

From: [Ken Venner](#)
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Letter of Support - Conrich Crossing Conceptual Scheme and Land Use Amendment - Bylaws C-8178-2021 and C-8179-2021
Date: July 20, 2021 9:06:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[QM Conrich Station Letter of Support signed.pdf](#)

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

Good morning.

Please find enclosed letter of support for the Conrich Crossing Conceptual Scheme and associated Land Use Amendment.

Regards,

Ken



Ken Venner
Partner, Municipal Planning Strategic Lead
RPP, MCIP

d | 403.692.4530 c | 403.614.2185



B&A Planning Group | [Planning](#) · [Strategy](#) · [Design](#) · [Engagement](#)

600, 215 – 9th Avenue SW | Calgary, AB T2P 1K3

From: Susan Sze <Susan.Sze@cn.ca>
Sent: July 15, 2021 12:41 PM
To: Quentin Moore <Quentin.Moore@cn.ca>; Ken Venner <kvenner@bapg.ca>; Christian Jones <Christian.Jones@cn.ca>
Subject: RE: Letter of Support - Conrich Crossing

Please see attached signed.

Thanks
Sue

From: Quentin Moore <Quentin.Moore@cn.ca>

Sent: Thursday, July 15, 2021 2:18 PM

To: Ken Venner <kvenner@bapg.ca>; Christian Jones <Christian.Jones@cn.ca>

Cc: Susan Sze <Susan.Sze@cn.ca>

Subject: Re: Letter of Support - Conrich Crossing

Sue,

Please execute and return.

Thanks,
Quentin



Real Estate

Quentin Moore
Senior Manager, Real Estate - Network

Canadian National
1 Administration Road, 1st Floor
Concord, Ontario
L4K 1B9
Telephone (905) 760-5013
Facsimile (905) 760- 5010
E-mail Quentin.Moore@cn.ca

July 15, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

Dear Rocky View Council,

Thank you for this opportunity to provide comments regarding the proposed Conrich Crossing Conceptual Scheme and Land Use Amendment. CN Railway (CN) is aware of the proposal by Gill Developments to create a new comprehensively planned, mixed-use neighbourhood in the Conrich Community.

CN is a proud corporate citizen of the County and the Conrich community. Our decision to establish the Calgary Logistics Park in Conrich was based, in large part, on the previous Council's strategic objective to support the development Conrich Regional Business Centre which is continuing to build out as a major transportation and logistics distribution centre servicing the Calgary Metropolitan Region and Western Canada. To this end, CN supports the objectives of Council's current Conrich Area Structure Plan (ASP), 2017.

CN has reviewed the details of Gill Developments Conrich Crossing Conceptual Scheme and Land Use Amendment and believes the proposal consistent with the intent of the ASP. As such, we offer our support for this project based on the following:

- The proposed industrial and commercial development areas will support the attraction of complementary businesses and support services that CN expects will accelerate the continued build out of the Calgary Logistics Park.

- The extension of transportation and utility infrastructure will facilitate payment of off-site levies from Gill Developments – which CN will recover a portion of based on our initial infrastructure investments made to support the development of the Calgary Logistics Park.
- The proposed strategy to facilitate realignment of Township Road 250 will improve the efficiency of the Conrich transportation network, which will support continued business development within and adjacent to the Calgary Logistics Park.

CN acknowledges the County's strategic objective to realign Township Road 250. We view this as an important transportation infrastructure upgrade that will provide a 'community-wide' benefit. As such, CN is prepared to work with Gill Developments, other benefiting developers, and the County, to establish a funding strategy for this roadway project based on the notion of 'proportional investment for proportional benefit'. As such, CN expects the County would consider establishing some form of Local Improvement and/or amend the existing Regional Off-Site Transportation Levy to include the costs for this roadway realignment as a Special Assessment for the Conrich area.

CN further expects that Gill Developments, and the County, acknowledge industrial operations at the Calgary Logistics Park may have impacts to the proposed residential neighbourhood contemplated by this project. As such, CN is confident that, as part of their proposed architectural controls, Gill Developments will provide appropriate design mitigations within their residential area to alleviate the potential nuisance of truck traffic along Township Road 250 (e.g., screening berm, landscaping, sound attenuation wall, etc.).

Thank you again for this opportunity to address Council. We trust you will consider our feedback when deliberating the merits of this proposed development.

