

## Michelle Mitton

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**From:** Adrienne Wolf [REDACTED]  
**Sent:** July 6, 2021 10:39 PM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - Re Uhaul at Cochrane Lakes

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

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Please take note that as a resident of 3 Cochrane Lake Place I'm incredibly concerned about the current situation regarding a uHUAL storage site that has begun in the area. There has been zero information or opportunity for residents to approve this addition commercial business, traffic, or storage facility in our neighborhood. In addition it appears that multiple long term trailers with full time residents have established themselves on the property. What is the zoning? Licensing? And bylaws that allow a popup nightmare like this to go unchecked? This is not to the standard of RV laws that I pay taxes to live in.

The increased crime and traffic in the area has risen substantially, not to mention the industrial eyesore it has created.

Myself and my entire family of 4 wish to be counted as equal voices of disapproval towards it, and the areas of the street that have not been included to share their concerns are being missed. This affects everyone who lives on our road and they all deserve to be heard.

Adrienne Wolf

[Sent from Yahoo Mail on Android](#)

## Michelle Mitton

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**From:** Andria Logan [REDACTED]  
**Sent:** July 6, 2021 10:15 PM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - File 06828004

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

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Hello,

I'd like to express my support of the stop order issued in relation to the commercial activities occurring at 264059 Range Road 43.

In other words, I do not support the commercial use of this property.

I'm a resident of the Cochrane Lake Hamlet, on Cochrane Lake Trail. I have found challenges associated with the increased traffic, including congestion.

Although I was not sent a letter, I learned of the hearing from neighbours. It mentions a "proposed development" but I am unaware of any proposals, and have only noticed the increased traffic and visual blight on our landscape caused by the presence of U-Hauls.

When I purchased my property in 2020 I was unaware that there was a commercial business operating. I think it's inappropriate and that there is insufficient infrastructure to support the increased traffic in the area.

I would like to know what action Rockyview is taking. This appears to be an unauthorized commercial operation and it is unclear whether Rockyview is taking enforcement action or contemplating approving this operation outside of the usual processes.

Please accept this as my objection to the use of the above-mentioned property for commercial purposes.

Thanks,

Andria

55 cochrane lake trail

## Michelle Mitton

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**From:** Arthur Verheyde <averheyde@cirrealty.ca>  
**Sent:** July 6, 2021 11:55 PM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - Fwd: Opposition to 264059 Range Road 43 - Cochrane Lake Hamlet

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

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**From:** Arthur Verheyde <averheyde@cirrealty.ca>  
**Date:** July 6, 2021 at 10:07:41 PM MDT  
**To:** sdab@rockview.ca  
**Cc:** Nikki Verheyde [REDACTED]  
**Subject:** Opposition to 264059 Range Road 43 - Cochrane Lake Hamlet

I'm writing to you about our concerns over the commercial activity at the Cochrane Lake Hamlet lakefront 10 acre property.

On my initial formal complaint, my concerns were many:

- the u-haul business - the property is NOT zoned for any commercial activity at all. For them to try and continue the u-haul business they would need to apply for a re-zoning to allow it. This of course would require the consent of the neighbors.
- the u-haul business brings in many clients near the end of each month. This involves two vehicles - one brings the driver of the u-haul, which follows the u-haul out when it is rented. This is repeated in reverse when they return the u-haul. These trips are usually quite rushed and involve higher than posted speeds being driven on our main street - RR 43. We have 2 young boys who ride bicycles on that road.
- The u-haul business itself is one that I feel degrades the area. Renters who may not have a high regard for those of us who work hard to live in this lovely location, potentially even contemplating criminal activity targeted at homes they see as they come and go. Being on the stop sign, I witnessed an increase in looky loos who seem to scope out the three properties as you enter the hamlet on the way to the u-haul yard.
- the property is zoned for two residences, however people reside in a small shack (which used to be the sales office for Monterra when it started), as well as more people living in a 5th wheel. When the buyer bought, the mls listing clearly spelled out that the property was zoned for TWO residences, not four.
- the tenants in the 5th wheel have been running a firewood business which involves a logging truck delivering trees in bulk (which could be an overweight

rating for our road). They run their chainsaws every morning on the weekend starting whenever they like. As illegal as this business is, the large logging truck who delivers the logs as raw materials must certainly be overweight for the road on its way in. The pavement is old and brittle and every heavy truck just adds more damage.

- In addition to these activities, the owners also have posted on social media their rv storage rental services in the past. I'm not sure if they still store rv's for a fee.

As a Realtor of 25 years, it is very clear to me that unauthorized business use in an area that is not zoned for that particular activity can go unchecked and therefore bring unwanted extra traffic, as well as exposing our properties to more non-residents. We pride ourselves as a tight-knit community who need to watch out for one another. Our well established social media page allows us to quickly report vehicles of concern which may be conducting unacceptable behaviors, and vehicle thefts. It also allows for sharing of wildlife sightings which may be dangerous to pets and little ones (bears, etc), and social gathering plans.

