drains from the swamp across the road, (proposed wetland 2), into the ditch. As the ditch rises to the East in front of that neighbours property, there is also a culvert under their driveway. Their culvert has never seen water, the water fills up in the ditch and rises onto our property, to the South toward our house.

Initially, for the first 2-3 years we lived here (since 2012), water never surpassed the ditch or reached our trees. Since then, the water has gradually and increasingly surpassed the tree line by 15 to 20 meters, and pools of stagnant water are forming at 30 meters or more. Over the 9 years we have been here we have seen the water levels rise onto our property from that swamp, (proposed wetland 2) year over year. When the current swamp, (proposed Wetland2) water level rises the water backs up onto our property, it is slowly encroaching on our septic bed and again pools of stagnant water form throughout the front yard. These particular culverts/water overflows have caused several trees to drown (16 very mature trees to be exact with a 17th and 18th tree now partially dead). These trees served as a noise block for the train, which no longer exists.

One of our concerns is that we have no recourse for this issue or future issues this flooding has and will cause. We presented this issue to Rocky View County a few times. They did come out, inspected the issue, but never ever responded, and basically dropped the ball.

Therefore; moving forward, we would expect a sound plan to alleviate this issue as well as some form of written guarantee, that states, "If any issues with this current and future flooding continue, it will be the responsibility of the County and be resolved immediately".

Please confirm you have received this message and it will be available for your public hearing.  
Kind Regards,

Bob and Val Ford

**From:** [Atkinson, Matthew L.](#)  
**To:** [Public Hearings Shared](#)  
**Subject:** FW: [EXTERNAL] - PL20190192 - Conceptual Scheme Item – Shepard Estates Conceptual Scheme  
**Date:** Tuesday, January 26, 2021 9:50:07 AM

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Hi there,

The City of Calgary has comments for Rocky View Council to consider:

The City of Calgary does not support the application due it being located in The City of Calgary's Growth Area as identified in the Rocky View County/City of Calgary Intermunicipal Development Plan. If approved, the proposal sets a precedent for future subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. Fragmented ownership is disadvantageous to future comprehensive development of Calgary's Growth Area. It is The City's preference and general understanding that future urban growth corridors will be maintained as un-fragmented as possible. Please feel free to contact me at the number below if you have any questions or concerns regarding the above comments.

Thank you,

**Matt Atkinson**

Planning and Policy Strategist | Strategic Initiatives

Calgary Growth Strategies

The City of Calgary

T 403-333-6994

PO Box 2100, Station M, Calgary, AB Canada T2P 2M5

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**From:** SMacLean@rockyview.ca

**Sent:** Tuesday, January 26, 2021 9:46 AM

**To:** Atkinson, Matthew L.

**Cc:** XDeng@rockyview.ca

**Subject:** [EXT] RE: [EXTERNAL] - PL20190192 - Conceptual Scheme Item – Shepard Estates  
Conceptual Scheme

Hi Matthew,

As the public hearing for this item is scheduled for this afternoon please forward any comments that the City would like for Council to consider to: [publichearings@rockyview.ca](mailto:publichearings@rockyview.ca)

**Sean MacLean**, BURPI, RPP, MCIP

Supervisor Planning and Development | Planning and Development Services

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-8165

[SMacLean@rockyview.ca](mailto:SMacLean@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Atkinson, Matthew L. <[Matthew.Atkinson@calgary.ca](mailto:Matthew.Atkinson@calgary.ca)>

**Sent:** January 26, 2021 9:07 AM

**To:** Xin Deng <[XDeng@rockyview.ca](mailto:XDeng@rockyview.ca)>

**Cc:** Legislative Services Shared <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>

**Subject:** [EXTERNAL] - PL20190192 - Conceptual Scheme Item – Shepard Estates Conceptual Scheme

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Hi Xin,

I realize we provided no comment on the above application that is moving forward to public hearing today. Sorry, for the last minute changes, however, The City of Calgary does not support the application due it being located in The City of Calgary's Growth Area as identified in the Rocky View County/City of Calgary Intermunicipal Development Plan. If approved, the proposal sets a precedent for future subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. Fragmented ownership is disadvantageous to future comprehensive development of Calgary's Growth Area. It is The City's preference and general understanding that future urban growth corridors will be maintained as un-fragmented as possible.

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Thank you,

**Matt Atkinson**

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