



August 17, 2021

Planning and Development Services Department -  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

[psdab@rockview.ca](mailto:psdab@rockview.ca)  
[mmitton@rockyview.ca](mailto:mmitton@rockyview.ca)

File Number 06513005  
Application Number DC202012-0282

To whom it May Concern,

Bucars RV Centre strongly oppose the appeal on the Stop Order to cease outside storage of commercial vehicles, the use of Recreational Vehicles as dwelling units, and the violation of several Development Permit Conditions.

Due to our proximity to the property/business, Bucars has experienced many negative scenarios. On many occasions shoplifting and theft from our RV Parts and Accessories store has been traced back to the property.

Secondly, safety is of great concern. It has been shown that the tenants at the property do not utilize their RV's as intended and instead use makeshift heating solutions including, but not limited to, wood stoves in their RV units. This can obviously be a hazard to their property but also to everyone in the community.

Thirdly, staff at our dealership has had to deal with harassment from those residing at the property. They have called our business intoxicated and belligerent to staff.

And finally, as time continues, the property has become more of an 'eyesore' in our neighborhood. Makeshift shanty style dwellings. This is not a campground, and it is not acceptable.

Thank you for your time regarding this situation.

Sincerely,

Kyle and Jeff Redmond  
Owners/General Managers  
Bucars RV Centre

**Michelle Mitton**

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**From:** David Hill <david@tcadl.ca>  
**Sent:** August 18, 2021 9:10 AM  
**To:** PAA\_SDAB  
**Cc:** sdab@rockview.ca  
**Subject:** [EXTERNAL] - FW: Balzac Camp Ground / Highland Properties - File no.:06513005; DC202012-0282

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**From:** David Hill  
**Sent:** August-18-21 9:03 AM  
**To:** sdab@rockview.ca  
**Subject:** Balzac Camp Ground / Highland Properties - File no.:06513005; DC202012-0282

Good morning,

My name is David Hill from Titan Contracting and Demolition Ltd. I am a southwest neighbor of the Balzac campground.

I oppose the Highland Properties appeal.

This campground is getting increasingly worse over the past years. It is an eye sore and needs a complete clean up. The year round camping is attracting a rough crowd and the crime in our area is increasing due to this.

This campground needs to be cleaned up sooner than later and I strongly oppose their appeal.

Best regards,

**David Hill**  
**President**  
**Titan Contracting and Demolition Ltd.**  
[www.titancontractingdemolition.ca](http://www.titancontractingdemolition.ca)  
262111 Balzac Blvd  
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**Tel: 403 265 3081**  
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RALPHSMOTORSPORTS.COM

August 17, 2021

Rocky View County  
Subdivision & Development Appeal Board  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Re: Notice of Electronic Hearing - File no. 06513005; DC202012-0282

To Whom It May Concern,

We are a business operating south of the property under appeal, separated by one small storage lot.

I am writing this letter in opposition of the appeal from Highland Properties Inc. I understand from the Stop Order that there are two main issues. One being commercial operation and vehicle storage, which is obviously an issue for the county. However, the second issue is all year round living within recreational vehicles. This is a major concern for us. As you can see in multiple pictures on the county's website pdf agenda document, there are several sea cans, transport trailers, etc. which are converted into residences. These residences as you can see from pictures have no architectural or safety guidelines at all. As an example, several have stove pipes out windows which are an extreme fire hazard. These residences are housing a variety of "rough" characters which are contributing greatly to the criminal activity in our area. Our business had a visit from Airdrie RCMP last year while they were investigating the Kalix Langenau murder, wanting to view our camera footage. We discussed with them at length about the rough clientele from the campground and the problems they were causing in our area. The two officers that were here mentioned that there are some dangerous repeat offenders living at that location. They told us they are constantly at the campground for issues. These clientele walk up and down our road daily and venture into our lot occasionally. We later learned that the man charged with this murder was living in that campground. There continues to be a clientele of people living there which very much puts our safety in the Balzac area at risk.



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I do see that the appeal is more so in relation to the time given to clean these infractions up. I also read that they were aware of the issues for some time now and I don't believe that without a Stop Order this will be cleaned up.

I believe that the Airdrie RCMP can't get ahead of the problems they are dealing with at the Balzac campground. I believe Rocky View County needs to work together with them and our business community out in the Balzac area to make Balzac a safe and respectable place to operate a business.

Yours truly,

A handwritten signature in cursive script, appearing to read "Colleen Hay".

Colleen Hay  
General Manager