A commercial operation in the hamlet is something my wife and I are certainly in opposition to. It is NOT something that adds to the hamlet, but detracts from it at large lengths, just so the property owner(s) can create revenue from their 10 acre parcel.

Chester Ferris, the original landowner who once owned the land from Horsecreek Rd to 22, from Weedon Trail to Cochrane Lake Road, the genius behind creating our little hamlet of peace and friendship would roll over in his grave over his homestead being misused so grossly with the above activities.

Just because you have the dirt, doesn't mean you can do what the heck you want on it. Which has also included firearm discharging!

Enough is enough. We all must play by the rules.

Arthur

Arthur Verheyde

CIR Realty  
Cell 403-969-6644  
Licensed Realtor in the Calgary area for 25 years

Website <http://arthurverheyde.alberta.cirrealty.ca/>

Do all the good you can. By all the means you can. In all the places you can. To all the people you can. As long as ever you can.

- John Wesley

## 2 Attachments



Arthur Verheyde

CIR Realty

Cell 403-969-6644

Licensed Realtor in the Calgary area for 25 years

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- John Wesley

## Michelle Mitton

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**From:** Gary Giesbrecht [REDACTED]  
**Sent:** July 6, 2021 9:06 AM  
**To:** PAA\_SDAB  
**Cc:** Division 9, Crystal Kissel  
**Subject:** [EXTERNAL] - Appeal of stop order 264059 Range Road 43 - addendum

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I would also like to point out that Cochrane Lake Trail and Range Road 43 is the only access route for thirty eight families who were not notified of this appeal. Proximity to the subject property is not the only criterion that should be used to determine who is notified. They have no choice but to travel through the intersection and use the mailbox described below.

Sincerely

Gary and Sandra Giesbrecht

This is to register our strong objection to the U-Haul business operating at the above named site and to the appeal of the Stop Order issued by Rockyview County.

The northern extremity of Range Road 43 is uphill and screened from Cochrane Lake Trail. There are no Stop or Yield signs at the intersection. Signs on Range Road 43 immediately north of the intersection describe it as a private driveway and there is a community mailbox immediately adjacent to the southbound lane a few feet south of the intersection. Inexperienced drivers of heavy trucks that accelerate uphill into the intersection when leaving the business are a significant collision hazard.

The statement that U-Haul was "pushed out of Cochrane" suggests a pattern of disregard of regulations and is certainly no basis for lack of compliance with Rockyview regulations.

This location is completely inappropriate for a truck rental business due to the low capacity of the road access. At the appropriate time we will also be objecting to any zoning change to accommodate this type of business.

We live a few hundred metres from the intersection of Range Road 43 and Cochrane Lake Trail at 7 Cochrane Lake Place and have done so since 1981.

Sincerely,

Gary and Sandra Giesbrecht

## Michelle Mitton

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**From:** Karen Kerkhoff [REDACTED]  
**Sent:** July 7, 2021 12:54 AM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - Letter in Opposition to Appeal - Related to Property at 264059 Range Road 43, SE-28-26-04-W05M

**Follow Up Flag:** Follow up  
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July 6, 2021

The Rocky View County Subdivision and Development Appeal Board  
262075 Rocky View Point,  
Rocky View County, Alberta T4A 0X2

Dear Sir or Madam:

Please consider this email my letter in opposition to the appeal in connection with the property at 264059 Range Road 43, SE-28-26-04-W05M.

I live at 42204 Cochrane Lk Rd W, Cochrane, Alberta T4C 2B2.

The U-Haul business located in the property listed above has resulted in increased traffic on Cochrane Lake Rd W going east of Range Road 43 to Highway 22. I would also like to know whether business licences have been granted by Rocky View County for all of the commercial activities occurring at the above location, and if so, how was the effect of increased traffic on the surrounding community assessed?

Based on the documentation apparently distributed with the notice of this meeting, I find it hard to understand why the Rocky View County Subdivision and Development Appeal Board (the "Board") has not considered that increased traffic resulting from the commercial businesses located on the property listed above has affected a much larger number of local taxpayers. In order for customer traffic to arrive at these commercial businesses and then return to Highway 22, they would be required to travel south on Range Road 43 and then east along Cochrane Lk Rd W or to continue all the way south on Range Road 43. Instead, the Board has deemed that only a limited number of the taxpayers needed to be consulted, including those living in a small portion of the hamlet of Cochrane Lake, residents of Lakeview Estates and those living along the portion of Cochrane Lake Rd W that lies west of Range Road 43 but stops at Mountain View Estates. Taxpayers living in the eastern half of the hamlet of Cochrane Lake, Mountain View Estates or east of Range Road 43 were not considered to have been impacted according to the documentation distributed by the Board. I would like to point out to the Board that the hamlet of Cochrane Lake only has one exit, which leads to Range Road 43, a few meters up the hill from the above listed property. Any increase of traffic at this intersection affects all taxpayers living in the hamlet of Cochrane Lake. Cochrane Lk Rd W dead ends just west of Mountain View Estates and in order to leave this community, taxpayers must travel east on Cochrane Lk Rd W to Highway 22 or south on Range Road 43. All the taxpayers who live along Cochrane Lk R W east of Range Road 43 have also been impacted by increased traffic.

