

File No. 08731001 PRD 20185188

- ① This development is not compatible with surrounding agricultural community
- ② presents increased fire hazard.
- ③ will be a large water usage
- ④ waste disposal concerning

Our property (NW $\frac{1}{4}$ 31-28-305)
adjoins proposed development and
we are opposed to the development,

R. Jean Bales



Dec. 3, 2020

File# 08731001 PRDP20185188

Large scale tourist development on 285049 Range Road 35

Dirk Brenner and Heike Lippmann

34117 TWP RD 290 - Legal land: 32-28-3-W5 NE

Dear SDA board members:

We would like to support the three parties that appealed the county's decision regarding the development on Range Road 35. Our property is located about 1 km by air over farmland to the Northeast of the site.

We have moved to this area of Alberta from Germany to enjoy the tranquility and beauty of it. With the approval of the development, this will change drastically.

Mrs Cartwright mentions on her website: "We...provide diversification to the environment and the local economy, and add social value to the community....Fourth, it will benefit the environment by adding trees and native plants attracting birds, native wildlife, and improving air quality."

The environment will be in fact diversified. We will not have the quiet rural setting anymore. We will have strangers walk around, maybe even trespassing or causing fire hazards by negligence which is common near tourist accommodations. Our community will lose its privacy, maybe even get confronted with crime.

We will obviously have higher pedestrian and vehicular traffic, resulting in a lot more dust and noise that will travel over the farmland to even further located residences. Streets likely will have to be updated and maintained more often which will raise our taxes.

The natural beauty of our area will change. The few trees that she wants to plant will not make much of a difference for the air quality, sound proofing, or for our wildlife as a habitat. The noise and vibrations of people and traffic will scare away our wild birds, small and large mammals, amphibians, and of course will put a lot of stress on the neighboring livestock which could affect the farmers income.

The huge amount of water that will be required for the site, will change our water resources. As an Environmental professional, I would suggest to perform an Environmental Impact Assessment. It will show the board the full scale of how this development is going to change the area. The value of our properties will decrease as nobody wants to live next to a noisy tourist location where even helicopters are approved to fly in and out on a regular basis. Creating a few jobs for locals stands in contrast to the impacts that we will all experience.

We appreciate if you could take our opinion in consideration in the next appeal hearing.

Best Regards,

Dirk Brenner and Heike Lippmann

From: [REDACTED]
To: [PAA SDAB](#)
Subject: [EXTERNAL] - Proposed development by Chloe Cartwright
Date: Wednesday, December 9, 2020 1:38:52 PM

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

This is a letter to inform you that we are not in favour of the proposed development by Chloe Cartwright!

File number 08731001

PRDP20185188

We reside within 2 km of this property and are very disappointed that we have not received any notices regarding these plans. We are in the County of Mountain but close to this proposed project.

We feel the size of what she wants to build will definitely affect our privacy as well as the value of our land. We have traffic concerns, water concerns, road maintenance concerns, septic concerns as well as the unimaginable environmental effects.

Thank you for your attention concerning this matter.

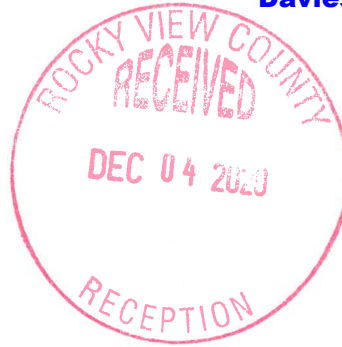
Donald and Sherry Robertson

Sent from my iPhone

Rocky View County

sdab@rockyview.ca I don't have email.

File Number 08731001 PRDP20185188



December 3, 2020

To Whom It May Concern:

My name is Jim Davies.

I own and live one half mile west of Chloe Cartwright on SW 31-28-3-W5.

I oppose the campground and castle that Chloe Cartwright wants to build.

Same goes for a golf course.

All surrounding land to hers and hers included is land that is agriculture. She grows hay.

Most of we farmers have livestock and we need water for our cows.

My pasture is just across the fence from the well she wants to divert groundwater from and water for my cows is more important than for recreation and leisure.

I rent land on the road she lives on. That narrow little road is only wide enough for my equipment.

Let me farm and make a living.

