

Michelle Mitton

From: J Byers [REDACTED]
Sent: June 1, 2021 11:08 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - FW: BYLAW C-7991-2020

Do not open links or attachments unless sender and content are known.

From: J Byers
Sent: Monday, May 31, 2021 2:03 PM
To: publichearings@rockyview.ca
Subject: FW: BYLAW C-7991-2020

Madam,

I oppose Bylaw C-7991-2020 -A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020 for the following reasons:

- a) The property in question is at the top of the 12 Mile Coulee valley before it hits HWY 1A. The current houses in this valley are luxury single family homes on rural acreages which are a signature feature of the Bearpaw area. The planned housing development by Ascension does not follow this acreage model and will destroy the beauty of this valley.
- b) If this development is allowed to go ahead, the increase in road traffic turning from westbound HWY 1A/Crowchild Trail to southbound 12 Mile Coulee Road will be unmanageable given this turn already serves a huge volume of vehicles accessing Watermark, Lynx Ridge and is the only access point to Tuscany from Crowchild Trail.
- c) The last thing we need in Bearspaw is another shopping mall with the Crowfoot Mall so close. Since the Covid Pandemic, the retail industry in Calgary has been decimated and is looking at a long hard road to recovery. The last thing they need is more new shops to compete with.

Again, I **oppose this Bylaw**

John Byers,
7 Watermark Villas.
Rocky View County, AB T3L 0E2

[REDACTED]

Michelle Mitton

From: Lori E [REDACTED]
Sent: June 1, 2021 3:36 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

Do not open links or attachments unless sender and content are known.

Good afternoon,

I have been virtually attending the Rocky View County Council meeting today. Regarding the Ascension Conceptual Scheme, from listening to the Applicant's presentation, the Applicant's answers to questions from councillors, and concerns submitted from local residents and the City of Calgary by audio/video, as well as having reviewed the written submissions in the Agenda, it is apparent that the Ascension Conceptual Scheme is not solidified, complete or in line with County statutes and planning documents and, as stated in my video, not in line with the country residential nature of Bearspaw. I am concerned, in part, that County Administration's support of this project may be to increase the population enough to justify the County's acquisition of the Blazer Water System, which is not a reason to bypass the County Plan and the Bearspaw Area Structure Plan. At the very least, this is a conflict of interest on the County's part.

I again ask that you deny approval of the Conceptual Scheme and Bylaw C-7991-2020 for the many reasons provided during this council meeting.

Thank you for your attention to my submissions.

Sincerely,

Lori-ann Esser

Michelle Mitton

From: PATTIE HANTZSCH [REDACTED]
Sent: June 1, 2021 9:41 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Fwd: Ascension Conceptual Plan
Attachments: RVC Legislative Services Letter - May 31 2021.pdf

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From: "Pattie Hantzsch" [REDACTED]
To: "legislativeservices" <legislativeservices@rockyview.ca>
Sent: Monday, May 31, 2021 4:30:00 PM
Subject: Ascension Conceptual Plan

To whom It may Concern:

Please find our Letter of OPPOSITION for the Acension Conceptual Plan

Michael and Petronella Hantzsch
21 Damkar Drive
Calgary AB T3L 0E8
Watermark at Bearspaw

May 31, 2021

FROM: Michael and Petronella (Patricia) Hantzsch

TO: Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: **Bylaw C-7991-2020,**
Planning Application Number PL20170153 (05618039/05619004/006/054)

We are residents of the community of Watermark at Bearspaw in Rocky View County, and we reside at 21 Damkar Drive.

Opposed to Amendment

We are **strongly opposed** to the Ascension Conceptual Plan. We have not been fully informed and have not had sufficient time to review this project.

The proposal calls for:

- Residential housing development whose density and population is far higher than neighbouring Rocky View communities.
- Development of a marketplace whose amenities, services and large footprint do not meet the needs and desires of Rocky View County residents.
- Total scope of development that will require significant upgrades to key infrastructure (roads, water, sewage) and services (EMS, fire, police).