Sincerely,



Quentin Moore
Senior Manager, Real Estate - Network

Michelle Mitton

From: Jason Tran [REDACTED]
Sent: July 20, 2021 9:09 AM
To: Public Hearings Shared
Cc: [REDACTED]
Subject: [EXTERNAL] - Submission regarding Bylaw C-8178-2021 - (Bylaw to amend Land Use Bylaw C-8000-2020)

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

Good morning,

We are writing this letter to you to inform you that we support the proposed development.

Our main concern however is the conversion of McKnight Boulevard into a Cul-de sac. We would **strongly wish for McKnight Boulevard to remain open to local** residents in both directions. Forcing them around will not only be an inconvenience, but also sharing the road with commercial vehicles from the CN yard is not ideal either.

Having the school nearby, there are many families travelling to and from the school using McKnight Boulevard as well.

Please reconsider the approach so that a balanced solution can be met.

Thank you for your time and consideration.
Best regards,

Hiep Tran
Huoi Tran
Jason Tran

284047 Township Road 250
Rocky View County AB T1Z 0G8

From: [Deepak Sandhu](#)
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme Bylaw C-8179-2021 – Land Use Amendment
Date: July 20, 2021 9:12:27 AM
Attachments: [Gill Developments Support letter.pdf](#)

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

My Name is Deepak Sandhu and address is 23 St. Andrews Place, Rocky View County, Alberta T1Z 0A5

Please find enclosed my support letter for Gill Developments.

Deepak Sandhu J.D.

Suite 301, 300 Manning Road N.E.
Calgary, AB T2E 8K4
T: 403-262-0262 ext. 660
D: 587-349-6764
F: 403-204-0284
E: dsandhu@yplaw.ca



2014 -2021 Consumer Choice Award recipients for personal injury lawyers

*This message contains confidential and privileged information. If you are not the intended recipient, please delete and contact the sender. We do **NOT** accept by email any documents or notices that may have legal effect.*



BARRISTERS • SOLICITORS
YANKO & POPOVIC

David G. Yanko LL.B.
Brad Popovic LL.B.
Helmut Ehms LL.B.
Herman Sidhu LL.B.
Deepak Sandhu J.D.
Roger Dueck J.D.
Sumeet Sandhu J.D.

Suite 301, 300 Manning Road NE
Calgary • Alberta • T2E 8K4

Tel: 403.262.0262
Fax: 403.204.0284

July 20, 2021

VIA EMAIL

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme Bylaw C-8179-2021 – Land Use Amendment

Dear Rocky View Council,

My name is Deepak Sandhu, I am a resident of the Hamlet of Conrich, my address is **23 St. Andrews Place, Rocky View County, Alberta T1Z 0A5**. I have lived at this address for approximately 11 years and before this was in Conrich Meadows for 2 years.

I am in support of the proposal by Gill Developments to create a new comprehensively planned, mixed-use neighbourhood in the Conrich Community. I am excited by the opportunity that is envisioned by the Conrich Crossing Conceptual Scheme.

I have reviewed the details of this development proposal and wish to provide my support for the application for the following reasons:

1. The proposed location, type, and configuration of this proposed development is consistent with the Conrich Area Structure Plan (ASP).
2. The proposed industrial development area will support the attraction of complementary businesses that will accelerate the continued evolution of the Calgary Logistics Park.
3. The proposed regional and local commercial development areas will bring much needed services and amenities to the existing and developing residential community in the Hamlet of Conrich.
4. The proposed residential development area will create opportunity for 79 families to be positively benefitted by the experience of the rural Hamlet lifestyle.
5. Development of the project will see Gill Developments extend the County's potable and sanitary service infrastructure from the CN Calgary Logistics Park approximately 1 mile closer to the existing Hamlet of Conrich – which will create opportunity for additional residential development in the community.
6. The Conrich Crossing project will secure the partial realignment of Twp Rd 250, which will create a northern gateway to the Community, improve traffic safety, and mitigate the adverse
7. Effects of existing truck traffic on the lands directly south of this existing roadway.
8. The proposed regional pathway will provide excellent pedestrian connectivity between the residential area and the commercial sites, which will enhance the quality of life for Hamlet residents.

I trust Council will consider these reasons when deliberating the merits of the proposal. We are excited by this opportunity for continued investment into the Conrich Community and sincerely hope that Gill Developments is permitted to proceed with this project as quickly as possible.

Yours truly,
YANKO & POPOVIC



Deepak S. Sandhu

From: [Andrea Dyck](#)
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8179-2021 Application #PL20200139
Date: July 20, 2021 9:06:25 AM
Attachments: [Relevant Bylaws..doc](#)
[Bylaw C-8179-2021 Opposed.pdf](#)

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

Please accept this email submission in opposition to Application PL20200139 BYLAW C-8179-2021.