Jim Davies

A handwritten signature in black ink that reads "Jim Davies". The signature is written in a cursive, flowing style.


December 6, 2020

Rocky View County
Subdivision and Development Appeal Board
SDAB@rockyview.ca

Via email to:

Cc All Councilors of Rocky View County

Cc Councilors Greg Harris (Division 2) and Dwayne Fulton (Division 1) Mountain View County

CC Operational Services Mountain View County

To Whom It May Concern:

RE: File no. 08731001 PRDP20185188

I live along township road 290 between highway 766 and range road 35. I did not get notice of an upcoming hearing from Rocky View County, but it has come to my attention that there is a hearing regarding a large, proposed development by Chloe Cartwright 2 miles from me on SE-31-28-03-W5M; 285049 Range Road 35. As I understand there would be 81 RV stalls, a tourist castle with 16 hotel rooms and parking for 245 vehicles to attend events.

I strongly OPPOSE this development. It is in the wrong location in our rural area and I would be as affected by increased traffic as will everyone along the TWP 290 road west of Madden.

As it is now the road is in poor condition, especially between 766 (Lochend Road) and the Dog Pound coulee. The chip seal road is not standing up to the current traffic. The road is deeply rutted in places and several areas have multiple large potholes. Mountain View County places markers with ribbons and signs that say, 'Rough Road'. The County (sometimes) sends out its maintenance men and they patch the holes. The patch job lasts a short time and then it is back to square one. More signs. If we are lucky, more patch jobs, but it never lasts. In speaking with the Counsellor of our Mountain View County area and the maintenance workers this road does not have the proper foundation sub-base to support the gravel chip on top for the traffic it currently has. It is not on the list for priority improvements.

I took my motorcycle for a ride once this year. It was a short ride. Less than a minute from home a truck passed me, and I was forced to go through one of these pothole areas. I nearly catapulted off my motorcycle, my \$800 phone flew out of my pocket and smashed. If I had been thrown there would be a lawsuit pending. In sight of my home there was an accident a couple of years back and a woman was hurled off her motorcycle; police and an ambulance had to attend. Increased traffic would only add to the existing problems of this road. In my

truck or car when there is no oncoming traffic approaching, I drive on both sides of the road to dodge these potholes. More traffic will only further deteriorate the condition of this road.

I believe most people with recreational vehicles will choose a paved or chip seal road over a gravel road. Dust sucks into trailers and motorhomes through the various compartments and windows. If it rains gravel roads become muddy and slippery. I would drive any extra miles to not take my motorhome on a gravel road. I believe it would be the same for most heading from the east (Calgary; Airdrie; Crossfield and north) to the Cartwright campsite and 290 would be their first choice over 574, the gravel 'highway' to the south of us. As it is now on weekends there is a steady flow of recreational vehicles making their escape to the back country along 290. One after another beginning Friday afternoons throughout the weekend; then home again. Motorcyclists do group rides, sometimes over a hundred of them travelling together. Car rallies are common. Farmers try to share the road but their machinery is huge.

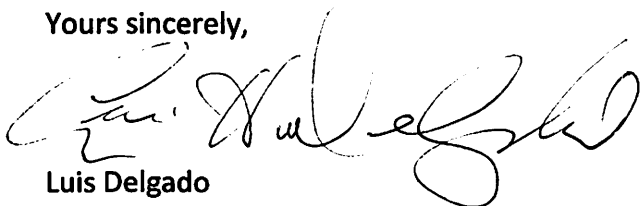
Adding even more traffic for this leisure resort in the middle of farming country does not make any sense. There is little to nothing for them to do there. Campers would have to travel to sightsee, tour, hike, grocery shop, golf, or fish and this would create more travel on our roads.

We are affected badly by the traffic. Our home is close to the road and the noise from traffic is inevitable. When sitting on the front patio conversation must cease when a transmission gears down and motors roar as vehicles do the steady climb up the gradual hill by our place. Even inside the house the road traffic noise exists, and more so when we have windows open. It is hard to keep a farm cat alive; they become roadkill.