These elements **DO NOT** meet the county's own definition of itself as a "rural municipality" and **fail to achieve** the principles of the County Plan including "encouraging a 'moderate' level of residential growth that preserves and retains the county's rural character.

Further, any and all Rocky View residents that are directly impacted have not been given sufficient time to review all documents that have come to light. There have been recent reports released and time given for further analysis. Based on some reviews to date, this project will significantly and detrimentally impact traffic, crowding, infrastructure, services and the quality of life in our communities.

Unprecedented Development

The magnitude of this project is said overwhelmingly detrimental to not only the residents but to the wildlife and landscape. Such a high-density development outside of an urban core area would set an undesirable and unwanted precedent for high-density development in all rural areas of Rocky View County. With so many of the malls having extremely high vacancies, it is preposterous to develop another mall. This is not only unwanted but unneeded. The impact on existing businesses would be short of a catastrophe. We do not need the "urban sprawl" in rural communities.

Unacceptable Density

The proposed project is not an appropriate transition between rural and urban land use. The proposed density is unmistakably high density urban and incompatible with the transitional development already in place (country residential acreages) to the north and northwest of the proposed development.

Rocky View County has a priceless and irreplaceable heritage - the views and vistas of the Rockies along Bow Valley corridor. The scale of the proposed development and heights of the buildings would block views and negatively impact everyone who lives in or travels through this part of the county. We **do not** need nor want such a high-density development in this area.

Increased Traffic, More Congestion

The proposed development would substantially increase the traffic volume on Twelve Mile Coulee Road and connecting roads. The traffic volume on Township Road 252 (80 Avenue) is already experiencing an increased amount of traffic due to the continued development of our community (Watermark at Bearspaw). The intersection at Crowchild Trail and Twelve Mile Coulee Road is becoming so congested that it sometimes takes two sets of traffic light changes to turn left into the communities of Tuscany, Blue Ridge Estates, Bearspaw Village, Lynx Ridge and Watermark at Bearspaw. The flow of traffic on 12 Mile Coulee is becoming increasingly dangerous with speed and lane changes. This will only get worse if the density of this development (as proposed) is allowed.

More Pollution

Degradation of the environment would occur beyond the limits of the proposed development. In addition, the sewage and wastewater from this development will have detrimental effects on the water system housed in Watermark. More assurances are needed to answer the questions in regards to current capacity, future capacity additions and ultimately, future rate impacts for current users of Blazer Water and the Wastewater Treatment plant. Plans to increase the capacity of this facility will have devastating effects for the area around it and impact the livelihood of the residents. Not to mention the increase in commercial vehicles that will be needed for servicing using residential roads to access. Because of the location of the current facility, this will increase the potential for danger conditions to escalate for pedestrians and local traffic.

Negative Impact On Liveability

The encroachment of a high-density development into a rural area of Rocky View will have a negative impact on the both the neighbouring residents' quality of life and the property values of their homes. The wildlife habitat would be further stressed by a high-density urban development. We absolutely need to consider what the effect of urbanization in a rural setting is doing to the habitat. That is why many chose to move here. We were sold on the premise of a "bedroom community" where we could enjoy a more peaceful and symbiotic relationship with those around us. The original concept for this complex needs to be re-evaluated. Rocky View County has a "dark sky" policy and this has become an issue with the development of the church. What assurances are there that this new development will not create a similar or worse intrusion of excessive lighting, given the footprint of the buildings? A lower density development would harmonize better with and respect the rural character of Rocky View County and preserve the reason for living here, priceless mountain views, nature and all.