Andrea Dyck
22 Pleasant Range Place
Rocky View County, AB T1Z 0H2

Sent from [Mail](#) for Windows 10

PLEASANT PLACE

Pleasant Place is a residential area located outside of the hamlet of Conrich that is intended to remain and expand as a residential area. The Pleasant Place community consists of 11 homes located one kilometre north of Township Road 250 and west of Conrich Road. **The plan recognizes the desire of its residents to remain as a viable residential community.**

9.2 The existing country residential area known as Pleasant Place is identified on Map 5 as 'residential - form to be determined'. Expansion to the west and south of Pleasant Place is also identified as 'residential - form to be determined' on Map 5. The new residential development form within this area shall be determined at the time of local plan preparation and shall be consistent with the policies of this plan.

9.3 **Industrial development adjacent to the existing or expanded Pleasant Place residential area shall be subject to the non-residential/residential interface policies and design guidelines of this plan (Map 6 and Section 14).**

9.4 **Development of land to the north of Pleasant Place, within the long term development area, shall be compatible with the existing Pleasant Place land use.**

LAND USE:

11.3 Industrial uses such as distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific and technical) and industrial storage that do not have significant offsite nuisance factors are appropriate within the industrial area.

11.4 Commercial and other business uses that are compatible with industrial uses, and have minimal impact on the local infrastructure, may be appropriate within an industrial area.

11.5 **Industrial uses with the potential for offsite impacts such as unsightly appearance, noise, odour, emission of contaminants, fire or explosive hazards or dangerous goods may be located in the area identified as heavy industrial on Map 5.**

LOCAL PLANS

11.6 A local plan shall be required to support applications for industrial development. The local plan shall:

- a. ensure that the type of uses for the industrial area are consistent with those identified in Policies 11.3 to 11.5;
- b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;
- c. **address the policies of this plan regarding non-residential/residential interface areas, where required;**
- d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and
- e. **provide landscaping, lot, and building design requirements that provide for high quality development.**

11.7 **All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.**

11.8 Where appropriate and feasible, a local plan should incorporate policies that provide for green building techniques and energy efficient design

(BYLAW C-7468-2015 Area Structure Plan Conrich)

RESIDENTIAL AND BUSINESS INTEGRATION

The emergence of Conrich as a Regional Business Centre provides a significant challenge to addressing the impacts of the CN intermodal facility on existing residential community as new development occurs. The Strategy address this challenge in a variety of ways:

- Buffering of existing residential development with new residential development adjacent to a residential area that wishes to remain viable (Pleasant Place).
- Requiring the implementation of Non-residential / Residential Interface policies to mitigate the impace of commercial / industrial development through land use, building height, design, and landscaping.

(Notice of Appeal for Municipal Dispute, January 2016, Agenda page 20)

Industrial Area The area situated within the northwestern portion of the Plan area based on a uniform grid road pattern intended to accommodate a range of industrial activities in accordance with the County's Land Use Bylaw (C-8000-2020) Industrial, Light District (I-LHT) and/or the Industrial, Heavy District (I-HVY).

(Proposed CS Conrich Crossing)

8.6 Lighting All exterior lighting within the MSDP area will consider "dark sky" principles to mitigate potential for light pollution affecting adjacent properties. All exterior light fixtures will include full cut-offs to direct light downward and prevent light spillage from the MSDP area onto adjacent lands.

Section 6.0 Open Space Consideration (pg 42)

Landscaping elements within the MR area are likely to include:

- A trees & shrub planting scheme;
- An intermittent 'rolling' earth berm;
- Business Park Signage Feature(s); and
- A Regional Pathway.

(CN Logistics Park: A Master Site Development Plan For a Customer Warehouse Development)

When a business, commercial, or agricultural activity otherwise lawfully permitted at a location within Rocky View County necessarily involves the creation of noise, as defined by this Bylaw:

- (1) the person owning, operating, or controlling the activity; or
- (2) the person owning or controlling the property upon or within which the activity is allowed to take place; shall take all reasonable steps to ensure that the noise created by such activity is minimized as much as practicable, in all the circumstances.

Whether or not an activity referred to in section 5 of this Bylaw “necessarily” involves the creation of noise, and whether or not the person controlling the said activity has taken “all the reasonable steps” to minimize such noise are questions of fact to be determined by a court hearing a prosecution pursuant to this Bylaw (BYLAW C-8067-2020 Noise Control Bylaw)

Date: July 19, 2021

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

RE: Bylaw C-8178-2021- A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

We, the residents of Pleasant Place are opposed to the amendment of Land Use Bylaw C-8000-2020, specifically the request to change from A-GEN to Industrial Light District.