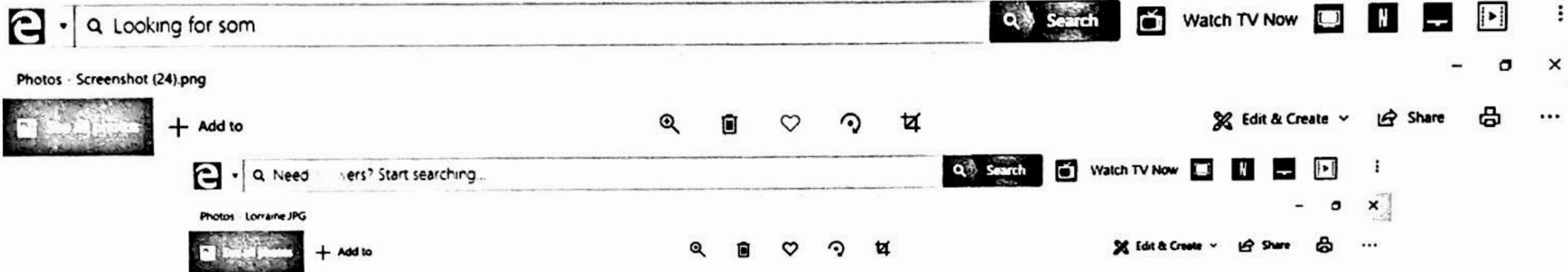
Further, Mountain View County is responsible for maintaining township 290. It is our tax dollars in Mountain View that pay for the maintenance of this road, not Chloe Cartwright, not the taxpayers of Rocky View. I am forwarding a copy of this to Mountain View County Councilors and Operational Services as they need to be aware of the concerns this development would bring and the negative impact it will have.

Stop this development. It is in area that is not suitable for this campsite or castle event center.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Luis Delgado', written over a horizontal line.

Luis Delgado
3332 Twp 290



I'm the non neighbour I guess that this issue does not concern, even though twp 290 is the road I live on and use everyday. The road that was discussed at the hall meeting for this plan included twp 290. There were diagrams with twp 290 on them as an option entering from highway 22. Driving right by my laneway. This corner of highway 22 and twp 290 is a very dangerous. To assume that it won't be affected is absurd. I have seen many vehicles go into my families land and my neighbour land several times as it is our land that bumps up against the corner of highway 22 and twp 290 on the northeast side. Very very steep banks on each side of the road. Very poor visibility. Very dangerous when busy with traffic or ice or fog. People have died there. And of course people would use this road it is oiled and the other roads are gravel. This road is used for farm equipment in the hot months also, when the tourist would be coming out. Farm equipment take up the entire road. It is a thin road with no lines. And whom is liable exactly for the cost of the upkeep of this road the tax payers in Mountain view? Whom will be accountable if and when there are more accidents.

I would like to know what is Mountain View County opinion on this issue? They look after this road not Rocky View. This development is in Rocky View. Highway 22 desperately needs turning lanes to enter twp 290 before more traffic can use it. I use twp 290 everyday so does my family and neighbours. Safety should be first especially if there is a chance that the volumes of vehicles is probably going up. Also our crime rate has sky rocketed out in the country and it is due to more criminals from the cities coming into our farming districts. So I ask what good is this. Give people jobs. Ya right. We have an huge RV park plus a huge hall at madden which already increased the flow of traffic on this road so why would we need another one built again so close to each other. Too risky. To put these huge centres in farming districts is absolutely ridiculous. Not fair to anybody including both farm animals and wild animals.

Sincerely Al and Lorraine Graham

4142 TWP 290, Mountain View County
SW-02-04-029-W5.



Rockyview County - Subdivision Development Appeal Board
File Number: 08731001 PRDP20185188

Attention: SDAB

Although we can appreciate that one would like to use their land as they wish, we believe that the transformation of peaceful farmland into a busy 81-site campground not only directly affects neighbours' quality of life, it also affects the land.