Piecemeal Development & Lack of Long-term Vision

Rocky View County needs to put a stop to piecemeal development along the Bow Valley corridor and think more strategically, not just in terms of a Bearspaw Area Structure Plan, but also in terms of a much more comprehensive and longer time frame plan for the Bow River Valley. It's time for a regional structural concept that preserves the priceless vistas in this area and provides for continuity of ecosystems and wildlife habitat along the Bow River Valley. The guiding documents of the new Rocky View County Municipal Development Plan and updated Bearspaw

Area Structure Plan are themselves under review. These updated documents will provide the framework in which Area Structure plans, such as Damkar, should be considered. It would be better planning and a better vision to finish these governing documents. At present, this Damkar development, as proposed, is a project without necessary and updated context of what the residents are saying and envisioning for development in their community.

In Rocky View County's next election we will support councillors who will reject these piecemeal developments and who will embrace a continuing and long-term vision for sustainability of natural systems along the Bow River corridor and uphold the quality of life for all residents.

Regards,






Address

Michelle Mitton

From: Kathleen Hawkwood [REDACTED]
Sent: June 1, 2021 9:08 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Ascension Residential and Commercial Conceptual Scheme
Importance: High

Do not open links or attachments unless sender and content are known.

TO: The MD of Rockview

RE: Special Council Meeting, re: Division 8 - Bylaw C-7991-2020 Residential and Commercial Conceptual Scheme - Ascension

My family was resident in this area since the 1930's, and similar to the Damkars, we were involved in agricultural pursuits. Acreage development that began in the 1960s, increased substantially in the 80s and 90s, creating the beautiful neighbourhoods we now have. The communities of Blueridge, Bearspaw Meadows, Blazer Estates, Bearspaw Village and Watermark all contributed to this **well-established tradition of on-going development**, and we feel Ascension is the next step. In the past, very little input, if any, was requested from the original residents concerning our current neighbourhoods. We are very fortunate to have had such diverse and thorough consultation in more recent years. **Practical** development is important for the area, and we feel the Ascension Project effectively addresses issues concerning **density, water treatment and residential planning**.

When we sold the farm, we had many conversations on how we hoped it would be developed. Our Mother, Gertie Hawkwood, was supportive of higher density as this would allow for many people to enjoy the view that her and our Father, Tom Hawkwood, had loved since they were married in 1947. As a family, we supported the Watermark development when they made their proposal to the MD of Rockyview because we felt that they met the needs of the community. We also feel that the view from this property is outstanding and should be shared by people of all economic backgrounds, not just large estates. This requires a diverse and measured approach to development which we feel the Ascension project encompasses. In regards to traffic issues, there has always been an increasing amount of traffic on the 12 Mile Coulee Road, and the current lighted intersection seems to be handling it well. Further development of that intersection will probably occur in the future as we sold a portion of that corner to the City of Calgary for future traffic development.

Residents of the surrounding neighborhoods have enjoyed walking through the pastures, skating on the slough and traversing the beautiful natural ravines that we grew up with as children. Although it was a wonderful place to grow up, it was never rich producing agricultural land due to the slope, challenging terrain and lack of sufficient rainfall. Our parents worked hard to achieve a successful dairy farm, but were often forced to buy feed to support the cattle as they could not produce enough hay. Although there is a natural spring on the property, they would have been thrilled to have an additional one, and we were very conservative with our water supply in order to water the cattle and have enough for household use. It is tempting to think of the property as a wonderful, natural reserve area, but the reality is that although certain parts of the property are worthy of preservation, the slope, location and view lends this property attractive development potential.

One of the advantages of the Ascension Project is that it sets the tone for future development and is realistic in terms of creating a **transition zone** from the high-density urban development of Tuscany and the communities surrounding the intersection of Twelve Mile Coulee Road and the 1A Highway. Appropriate development of the proposed area must take into consideration current and future growth demands, changing demographics and economic flexibility, which will require various types and styles of residential structures. The **density and range of development** proposed in the Ascension Project meets these requirements. Our Mother was very happy when they built a Co-op on the NE corner of the intersection. As a long-time Co-op member, not only was it her favorite place to shop, but she felt that commercial development of the property around the intersection was appropriate to serve the increased population density. We feel that the proposed commercial development of the SW corner of our property will aptly serve the residents of the area and surrounding neighborhoods.