The other issue I would like to raise concerns the individuals who are apparently living in recreational vehicles/trailers on the above name property. I find it hard to believe that Rocky View Count would approve these types of living arrangements. It is my understanding that it is extremely difficult to get approval from Rocky View County to have even

a mobile home on rural property located in Rocky View County. Mobile homes are used in many communities as year-round residences in Canada, while recreational vehicles/trailers are typically not suited for year-round occupancy, particularly in cold climates. Please let me know under what circumstances would Rocky View County contemplate approving these types of living arrangements?

Finally, I would like to ask what 'proposed development' the Board is considering for this property? Or does this phrase only refer to the appeal process detailed in the first paragraph of the 'Notice of Electronic Hearing' document?

Yours truly,

Karen Kerkhoff



## Michelle Mitton

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**From:** Ken Baker [REDACTED]  
**Sent:** July 6, 2021 4:57 PM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - Notice of Electronic Hearing Property 264059 Range Road 43 SE  
28-26-04-W05M - Request for Hearing Procedural Information and Direct Hearing  
Involvement

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

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Good Afternoon,

Yesterday I Received a Notice of Electronic Hearing (NOEH) from the Rocky View County Subdivision Development and Appeal Board (RVCSDAB) for the above mentioned un-authorized development and land use with Hearing to take place July 8th.

Please provide all relevant information regarding the above mentioned un-authorized development and land use and the appeal to "RCSDDAB and the Counties "Stop Order". The HOEH specifically identifies the RVCSDAB Development and SDAB through which to obtain information regarding the proposed development, Permitting Procedures and the SADB Appeal Process.

Current operation of this collection of unauthorized businesses poses a daily significant "Public Threat" and safety hazard to the residents of the Hamlet of Cochrane Lake (HCL) from the moderate to heavy industrial transportation business and other associated business utilizing the main residential road to the Hamlet of Cochrane Lake and the uncontrolled intersection within the community.

It would appear that this Notice (according to interpretation of the united Map attached to the NOEH (back page of NOEH with no Legend or additional detail) that only a fraction of the community within the Hamlet of Cochrane Lake (HCL) was properly notified with only approximately 25 % of the HCL being notified as part of the NOEH. This is insufficient as all residents and tax payers of the HCL will be impacted by industrial operations and excessive unauthorized residential development (no increased sewage management) on this property). Adequate notification to all residents of the HCL is required according to the RVCSD Communication and Public Engagement Department.


Currently the existing HCL road infrastructure is hazardous with an uncontrolled intersection where non-professional drivers are operating medium weight industrial vehicles for the first time on a compressed rental equipment schedule. At this uncontrolled intersection are Canada Post mailboxes for the entire community of the HCL. This is a central HCL community meeting area (unimproved, inadequately marked or signed) which is narrow, lacks pull off lanes or safety design features or signage design or constructed by the RVC.

Please provide all information about the Hearing Procedures of the SDAB as I would like to be formally involved in the NOEH regarding the NOEH for Property 264059 Range Road 43 SE 28-26-04-W05M.

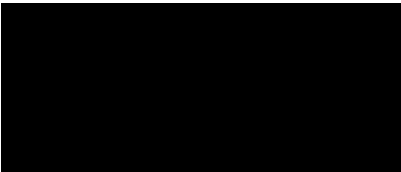
Regards,

Ken Baker  
Resident Cochrane Lake

11 Cochrane Lake Place  
Cochrane, AB  
T4C 2A8



11 Cochrane Lake Place  
Cochrane, AB  
T4C 2A8



## Michelle Mitton

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**From:** Mark Sherwood [REDACTED]  
**Sent:** July 5, 2021 7:21 PM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - Fwd: Regarding file #06828004; DC202104-0084 with photo

**Follow Up Flag:** Follow up  
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Sent from my iPad

Begin forwarded message:

**From:** Mark Sherwood [REDACTED]  
**Date:** July 5, 2021 at 7:18:30 PM MDT  
**To:** sdab@rockyview.ca  
**Subject:** Fwd: Regarding file #06828004; DC202104-0084

To: Rockyview County Subdivision and Appeal Board.