Reasonable concern can be observed through:

- A large increase of traffic, both on Township Road 290 and on Range Road 35, which the already faltered road(s) likely cannot handle.
- A likely increase in the misuse of land, including: trespassing (intentional or unintentional); littering/garbage; the disposal of human waste (the possibility of illegally emptying camper waste etc.); over-use of existing limited resources (ex. water) etc.
- An increase in noise and eyesore, through the population of 81 campsites.
- With rural crime increasing, added attention to the area is unnecessary, and potentially hazardous, to the existing local residents.
- The increased traffic will eliminate Range Road 35 for local recreational use, which is already limited as is with few quiet near-by back roads (for instance, locals would no longer feel safe taking their kids/dogs for a walk, or horses for a ride, with the increase of road traffic).
- The increased traffic and inflated population could have a direct (negative) effect on surrounding property value(s), as it is not desirable to be located within a close proximity to a busy campsite.

We kindly ask that the County strongly consider the consequences that this campsite will have on those of us who already reside in the area.

Please recognize this letter and the included signatures, below, as support of those who have formally appealed the R.R. 35 campsite.

Thank you,



Amanda Holmberg



Dave Holmberg

Holmberg land: 5-3-29-5 SE


[REDACTED]
[REDACTED]
December 6, 2020

Subdivision and Development Appeal Board

By email SDAB@rockyview.ca

Regarding File number: 08731001 PRDP20185188

To Whom It May Concern:

I live on SE 25-28-4-W5th. I was raised on this Butler family farm and still live on this same quarter section next to my Mom, Glenda Butler. I am within the Circulation Area of the proposed conditional development of a campground with 81 RV stalls and tourist building including 16 rooms.

I totally oppose this development; it is an unrealistic project within a farming area.

My home is very close to the intersection of the highway 574 and Range Road 40, both roads being gravel. I am against this development and it will affect me because of noise and dust from increased traffic to and from the proposed site. If the solution to dust is to apply calcium this poses other problems. It is slippery when wet; it is very hard on vehicles; and on range road 40 where it is applied by the County, the grader lifts its blade, and that portion of the road gets no maintenance where the calcium is applied. If calcium were to be applied, who pays for this? The highway is provincial and are they going to fund and maintain this road more frequently with an increased traffic flow?

Dust suppressant is usually only applied within a certain distance of a farmstead. It is not only a concern for dust for residents, but for the health of the animals along the remaining stretches of the dusty roads. The grass and hay lands which form their diet, are full of dust. This could potentially cause respiratory issues for livestock, particularly horses. This affects sale of products, which decreases a farmer's income.

Highway 574 currently is not well maintained and now there is potential for 81 RV's and up to 400 vehicles per day to the event center. This road is used by gravel trucks and when they increase the traffic on the road, the road conditions deteriorate. It becomes rough and rutted and the solution is that they put up warning signs in spots that have been problematic for a long time. When it rains heavily the road is slippery. I have had to use 4-wheel drive on this road during the summer; there are hills, curves, and steep ditches and if one gets too close to the edge of the road, a vehicle is easily pulled close to the ditch.

Other concerns I have include garbage left behind and people trespassing. We have noticed this more since Covid 19. My son and I have observed an increase in people stopping and taking their dog(s) for walks along the country roads. They leave garbage behind; particularly fast-food containers and we have noticed toilet paper in the ditch. We do not recognize these people and they do not realize the bounds of private property. Should someone trespass onto private property, and be injured, it raises concerns of liability.

The location of this proposed development is NOT suitable to our farm community. I totally support the Appellants in stopping this development by Chloe Cartwright.

A concerned neighbor,



Bernice McLean

From: [Cliff and Jackie Mork](#)
To: sdab@rockview.ca
Cc: gharris@mvcounty.com; dfulton@mvcounty.com; operations@mvcounty.com; plandev@mvcounty.com
Subject: File 08731001, PRDP20185188

To Whom It May Concern:

Being summer residents at NW 1/4 32-28-3 W5, we are deeply concerned about Cloe Cartwright's proposal for a development in the area. Our main concern is in regards to the water table as there is no running water on her property to fulfil the requirements needed for the development. The added traffic would also create dust in the area detrimental to people's health, on the buildings, on crops and to the health of the animals. In addition it would create a massive security problem to individual land owners' properties as substantiated by the numerous break-ins at the Water Valley Golf Course and the Tooth of the Dog Pound Golf Course. Because our young grandchildren often stay with us, the increase in traffic is a safety concern plus the traffic volume and noise will end the quietness of country living that we so enjoy.