Ascension also creates a **complimentary residential landscape**, integrating with the existing communities, while at the same time respecting the uniqueness, privacy and integrity of the longer-term residents and their communities. The green and public spaces are well designed, generous and ‘forwarding thinking’. The conscientious attention given to planning, management, quality and elegance has impressed us as being exceptionally compatible with the beautiful neighbourhoods we already have.

As a community we need to **embrace change** and find practical, realistic solutions. The development of this property needs to provide for transition, future growth and the varied needs of residents. Expectations of *unrealistic* low densities that do not meet the needs of the area need to be reconsidered. We feel that the Ascension Project honours and exceeds the standard of development that has been previously established in our community.

Yours sincerely,

Kathleen Hawkwood, Calgary

Glenda (Hawkwood) Johansen, Strathmore

Michelle Mitton

From: Ailsa Le May [REDACTED]
Sent: June 1, 2021 11:41 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020 - Opposition

Do not open links or attachments unless sender and content are known.

Hello. I am an affected landowner and resident of Bearspaw and I **strongly oppose** the proposed Ascension project for the following reasons:

1. incompatibility with Bearspaw Area Structure Plan and the County Plan. The proposed density is completely incompatible with country residential and 2-4 acre properties
2. Increase in population by ~40+% cannot be supported by infrastructure and services: fire, water, sewer, police and school services
3. Safety due to Traffic
 1. access traffic routed through Twelve Mile Coulee and Bearspaw Road will cause dangerous congestion (may cause rerouting of traffic onto other country roads as well)
 2. Dangerous increased traffic on Bearspaw Road in front of Bearspaw School (K-8). This is very congested already - in fact we choose for our kids to take the school bus even though we are 10 minutes away as access to drop off and pick up are so challenging. **This is a walk zone for kids K-8 and has no sidewalks**. Why would one propose to route thousands of additional vehicles along this road and put our children at risk?
 3. Increased class sizes and students will make Bearspaw School over capacity. The class sizes are 25-30 students per class. This development may double the school size and subsequently kids will need will be bused out of zone. There is no room for portables as the school property is undersized (this was known when initially proposed but allowed to proceed anyways)
 4. No school infrastructure projects were approved for RVC this year. in fact the **RVC school budget has a \$1.5M decrease for infrastructure**. No new schools in the plans for AB for the foreseeable future.
 5. Increased congestion due to community farmers market starting summer of 2021.
 6. Construction and future traffic will impact community center (recycling center/playground/rink) and further alienate access by residents, particularly those with access and mobility challenges.
4. Decrease in property value and quality of life for nearby residents - folks in Bearspaw have paid a premium for their country residential lifestyle. This proposed development is a City of Calgary style development that does not belong in RVC in a country residential setting.
5. STRONG community opposition to this proposed development.

Please make **the safety of our children a priority** and support your community and vote NO to this proposed development.

Ailsa Le May
24160 Aspen Drive

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 10:34 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Intersection and Commercial

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This intersection is not conducive to our current way of life as Bearspaw and County Residential. With respect to the roundabout, why was another piece of land purchased on Blueridge View?

There are so many concerns about traffic and access/egress, we are very concerned about our way of life.

A Rural Commercial area IS NOT generally acceptable.

We do not need commercial land in this area.

Administration has it wrong! This is not consistent. This is ludicrous. Please follow policy and support your voters. Please hear us!

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 10:40 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - WATER SUPPLY

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Where is Water supply tying into please???

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 11:02 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - BASP is not being followed, policy breach

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How can we continue ahead with a concept scheme? How can this actually happen as a work-around? This is now clear to me that this concept scheme is indeed a work around through the current BASP, the GLENBOW RANCH ASP, and such.

As Samantha said, the land use needs to be approved as well. The concept scheme submitted by HighField for Ascension is a work around, and it is outside of what our understanding of the current bylaws and policies dictate, and outside of the normal course of business.