You have made a commitment to our community, Pleasant Place, to keep it "viable". You have written into your bylaws and Area Structure Plan that there will be:

- an interface shielding the residential community from the commercial/industrial development.
- a municipal reserve, pathways, berms, trees and shrubs between the residential areas and the industrial areas.
- a strategy to mitigate offsite impacts; including noise reduction due to operations.
- specific requirements for lighting in the industrial area that would use "dark sky" principles to mitigate light pollution affecting adjacent residential properties.

This commitment to our community was first made in 2011 when CN Logistics moved to Conrich and again in the 2015 Area Structure Plan (ASP). Over the past ten years, none of the promised protections has been implemented.

Now is the time to build the Non-Residential / Residential Interface between Conrich Crossing and Pleasant Range Place as outlined in the BYLAW C-7468-2015 Conrich Area Structure Plan and ensure the Area Structure Plan (ASP) is followed. The interface will require the donation of land and an approved landscaping plan. Make it a requirement of the developer before you approve any amended land use bylaws. If this is not enforced now before the development of Conrich Crossing, it will become the responsibility of the County. Learn from the past mistakes of this council and protect the County from liability risks by ensuring the developer is fulfilling all bylaw requirements.

Honour your commitments. Enforce your bylaws instead of changing them.

Sincerely,

Residents of Pleasant Place

62 Pleasant Range Pl.

Andrea Lytle
Maha
22 PLEASANT RANGE PLACE, T1Z0H2

Judy Varga

62 Pleasant Range Pl.

CONNIE MCVITTIE
56 Pleasant Range Pl.

Kirk Anderson
52 Pleasant Range Place

Irina Girchenko
52 Pleasant Range Place

Angela Short
250231 Conrich Road

Marius & Melandi Van Vuuren
18 Pleasant Range Place

DONATO + PAMELA CAPONIGRO
250235 CONRICH RD

[Signature]

From: [Andrea Dyck](#)
To: [Public Hearings Shared](#)
Cc: [Division 5, Jerry Gautreau](#)
Subject: [EXTERNAL] - FW: BYLAW C-8179-2021 Application #PL20200139
Date: July 20, 2021 10:00:29 AM
Attachments: [Relevant Bylaws.doc](#)
[Bylaw C-8179-2021 Opposed.pdf](#)

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

Please accept this email submission in opposition to Application PL20200139 BYLAW C-8179-2021.

Andrea Dyck
22 Pleasant Range Place
Rocky View County, AB T1Z 0H2

Sent from [Mail](#) for Windows 10

PLEASANT PLACE

Pleasant Place is a residential area located outside of the hamlet of Conrich that is intended to remain and expand as a residential area. The Pleasant Place community consists of 11 homes located one kilometre north of Township Road 250 and west of Conrich Road. **The plan recognizes the desire of its residents to remain as a viable residential community.**

9.2 The existing country residential area known as Pleasant Place is identified on Map 5 as 'residential - form to be determined'. Expansion to the west and south of Pleasant Place is also identified as 'residential - form to be determined' on Map 5. The new residential development form within this area shall be determined at the time of local plan preparation and shall be consistent with the policies of this plan.

9.3 **Industrial development adjacent to the existing or expanded Pleasant Place residential area shall be subject to the non-residential/residential interface policies and design guidelines of this plan (Map 6 and Section 14).**

9.4 **Development of land to the north of Pleasant Place, within the long term development area, shall be compatible with the existing Pleasant Place land use.**

LAND USE:

11.3 Industrial uses such as distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific and technical) and industrial storage that do not have significant offsite nuisance factors are appropriate within the industrial area.

11.4 Commercial and other business uses that are compatible with industrial uses, and have minimal impact on the local infrastructure, may be appropriate within an industrial area.