Sincerely,
Cliff & Jackie Mork

From: [REDACTED]
To: [PAA SDAB](#)
Subject: [EXTERNAL] - File No: 08731001 PRDP20185188
Date: Wednesday, December 9, 2020 2:54:31 PM

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

December 09, 2020

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

From: Reginald & Dorothy Gustafson
30208 Township Rd. 262, Calgary, Alberta T3R 1C7
[REDACTED]
Legal Land Description: NE-23-28-04-05

Re: File No.: 08731001 PRDP20185188

We would like to submit a letter of concern to the Board at SDAB@rockyview.ca in opposition to the appeal as follows:

1. water supply in area is limited.
2. dust control on Highway 574 is non-existent.
3. on a regular basis we require the movement of large farm equipment between NE-23-28-04-05 and NE-20-28-03-05 and the home of the neighbour who works our land. eg. combine, swather, large tractor and cultivator
4. cattle are pastured on both of the above-mentioned quarters.
5. the amount of traffic on Highway 574 with the road being narrow for passing.
6. in rainy weather the poor quality of Highway 574 becomes a concern because of soft spots in the road bed requiring 4-wheel drive.

Submitted by Reginald & Dorothy Gustafson
[REDACTED]

Dec. 6, 2020

File Number

08731001 PRDP20185188

TO: Rocky View County Subdivision and
Development Appeal Board

I Live across the road on the next quarter to the north (NW¹/₄-32-28-3-5) of the proposed large Tourist Development. My Family Farm will be Greatly effected by this Large Development being built in this farming community. I am super worried about the large quantity of water that this large development would take. The wells on this ridge are not good producers. If the water table drops and effects our wells who is responsibl for finding water for the Cows! I have 2 Family members running Golf Courses and they realize how much water it takes. Without a river or large stream the massive quantity of water will come from the ground affecting Allh Surrounding wells! The buildings and Campers will also take lots of water even if it is recycled!

- I have other concerns as well
- Traffic volume, Noise and Safty with all
 - Dust Volume is a concern as I have Family members with Allergies!
 - This is a quiet farming community that would change with Party noise, Traffic at all hours and wandering visitors not following rules and trespassing!

- If one of their guests walks on my property and gets hurt who is responsible! Would I have to get more liability insurance?
- Increased Fire Hazard
- Theft is a big concern with the large volume of Transient people!
- The road is a narrow gravel one so maintenance and heavy trucks is a concern.

If this development is approved
I will not feel safe in my own home!

Please do not approve this
Development! Thank you

Susan Robertson

Susan Robertson

RR 2
Crossfield, Alberta.
TOM OSO

NW 1/4 32-28-3-5

From: [Shera Scott](#)
To: [PAA SDAB](#)
Subject: [EXTERNAL] - file #08731001 PRDP20185188
Date: Monday, December 7, 2020 12:44:11 PM

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

To Whom it May Concern:

I am writing this letter to show our concern for the application that Chloe Cartwright has a hearing for on the 17th. We are in agreement with the OPPOSING group (Watsons, Singers and McArthur). These are the main concerns we have:

Number 1 is major. We have very little water, a sistern was installed to help us manage a family of 5. The large scale proposal would take a very large amount of water and we can't be sure it would not affect us, even with the testing she has done.

2. Traffic noise, safety of pets and people living on the road, volume of vehicles on our quiet road.
3. Road condition with the amount of vehicles needed for construction and then the people coming as well as dust. Even with calcium applied, the dust is terrible for us and the animals and crops.
4. Crowd and traffic noise

These are just a few examples of how negatively this giant plan of Chloes will affect us neighbours. Please note that we are on the NW 1/4 -32-28-3 w of 5. Our driveway is directly on range road 35 so this really affects us and our family. Please take this into consideration when listening to the arguments at the hearing.

Sincerely,
David and Shera Scott



Shand Farms



SDAB@rockyview.ca

Re: 285049 Range Road 35 (SE-31-28-03W5M)

File Number 08731001 PRDP20185188

New Appeal Hearing December 17th, 2020

We, Shand Farms Ltd., are opposed to the proposed development submitted by Chloe Cartwright. Our family rent the cropland on the SE 6-29-3W5M being ½ mile directly north of the subject development. We utilize roads TWP 284 and TWP 290, with large farm machinery, to access our rental property and would be affected by increased traffic volume and traffic safety. It has been our experience that people from outside the community have little patience or understanding of large, slow moving machinery on the road placing both vehicles and machinery in dangerous situations. The increased traffic will cause a serious deterioration to the existing roads.