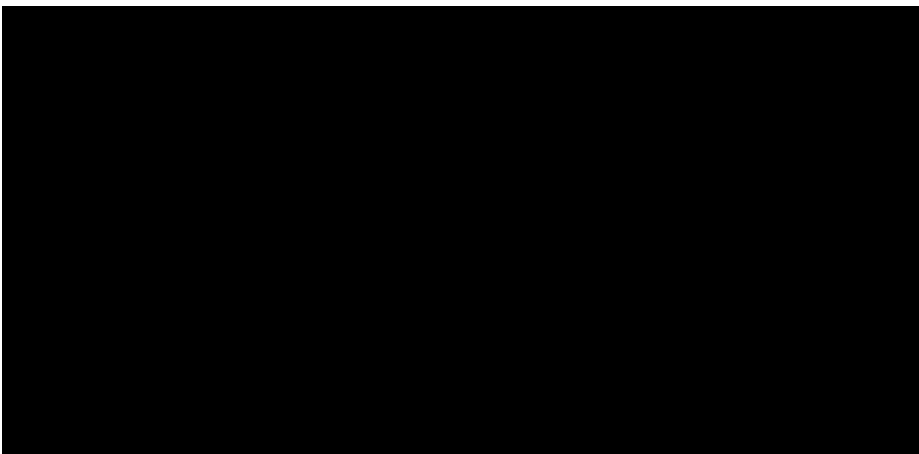
What are we doing here councillors? You have upset stakeholders in our community and surrounding communities within Bearspaw.

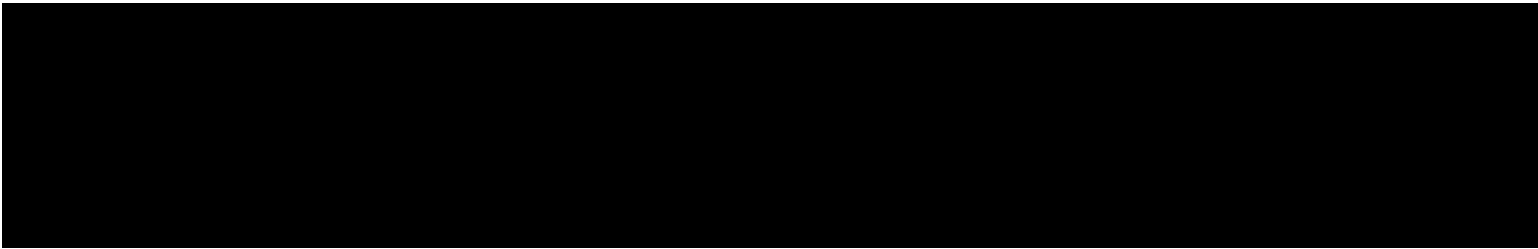
The wastewater system is a regional system for sewage into Watermark, and discharge into the BOW River, and is able to accept the wastewater from a MALL / Marketplace, and 1000 + homes as well as the whole system from Watermark and future Watermark housing? This seems egregious to say the least. **Can we have some clarity on this?**

600 lots = 3 egress and access routes = FIRE CODE and such. Is this a new code?

Section 8.5.6

This is not being followed! Upgrade would need to be done (UPGRADE IS NOT IN POLICY)
Did the county actually call on the local land owners? Do you know about the encroachment into Blueridge Rise?





Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 11:14 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Public Feedback not listened too

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That comment of listening to the public was BS!

Please read the letters aloud!