11.5 **Industrial uses with the potential for offsite impacts such as unsightly appearance, noise, odour, emission of contaminants, fire or explosive hazards or dangerous goods may be located in the area identified as heavy industrial on Map 5.**

LOCAL PLANS

11.6 A local plan shall be required to support applications for industrial development. The local plan shall:

- a. ensure that the type of uses for the industrial area are consistent with those identified in Policies 11.3 to 11.5;
- b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;
- c. **address the policies of this plan regarding non-residential/residential interface areas, where required;**
- d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and
- e. **provide landscaping, lot, and building design requirements that provide for high quality development.**

11.7 **All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.**

11.8 Where appropriate and feasible, a local plan should incorporate policies that provide for green building techniques and energy efficient design

(BYLAW C-7468-2015 Area Structure Plan Conrich)

RESIDENTIAL AND BUSINESS INTEGRATION

The emergence of Conrich as a Regional Business Centre provides a significant challenge to addressing the impacts of the CN intermodal facility on existing residential community as new development occurs. The Strategy address this challenge in a variety of ways:

- Buffering of existing residential development with new residential development adjacent to a residential area that wishes to remain viable (Pleasant Place).
- Requiring the implementation of Non-residential / Residential Interface policies to mitigate the impace of commercial / industrial development through land use, building height, design, and landscaping.

(Notice of Appeal for Municipal Dispute, January 2016, Agenda page 20)

Industrial Area The area situated within the northwestern portion of the Plan area based on a uniform grid road pattern intended to accommodate a range of industrial activities in accordance with the County's Land Use Bylaw (C-8000-2020) Industrial, Light District (I-LHT) and/or the Industrial, Heavy District (I-HVY).

(Proposed CS Conrich Crossing)

8.6 Lighting All exterior lighting within the MSDP area will consider "dark sky" principles to mitigate potential for light pollution affecting adjacent properties. All exterior light fixtures will include full cut-offs to direct light downward and prevent light spillage from the MSDP area onto adjacent lands.

Section 6.0 Open Space Consideration (pg 42)

Landscaping elements within the MR area are likely to include:

- A trees & shrub planting scheme;
- An intermittent 'rolling' earth berm;
- Business Park Signage Feature(s); and
- A Regional Pathway.

(CN Logistics Park: A Master Site Development Plan For a Customer Warehouse Development)

When a business, commercial, or agricultural activity otherwise lawfully permitted at a location within Rocky View County necessarily involves the creation of noise, as defined by this Bylaw:

- (1) the person owning, operating, or controlling the activity; or
- (2) the person owning or controlling the property upon or within which the activity is allowed to take place; shall take all reasonable steps to ensure that the noise created by such activity is minimized as much as practicable, in all the circumstances.

Whether or not an activity referred to in section 5 of this Bylaw “necessarily” involves the creation of noise, and whether or not the person controlling the said activity has taken “all the reasonable steps” to minimize such noise are questions of fact to be determined by a court hearing a prosecution pursuant to this Bylaw (BYLAW C-8067-2020 Noise Control Bylaw)

Date: July 19, 2021

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

RE: Bylaw C-8178-2021- A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

We, the residents of Pleasant Place are opposed to the amendment of Land Use Bylaw C-8000-2020, specifically the request to change from A-GEN to Industrial Light District.

You have made a commitment to our community, Pleasant Place, to keep it "viable". You have written into your bylaws and Area Structure Plan that there will be:

- an interface shielding the residential community from the commercial/industrial development.
- a municipal reserve, pathways, berms, trees and shrubs between the residential areas and the industrial areas.
- a strategy to mitigate offsite impacts; including noise reduction due to operations.
- specific requirements for lighting in the industrial area that would use "dark sky" principles to mitigate light pollution affecting adjacent residential properties.

This commitment to our community was first made in 2011 when CN Logistics moved to Conrich and again in the 2015 Area Structure Plan (ASP). Over the past ten years, none of the promised protections has been implemented.

Now is the time to build the Non-Residential / Residential Interface between Conrich Crossing and Pleasant Range Place as outlined in the BYLAW C-7468-2015 Conrich Area Structure Plan and ensure the Area Structure Plan (ASP) is followed. The interface will require the donation of land and an approved landscaping plan. Make it a requirement of the developer before you approve any amended land use bylaws. If this is not enforced now before the development of Conrich Crossing, it will become the responsibility of the County. Learn from the past mistakes of this council and protect the County from liability risks by ensuring the developer is fulfilling all bylaw requirements.

Honour your commitments. Enforce your bylaws instead of changing them.

Sincerely,

Residents of Pleasant Place

62 Pleasant Range Pl.

Andrea Gyle
Maha Gyl
22 PLEASANT RANGE PLACE, T1Z0H2

Judy Varga

62 Pleasant Range Pl.

CONNIE MCVITTIE
56 Pleasant Range Pl.

Kirk Anderson
52 Pleasant Range Place

Irina Girchenko
52 Pleasant Range Place

Angela Short
250231 Conrich Road

Marius & Melandi Van Vuuren
18 Pleasant Range Place

DONATO + PAMELA CAPONIGRO
250235 CONRICH RD

[Signature]