Regarding file #06828004;dc202104-0084

Thank you for your letter in respect of 264059 Range Rd 43.

We wish to inform you that we support the stop order issued by the development authority, development compliance to cease any and all commercial activity on the parcel and remove all signage indicating commercial activity and cease all living within recreational vehicle/trailers. Our reasons for supporting the cease order are as follows:

We did not believe that parcel of land is zoned for this type of activity.

The parking of brightly signed commercial vehicles is truly an eye sore of equal concern is the noise and safety. The increased volume of traffic and the speed at which customers drive to and from this business in both the hired vehicles (trailers and trucks) and all manner of private vehicles being left on site while trailer and trucks are rented. Some patrons are driving at high speed and you can hear engines revving as they speed out of the exit. The patrons come from out area and the additional volume of traffic is diminishing a road already in poor repair. Logging trucks go to the site

mentioned fully loaded, ignoring the 50% load restriction (we have noticed the sign that was there for many years has disappeared).

The right of way from the property is unclear and exiting Cochrane lake Trail has become hazardous at times. The safety concern is extremely high to both road users and pedestrians due to speeding issues and volume of traffic. Residents have to cross the road to the mailbox bank where vehicles are literally flying by. Dog walkers and normal outdoor activities have been hindered by the traffic flow which can start early in the morning and go on to late a night.

We moved to The Hamlet of Cochrane Lake Trail to be in a peaceful safe area. Currently the development of the U-Haul business plus other storage activities has changed this situation drastically.

We are appalled the current owners have allowed this business activity as it has shown a complete disregard to the local communities safety and a massive lack of respect for neighbours.

Sincerely,  
Mark and Deborah Sherwood

(View from our front window)





## Michelle Mitton

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**From:** Nancy Burton [REDACTED]  
**Sent:** July 6, 2021 11:05 PM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - Re appeal letter Development appeal hearing 08 July 2021  
**Attachments:** appeals letter.docx

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

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*Sincerely,*

*Nancy D Burton*

July 06, 2021

Re Appeal of stop order on commercial activity on property 264059 RR 43 SE-28-26-04-W05M

Resident affected Rodney O and Nancy D Burton 27 Cochrane Lake Trail SW-27-26-04-05 Lot 12-25351-JK

Dear Development Appeal Board Members,

We write to forward our objection to the above-mentioned appeal. The former hamlet of Cochrane Lake is a residential community and as such there is no room for a full-scale commercial operation. Uhaul rentals and trailer/RV storage are incompatible with a residential community.

Further we wish to express our deep frustration that only certain properties were considered "affected" by this commercial venture. All residents of Cochrane Lake are required to enter and exit the same road used by the Uhaul rentals and trailer storage users.

On more than one occasion leaving or arriving home from work, we have nearly been struck by vehicles exiting the property at high speed, and not abiding by common rules of the road. As there are no yield or stop signs at the intersection of Cochrane Lake Trail and RR 43, commercial vehicles fail to yield to oncoming traffic.

As stated above this commercial development is incompatible with a rural residential community. Therefore we wish the appeal to be denied and the stop order maintained. We harbor no animus to the property or business owners and truly wish them well.

Sincerely.

Rod. O Burton

Nancy. D Burton

## Michelle Mitton

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**From:** Kathy Sheridan [REDACTED]  
**Sent:** July 5, 2021 8:44 PM  
**To:** PAA\_SDAB  
**Subject:** [EXTERNAL] - 264059 RR 43 SE-28-26-04-W05M

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

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Dear Board Members,

In regards to the appeal against a stop order to cease any and all commercial activity at 264059 Range Road 43, we are opposed to this appeal for the following reasons,

We live right next to this property at 4 Cochrane Lake Trail.

The traffic has increased on such a level that it is difficult to cross the road to the mail boxes at times, especially on weekends. As well, the U-Haul rental vehicles, and their shuttle cars to pick up/drop off the U-Hauls, and the storage renters vehicles, travel well above the posted speed limit. Some of these vehicles are large and towing trailers with heavy loads. We have seen many of them ignore the stop sign at RR 43 and Cochrane Lake Road. We have also seen many near accidents on the corner of RR 43 and Cochrane Lake Trail. The noise of this extra traffic is also a nuisance.

We also have concerns about the extra wear and tear to the roads.

This passed weekend there was also a group camping on the edge of this property with access through this property. Fireworks were set off at 1:30am close to our property. Very disturbing and scary.

Another issue all this activity has caused is the unsightly clutter making our neighbourhood look unappealing.

It goes without saying that it is a very dangerous situation as well as stressful.

Thank you for your time with this matter,

Tom Powell & Katherine Sheridan

Sent from my iPad