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 11:32 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Kathy Oberg readings - Kaylee McCarthy

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- Bearspaw is county residential, not city! Why the comparison, why the transition at this type of UPA? Why? This is not necessary, nor does the land allow for this type of marketplace and this type of UPA.
- Where is the Highfield experience in RVC?
- Yes indeed, The lands are unique! These are prairie lands. This is country residential. Local people are invested in this type of lifestyle and we want it to remain as such.
- NO LIGHTS! HMMMMMM.....Light Pollution is a very good topic.
- Gertie and Tom Hawkwood would have liked to see these lands kept at country residential, at 0.5 UPA only. I'm certain of this.
- Respectful transition is not being followed, **this is BS!**
- Rural feel is not being considered, **this is BS!**
- Engagement was too small. Voices were listened to but not heard!
- We do not need a marketplace! HOW BIG IS THIS MARKETPLACE?
- 64 acres is not enough for the current wildlife.
- Marketplace is NOT COMMUNITY SCALE AT ALL.....that is complete BS!!!!!!!
- Rocky Ridge is not Country Residential! Why even make that comparison? WE DO NOT WANT THAT. (11:16)
- What is happening with the slide show? (11:16-11:18) Thank you chair!
- RECESS (11:20-11:23) clock at 8:17
- Alberta Transportation has clear guidelines.
- The transportation in the area is functional.
- CFI used in the US? ONE IN CANADA LOL? What is that? Was there a true study?
- Charlottetown PEI? What were the traffic numbers? PEI versus Alberta?
- We are fine with turning onto 12 mile coulee road as it is. This is BS!
- 2.49 UPA is too high! Does that include the marketplace?
- April 28, FOIP did not help normal people
- Public submissions are access and traffic, light and sound pollution.
- WOW! So many options here, what are we to do now?
- Rockyview County and City of Calgary are two separate clear divides.
- Development must be in line with BASP and in keeping with the Country lifestyle.



Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 11:35 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Timeline to Completion Access?

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1. NO WAY we are putting up with 10 years of development, noise, dust, air pollution, traffic congestion. What is the plan for construction access?

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 11:54 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - BLUERIDGE RISE Not meeting design

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This is not able to accept the upcoming traffic and spacing. That is complete BS and technical data is lacking on this concept.

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 11:59 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Blueridge Rise Traffic onto 12 Mile Coulee

Do not open links or attachments unless sender and content are known.

That is BS! This road can not handle this type of traffic, nor should it. 2 Acre parcels are on this road and should not be subject to this type of traffic.

BUILD A ROAD on the program itself!

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 12:05 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Density Damkar Like?

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- 300 units over 10 acres??? **UPA UP UP and Beyond? What is this?**

Kathy just said this:

"I have done city units", she just said. **What is going on here? Why compare us to city lots?**

This smells like Damkar!

Dennis Inglis: Dennis comments on marketplace and senior housing is NOT married to it?

What UPA does this need to be at? Understanding 4 story building.....does not fit in with our community.

Increased density:

705 - 853 units? Range is about accommodating seniors housing as was discussed.

NOTES:

6 different interfaces with 2 acre parcels, and what is rational around that?