We are also concerned about the drawdown on the water table from a development of this magnitude. Water is essential for the livelihood of those surrounding farmers that need to supply water to their livestock.

Thank you for your consideration,

G. John Shand

Shand Farms Ltd.

From: [Gustafson, Tim](#)
To: [PAA SDAB](#)
Subject: [EXTERNAL] - File Number 08731001 PRDP20185188
Date: Tuesday, December 8, 2020 10:56:59 AM

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

Good morning,

We are land owners on the corner of 574 and range road 34; this land has been in our family for a while. – NE-20-28-03 W5

When we heard about this purposed development permit, we felt we needed to put our letter of opposition in for it.

Our family has land half mile east of hwy 22 on the 574 as well and we are constantly shuttling farm equipment back and forth through out the year. 574 has never been properly maintained as of now as far as we are concerned. When it rains hard, or we have a good snow, quite often 4 wheel drive is needed to even get down this road. How are you going to let city people that just bought a travel trailer or a motorhome drive 2-3 miles down this twice?

Ad the hazard of us moving machinery with this influx of people, and this is a recipe for disaster.

The amount of dust on this road will be 100 times what it is now, which is a huge concern.

Another big concern is that our home quarter is west of Cremona, so we are over 20 minutes away. With this amount of urban people now in our neighborhood, there is huge concern about property damage and theft. We take every precaution as it is with this, but there is only so much where we can be there.

With 81 camping stall – a minimum of 2 people per stall. 2 times 81 – 162 people

Up to 500 people on a weekend; during peak summer weekends, could be multiple times a week

16 guest rooms – 32 more people

Up to 250 seats at a restaurant

Golf course – 100-200 people a day

And sports events – up to 200 people????

During the summer months, this could potentially be up to 1000 people a day there, and this does not count staffing.

THESE ROADS ARE NOT BUILT FOR THIS AND THE ALL THE FARM EQUIPMENT DURING THE SUMMER
IS A RECIPE FOR DISASTER!!!!!!!

In closing, please try and see what this will do to the families around this; many have been living here for generations.

Thank you,

Tim Gustafson

Direct: 

December 8, 2020

Rocky View County Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2
Email: SDAB@rockyview.ca

RE: File Number 08731001 PRDP20185188
Property 285049 Range Road 35 (SE-31-28-03-W5M)

To Members of the Board,

We are writing this letter to voice our opposition to the development proposed by Chloe Cartwright as we feel it will detrimentally affect our farming property and the surrounding area. Our property is a quarter section, located 1/2 mile west of the Cartwright quarter on RR40 (SE-31-28-03-W5).

The results of this proposed development would dramatically increase traffic on a dusty gravel road which is not designed to handle the rise in volume. Rocky View does an excellent job of regularly grading the gravel road; however, it does not take long for the road to become rough and may create a challenge for the county to maintain safely and effectively. In addition, the dust from increased vehicular traffic would affect the livestock by causing difficulty in breathing for animals and farmers, as well as affecting the growth rate of crops that become coated with dirt.

As farmers, we routinely travel the roads with large, heavy equipment that moves slowly; the more congestion that comes with recreation and passenger vehicles also traveling the same roads increases the possibility of road side accidents occurring. Each time these vehicles meet with farm equipment on the road, it becomes necessary for one of these vehicles to pull over to allow the other to pass. This takes much longer to achieve on the roads that will be affected with this development. Emergency response times would also be affected as the increased traffic would create delays due to the potential increased traffic use. For example, during the spring of 2020, a fire was started on our field by a piece of machinery – the Madden Fire Department was quick to respond but they also relied on neighbouring farmers to assist with containing the fire through use of their own machinery. If this farm equipment is held up by traffic, then the fire that we experienced would have resulted in greater damage to the land, our crop and the surrounding area.

We are also concerned that with the added population, there will be more people exploring the area and potentially trespassing on adjacent properties. As expensive machinery is left unguarded on the farm land during the planting and harvesting seasons, there is a higher chance of damage and theft occurring.

