

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8174-2021 East Highway 1 Area Structure Plan  
**Date:** July 27, 2021 9:05:25 AM

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Hello,

We are A. Scott & M'Laurel Thompson, 235222 RGE RD 275A, Rocky View County, AB T1X 2H3. We live about 900m east of Highway 791 and 200 m south of TWP RD 240, just south of the West District of the proposed development.

As 25 year residents in the area, we are in complete **opposition** to this application.

Especially, we have concerns about the commercial development at the intersection of TWP RD 240 and Highway 791 and the increased traffic it would cause. This is our access in and out of our home. This intersection is already getting very busy. New residential development and commercial vehicles on 791 have been increasing. During school start and ending times there are many school buses going through and turning at this intersection. The increased traffic due to a commercial area would only increase. Has anyone considered the amount of traffic from the students during school hours. This intersection has had several accidents due to passing on 791 while a turn was being made. We recall that this intersection didn't meet provincial standards when the original Meadow Lake Estates plan was proposed. A traffic circle and new access road for the development would only cause confusion and slow commercial vehicles down.

We live only 10 minutes from Chestermere and Langdon, 15 minutes from East Hills and 20 minutes from Sunridge, McKenzie Town and Strathmore for retail. No need for access to more retail in the area. We moved to Rocky View to get out of the cities. Bringing this development here would certainly upset our quiet standard of living. We would have to consider moving out of the area if this project was to proceed.

Stormwater and Septic has been a constant problem in the area, especially with spring snow melt. We don't see an adequate plan to address this.

There is no potable water in the area. Are the new buildings going to use cisterns for their water? Where will this come from. Also, there is no wired, cable or fibre optic internet service, only a few wireless providers and possibly Starlink. The internet is not good in the area. We are sure these businesses will want internet connectivity but it is barely adequate for the residents now. There are numerous other infrastructure gaps in the proposal.

In conclusion, we oppose this project and agree with the Rocky View Administration's recommendation to refuse the proposed East Highway 1 ASP in accordance with Option #2.

Sincerely,

Arthur Scott & M'Laurel Thompson  
235222 RGE RD 275A  
Rocky View County, AB T1X 2H3



Office of the Chief Administrative Officer

July 22, 2021

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

**RE: Proposed East Highway 1 ASP Bylaw C-8174-2021**

The City of Chestermere (Chestermere) has reviewed the Proposed East Highway 1 Area Structure Plan. Upon review, Chestermere is of the opinion the proposed ASP does not provide enough detail and clarity regarding future land use, development phasing, transportation, general design, and utility service requirements.

The proposed plan does not adequately address the intermunicipal interface with respect to the close proximity of the plan area to Chestermere's eastern boundary. To be more precise, the objectives and policies outlined within section 11 of the plan make no mention of Chestermere, rather the sole focus is on the cooperation between Rocky View County and Wheatland County. Similarly, with the regulations surrounding gateways, little consideration has been included in the plan which addresses Chestermere's regional planning policies, leaving the bulk of the design guidelines to Local Plans.

The proposed plan does not adequately address transportation impacts on regional mobility corridors and infrastructure. The full buildout of the plan is anticipated to lead to significant adverse impacts on corridors such as Highway 1, Highway 791, and Highway 797. The proposed plan does not address transit planning. Without holistic transit planning at the Area Structure Plan level, it is unclear how a viable network can be created and how transit can be accommodated within the plan area, where appropriate. Transit connections to employment areas, community nodes or other high activity areas should be addressed in order to promote the integration of land-use and infrastructure planning.

By deferring the resolution of key issues, such as servicing and impacts to regionally significant mobility corridors to Local Plans, the majority of critical planning efforts are



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105 Marina Road  
Suite 216  
Chestermere, Alberta Canada  
T1X 1V7

excluded from review. This goes against the purpose of regional planning. It does not provide sufficient policy guidance and controls to promote the integration of land-use and infrastructure planning. It would be helpful to see adverse impacts addressed at the Area Structure Plan level, policy controls to protect regional infrastructure, proper servicing in place, mitigation measures, and a more systematic approach to growth management.

Chestermere recognizes that there are some aspects of the proposed type of development that compliment diversity in the region. However, Chestermere remains concerned that the scale, type and location of development, upon full build out of the plan, will create significant adverse impacts to regional infrastructure and regionally significant corridors.

Sincerely,



Bernie Morton  
Chief Administrative Officer  
City of Chestermere



**From:** [Connor and Matt Robinson](#)  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C8174-2021  
**Date:** July 27, 2021 10:26:14 AM

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Hello

I am a landowner within the East Hwy 1 ASP and I curious if there has been any discussion with Alberta Transportation as to how this ASP fits in with the planned twinning of Glenmore Trail, Hwy 791 and Hwy 22x in regards to traffic flow and planning etc? Also, is there any collaboration with the planners of the proposed Glenmore Trail ASP? Seems as though all these things are happening separately and maybe they shouldn't be. !?

- Thanks  
sincerely  
Connor Robinson

**From:** [Dan Enders](#)  
**To:** [Public Hearings Shared](#)  
**Cc:** [joyce Enders](#); [REDACTED]  
**Subject:** [EXTERNAL] - Email for todays Public Hearing, Bylaw C-8174-2021 file number 1013-380  
**Date:** July 27, 2021 9:37:38 AM

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Honourable Council Members;

Our location is 240142 Range Road 275

Lot1, BLK1, Plan 0311495  
NW-05-24-27-W4M

We are a family run farm and equestrian facility, This land has a legacy of being used to raise horses and families for generations. We have raised our children here and taught them to ride, train and breed horses. They are passionate about horses and very accomplished up and coming young riders. Our 5 children and now our first grandchild have plans of continuing the farm and continuing to raise horses. This is dream, our legacy. Commercial / industrial developments do not mix well with horses and family communities. This is our livelihood, animals are our way of life, they need peace and quiet to be safe and comfortable. Not big trucks, industry, chemicals, factories and pavement around them. Right now we are surrounded by wonderful wet lands beautiful migrating birds, deer, cattails and greenery. Moving forward, to change our community without serious consideration for what it currently is would be a mistake, family dreams crushed and a lifetime of labour gone.