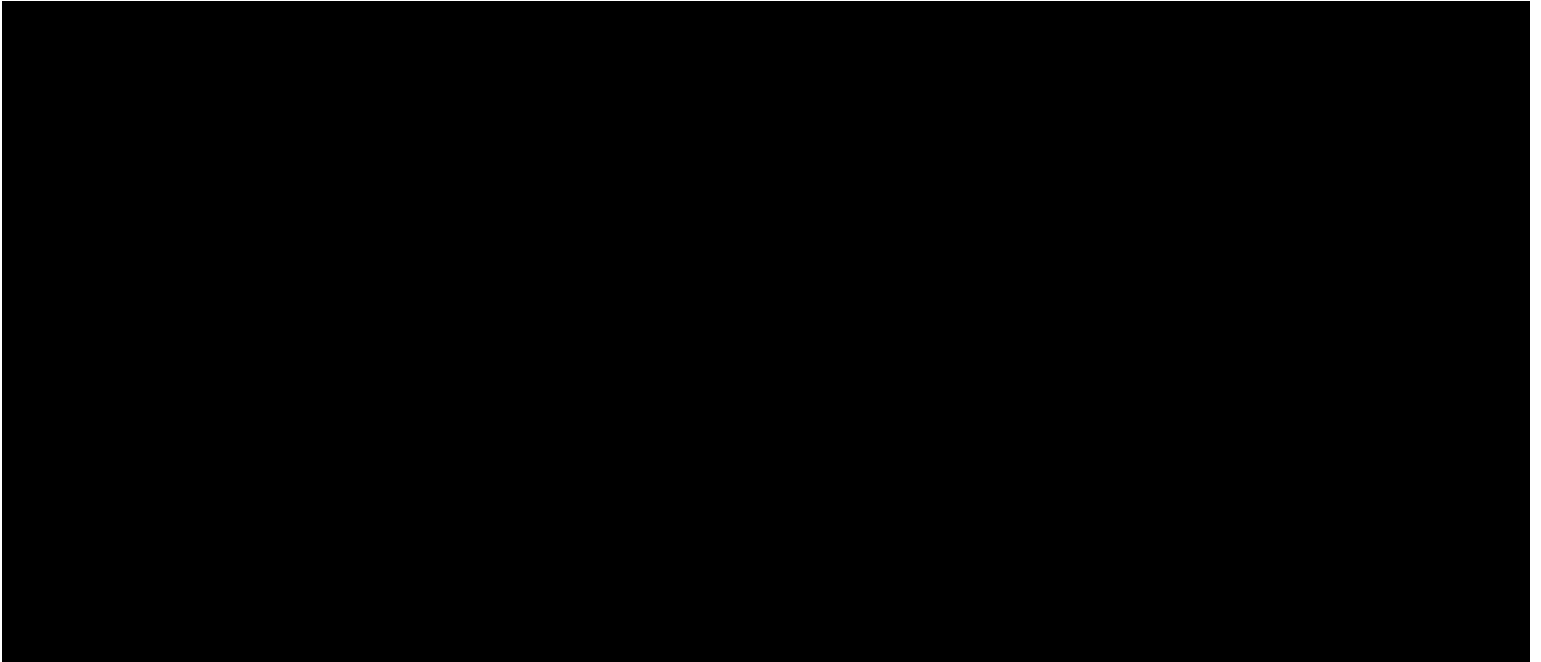
1. Jacob Weeber - Retail adjacent to residential communities and how to interface with landscaping and tiering. (Landuse Development stage)
2. Was there consideration to move the marketplace away from residential? **No? It seems that transportation routes are of concern here and always will be.**
3. Slope challenges throughout the plan, so what are the fixes to this?

Fig 9 page 3578 - Limitation with highway 1A

1. Arrow is a gravel lot, alternative access to that lot. There is not sufficient space off the highway.
2. The design constraints around Blueridge Rise accepting this type of traffic and undergoing a massive transition. Volume on this would be excessive and also have dire consequences on emergency services.
3. Traffic on Blueridge Rise is currently as it should be, country residential, what we bought into, with 2 acre parcels. This concept scheme is something that is not with the current policies and BASP.

City of Calgary, Traffic, and CFI Impact:

- Current letter from the City of Calgary is against the current transportation plan. Let's look at all the plans please. Lets not close any doors here.
- LUNCH BREAK!



Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 2:22 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Cost Sharing and 10 years of construction?

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Councillor Hansen Q&A:

Cost Sharing Agreements: What is the cost sharing in place as of date?

- Not at this stage then as I understand? So for this concept scheme to move forward and current inflation rates in place, isn't this a major concern? A 10 year plan, the cost generally on inflation is worrisome! Who is paying for all of this? What is the burden on the taxpayer moving forward?
- Jason Dunnn - Transit system not explored through Rockyview! (as noted)

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 3:30 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Hans Presentation

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Can we please get the audio fixed and hear this again?

Michelle Mitton

From: Steve Lilly [REDACTED]
Sent: June 1, 2021 3:49 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Opposed to Ascension

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The following are opposed:

- Steve Lilly
- Stephanie Lilly
- Shaya Lilly
- Brenden Lilly
- Ryder Lilly
- Eden Wong
- Ray Wong
- Rayden Wong
- Tie Wong
- Gord Hopper
- Murray Brown.

