

## Michelle Mitton

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**From:** james chmilar [REDACTED]  
**Sent:** May 8, 2021 11:02 AM  
**To:** Legislative Services Shared  
**Cc:** James Chmilar; Division 9, Crystal Kissel  
**Subject:** [EXTERNAL] - Bylaw C-8104-2020 Public Hearing Tuesday May 25, 2021 - 9AM  
**Attachments:** Brochure Front & Back - 2010.pdf; RVC Letter Bylaw C-8104-2020 Public Hearing May 25, 2021.pdf; RVC Letter Bylaw C-8105-2020 Public Hearing May 25, 2021.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Attached are letters of opposition for Bylaw C-8105-2020 and Bylaw C-8104-2020 **both** in Division 9 and morning appointments starting at 9 A.M. on Tuesday May 25, 2021. The Public Hearing written submission deadline is 4:30pm Wednesday May 12, 2021.

These letters are being submitted on behalf 32 households with 55 Rocky View County landowners who are members of the Grand Valley Landowners' Association. Also attached is the GVLA Brochure which should be included with each of the applications.

The GVLA Membership that we have e-mail address for are being Bcc on this submission and we trust this will save them from submitting individual letters.

Regards  
Jim Chmilar  
Chair, Grand Valley Landowners' Association Executive Committee

Sent from [Mail](#) for Windows 10

Legislative Services – Rocky View County  
262075 Rocky View Point.  
Rocky View County, AB T4A 0X2

2021-05-08

via e-mail to [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)  
And cc: [CKissel@rockyview.ca](mailto:CKissel@rockyview.ca)

**RE: Bylaw C-8105-2020 Public Hearing Tuesday May 25, 2021 – 9 a.m.**

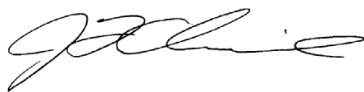
This letter is to inform the Rocky View County that the Grand Valley Landowners' Association is opposed to the application to redesignate portions of **NE 12-28-05-W5M from Agricultural, Small Parcel District (A-SML p12.1) to Rural Residential District (R-RUR) to facilitate future subdivision of the subject land.**

**We are opposed to the creation of this new residential parcel** because this quarter section is already fragmented with 9 parcels, six of these are 10-acre parcels and the neighboring 40 acre has also submitted a subdivision (Bylaw C-8104-2020) to two 20 acre parcels. It is our opinion that this is too much for this environmentally sensitive area. Approval of the future residential parcel could set a dangerous precedent. There are also 9 existing parcels in the adjacent **NW 12-28-05-W5M** quarter.

We have serious concerns with intrusion of another small parcel residential lot in this General Agricultural District area for several reasons including the increase in pressure on the environment and marginal infrastructure. Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

- Increased density will further tax the local roads (poor maintenance, snow plowing),
- **Increased load on the environment (water wells, septic systems, wildlife habitat),** and
- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

**At this time, we would urge the Rocky View Council to reject this application to preserve the primarily agricultural nature and rural lifestyle of our community. This letter is being submitted on behalf of the 32 households with 55 Rocky View County landowners, voters and taxpayers who are members of the Grand Valley Landowners' Association. Attached is a copy of our current brochure that we have been using for over 25 years. One of our "Actions" items is to be opposed to subdivision which will result in a density of more than eight residences or parcels in any given quarter section of land.**



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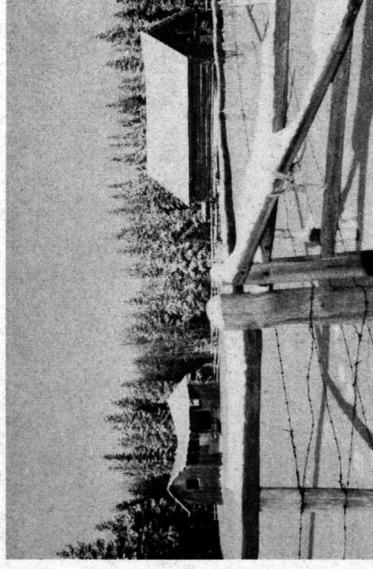
Name: J. F. Chmilar, P.Eng.  
Chair, Grand Valley Landowners' Association Executive Committee  
[REDACTED]

My Legal Land Description: NW 17-28-05-W5M  
Blind copy e-mailed to GVLA Membership.

The Grand Valley Landowners' Association  
**currently** represents the interest of members  
who own or lease land in the Grand Valley  
Area primarily within Townships 27 & 28  
in Range 5 W5M.

For further information contact:

# GRAND VALLEY LANDOWNERS' ASSOCIATION



Dedicated to preserving the natural environment  
and rural lifestyle of our Community.

## What is the Association?

The Grand Valley Landowners' Association was formed by landowners and residents of the Grand Valley area to promote and maintain a rural foothills lifestyle deemed desirable and appropriate by the membership. The Association will pursue the establishment and enforcement of a formal land use plan for the community which is consistent with the values of community members. Until such a plan is in place, the Association will oppose the indiscriminate and piecemeal subdivision of lands in the community.

## Who should belong?

Membership is open to all landowners and residents in the Grand Valley area who support the Goals of the Association.

## Our Goals

To protect and preserve the natural environment including the wildlife, air and water quality and natural landscapes.

To maintain a predominantly rural atmosphere by ensuring residential uses remain secondary in importance to existing agricultural and rural developments and by preventing land use redesignation to Residential Designation.

To consider new development only if it will ensure the continuation of low density residential uses.

To achieve orderly and efficient development.

To consider new development, only if it will be compatible with existing land uses.

## Actions

The Grand Valley Landowners' Association is in support of actions that maintain the lifestyle expressed in the Goals of the Association.

The Association will strive to initiate and implement a formal plan to guide the controlled development of the Community which is consistent with our Goals.

The Association will actively pursue and support the nomination and election of municipal councillors who support the values and views of community members and the Association.

Until a development plan for the community is in place, the Association will remain opposed to the designation of land within the community as Residential Designation and to subdivision which will result in a density of more than eight residences or parcels in any given quarter section of land.

The Association will pursue a moratorium on indiscriminate subdivision approval within the Community until a formal plan for the community is in place.

The Association will provide assistance in support of those within the community who wish to make representation to the municipal council or other bodies regarding land use.

## MEMBERSHIP APPLICATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

No. Acres Owned: \_\_\_\_\_ Leased: \_\_\_\_\_

Signatures: \_\_\_\_\_

Fee paid until: \_\_\_\_\_

*Make cheques payable to Grand Valley Landowners' association*