In the plan, as it has been presented to us, our family home and horses would be surrounded by industrial on all sides, our family would be right in the middle of an industrial development. Our children and grand children could be playing right next to a factory with dangerous chemicals or a noisy trucking or heavy equipment depot and those are just a few of the possibilities. Is that the type of community you would like to raise your children in? We are not against progress but we cannot support any blanket plan that does not protect and include the families, history, horses, community and school that have been the foundation of this homestead area for generations. In light of this until our concerns are addressed we cannot support this change to our wonderful community.

Sincerely

Dan Enders, Joyce Enders, Hope Enders, Shaelynn Enders, Karissa Enders, Serenity Enders Dominic Enders and our extended families.

**From:** [Ralph Brand](#)  
**To:** [Public Hearings Shared](#); [Jenn Burton](#); [Benazir Valencia](#); [Legislative Services Shared](#); [Ralph Brand](#)  
**Subject:** Fwd: [EXTERNAL] - Bylaw C - 8174-2021 File # 1013-380 \*\*\*HIGH IMPORTANCE\*\*\*  
**Date:** July 27, 2021 7:10:16 AM

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Good day,

I am travelling today and unable to attend or send an email at 9:00am thus consider this as my formal response to the matter please

To whom this may concern,

We as residents of Jesse Trail are **fully opposed** to this development. Rockyview has ample locations for industrial sectors that are currently operational, there is absolutely no need to approve this development. This is a residential area, we have built our homes here and do not need an industrial area on our door steps.

Just with the knowledge of this structure plan, people in the area trying to sell their properties can't. We moved to a rural location to be in a rural location, not be in an industrial area.

The property values are going to plummet as a result of this, the crime rate will rocket, the traffic on RR 275 and RR 240 will be terrible.

This development will impact the enviroment drastically. Deer crossing, Geese travel path, ground water, run off, totally unacceptable.

This development cannot and must not be approved.

Please note the documents below that have been requested, not sure how Rockyview County can ever fathom approving this without asking for at minimum the below documents.

This development will not ruin what I have spent my life working for and must not get approved.

Re: Bylaw C - 8174-2021 File # 1013-380.

We are HIGHLY opposed to the development of the above area.

I am requesting the following documents please.

1. Traffic management assessment plan for RR 275
2. Traffic management assessment plan for RR 240
3. Environmental impact assessment plan

4. Waste water management assessment plan
5. Storm/ winter water management plan
6. Hazardous waste management plan (industrial)
7. Air quality assessment (industrial)
8. Prevention of hazardous waste entering the ground and penetrating into the ground water channel for the area wells
9. Fire assessments and prevention management plan
10. Crime prevention assessment plan

We have spent our livelihoods paying for our houses and properties in an area where it's quiet, minimal traffic and NO industry for clean air.

Please ensure that I receive these documents prior to the hearing so that I can have professionals in their respective fields review them.

Regards  
Ralph Brand

On Tue, Jul 20, 2021 at 2:17 PM <[BValencia@rockyview.ca](mailto:BValencia@rockyview.ca)> wrote:

Good Afternoon Ralph,

I have requested the applicant to forward the studies, if available.

As the public submissions deadline was on July 13, 2021, email submissions must be sent to [PublicHearings@rockyview.ca](mailto:PublicHearings@rockyview.ca) as early as 9:00am on the day of the public hearing or during the public hearing.

Council will be provided time to review email submissions during the public hearing. Emails received after the appropriate portion of the public hearing (in favour or in opposition) will not be provided to Council for consideration.

Please let me know if you require anything else.

**BENAZIR THAHA VALENCIA**, *M.PLAN, RPP, MCIP, LEED Green Associate*  
Senior Planner | Planning Policy

**ROCKY VIEW COUNTY**

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



Phone: 403-520-3936

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

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**From:** Ralph Brand [REDACTED]  
**Sent:** July 20, 2021 6:51 AM  
**To:** Benazir Valencia <[BValencia@rockyview.ca](mailto:BValencia@rockyview.ca)>; Legislative Services Shared <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>; Ralph Brand [REDACTED]  
**Subject:** [EXTERNAL] - Bylaw C - 8174-2021 File # 1013-380 \*\*\*HIGH IMPORTANCE\*\*\*

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Good day Benazir,

Re: Bylaw C - 8174-2021 File # 1013-380.

We are HIGHLY opposed to the development of the above area.

I am requesting the following documents please.

1. Traffic management assessment plan for RR 275
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We have spent our livelihoods paying for our houses and properties in an area where it's quiet, minimal traffic and NO industry for clean air.

Please ensure that I receive these documents prior to the hearing so that I can have professionals in their respective fields review them.

Regards

Ralph Brand

**From:** [Henry Yong](#)  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Fwd: Bylaw 8174-2021  
**Date:** July 27, 2021 9:36:54 AM

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**From:** Henry Yong  
**Sent:** Tuesday, July 27, 2021 8:31:10 AM  
**To:** [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca) <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>  
**Subject:** Bylaw 8174-2021

My name is Henry Yong and I represent Meadow Lake Estates Chestermere Ltd., The owner of approximately 600 acres located within the proposed East Highway 1 Area Structure Plan. We are in support of Bylaw C-8174-2021.

Thanks.