Michelle Mitton

From: Margit M [REDACTED]
Sent: June 1, 2021 10:12 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Opposition to Bylaw C-7991-2020

Do not open links or attachments unless sender and content are known.

Hi -

I am writing to state my opposition to this proposed Bylaw concerning the proposed Ascension development for the following reasons:

- The proposal is not compatible with the current designation of that area as country residential.
- I have significant concerns about the impact of this proposal on Bearspaw School, which my daughter attends. One concern is that this development could easily double the K-8 aged children in this area, exceeding the physical capacity of Bearspaw School. A second concern is that the roads around Bearspaw school would see greatly increased traffic, which is a concern for kids walking to and from the school with no sidewalks, etc. At pick-up and drop-off times, the area is already fairly congested, and especially during the morning commute, it will be completely unmanageable.
- I have significant concerns about the effect on other county services as well - water, sewer, fire, police services, etc.
- I think a proposal like this would be better placed within an existing town or city in order to properly consider and deliver these services - it would make more sense as an existing development within existing lands of Calgary, or perhaps as part of Cochrane's growth planning. It may seem like it fits given its proximity to Tuscany, but this is not another Calgary neighborhood - it's in Bearspaw.
- I have concerns about the impact on habitat and natural areas.

Thank you for your consideration

Margit McGrath

24160 Aspen Drive

Michelle Mitton

From: Rocky View Forward <info@rockyviewforward.com>
Sent: June 1, 2021 12:03 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw 7991-2020

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Traffic concerns are unquestionably an extremely significant concern for area residents. Changing proposed traffic routes on the fly at the public hearing is procedurally unfair to those residents. They need to have a meaningful opportunity to understand and provide feedback on alternative traffic routes.

Traffic routing must be sorted out before this application can be seriously considered. Changing routes without public consultation at the public hearing and/or pushing it forward to later stages are unacceptable because it removes the public's participation in this critical aspect of the concept scheme's proposal.

Janet Ballantyne
for Rocky View Forward

Michelle Mitton

From: Rocky View Forward <info@rockyviewforward.com>
Sent: June 1, 2021 1:39 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

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Wastewater treatment for Ascension

When I asked Byron Reiman earlier when/why the Watermark wastewater treatment plant became a “regional” facility. Mr. Reiman’s response was that originally the treatment plant didn’t have a formal name. When Watermark’s developer, RVC, and the City of Calgary needed to enter into a three-way agreement for its operation and outflow to the Bow, it needed a name for the treatment plant and since the agreement covered both RVC and Calgary, it was named “regional” to reflect the participation of both municipalities.

That choice of names did not shift the focus of the treatment plant as described in Watermark’s concept scheme. As has been mentioned during others’ presentations, the Watermark treatment plant was constructed to serve that community and the Concept Scheme clearly states that it would be designed so that it could be connected to a future regional treatment plant should one be established in the future.

These provisions in the Watermark concept scheme are completely inconsistent with now presenting the Watermark treatment plant as the regional wastewater treatment plant. This is particularly critical given that the treatment plant is located in the middle of the Watermark community. The middle of an existing community is not the appropriate location for a regional wastewater treatment plant. Simply because its name incorporated the word “regional” does not mean that anyone has evaluated the appropriateness of locating a substantial regional wastewater treatment plant in this location. That must be done before this application is seriously considered.

Janet Ballantyne for
Rocky View Forward

Michelle Mitton

From: Allen Vanderputten [REDACTED]
Sent: June 1, 2021 3:47 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-7991-2020

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Can you please confirm that Council has agreed with the proposed amendments to the Ascension Conceptual Scheme called Option #1 and Option #2 dealing with Bearspaw Road and Bearspaw Village Road. Which means that the Council vote is on the **Amended Conceptual Scheme**

Allen Vanderputten
Bearspaw Community Association
Board Chair