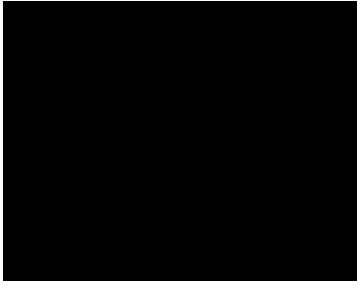
The proposed development is looking to create a medieval English castle resort in the middle of a rural, agricultural community. This is in stark contrast to the surrounding area, which is composed of Canadian wildlife and prairie farmland. This type of event centre is not only incompatible with the natural environment, it is also valuable farmland that is being

removed as a viable agricultural producer. Furthermore, there is concern that this development would adversely affect property values as it would discourage potential buyers from purchasing and building upon our land.

We respectfully ask that the Development Authority reconsider their decision to conditionally approve a development permit for the property of 285049 Range Road 35.

Sincerely,

Darrin and Diana Taylor



December 11, 2020

To: Rocky View County Subdivision and Development Board

Re: File 08731001 PRDP20185188

In response to the Notice of Hearing letter we received from RVC we would like to notify you that we agree with the Appellants (Maxine McArthur, Patrick and Karen Singer and Elaine Watson).

We reside one half mile south of Applicant. (SE1/4-30-28-03-05).

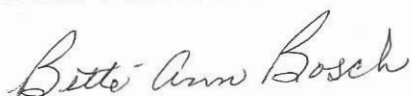
Concerns:

- 1: Our first and foremost concern is the water supply. My parents lived directly across the road from the applicant and in 2011 a new well was drilled and a cistern installed to support a family of four.
- 2: Our second concern would be the roads. We live on Secondary Hwy 574 which in some cases is so full of ruts and soft spots it isn't fit for residential travel never mind traffic from the proposed development. Range Road 35 is very narrow and if improvements were necessary who would cover the cost?
- 3: Crime and fire hazard would also be a great concern.
- 4: I Bette-Ann Bosch (nee McArthur) moved onto the property (SW1/4-32-28-03-05) across the road, east side from the applicant with my parents in 1950. At that time the Applicants land was broke up, farmed and supported a large family and is still farmed to date.

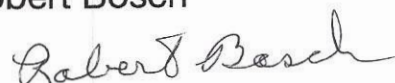
This is an agricultural area with generations of farming families, I Bette-Ann being a third generation. There are areas of non productive land that would be very suitable for this type of development.
Our plea is to please reject this application.


Concerned Neighbours

Bette-Ann Bosch



Robert Bosch




December 10, 2020

Subdivision and Development Appeal Board

By email SDAB@rockyview.ca

Regarding File number: 08731001 PRDP20185188

To Whom It May Concern:

I live on SE 25-28-4-W5th. I own this quarter as well as SW 25-28-4-W5th. I am within the Circulation Area of the proposed conditional development permit for a campground (81 RV stalls) and tourism uses/facilities (recreational), the construction of a tourist building including accommodation units that is compatible with available servicing (16 rooms).

This is an unrealistic project within the middle of a farming area, I totally oppose this development.

My home is extremely close to the intersection of the Highway 574 and Range Road 40, both roads being gravel. This development would cause a great increase of dust; my cattle are in fields along this road. The dust would decrease the feed quality, as well as health concerns for the animals, and this would decrease my farming income.

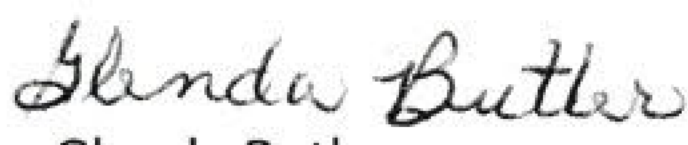
Yes I still dry my clothes on a clothes line. Right now I have issues of the dust coming towards my house, especially when there is high traffic such as gravel trucks hauling back and forth, can't imagine with even higher volumes of traffic the dust that there would be.

This road has always been an issue from the dust, the greasy mess when it rains or snows and melts, to the soft spots which the solution is to just put up signs. Doesn't seem to matter how much maintenance this road gets it is still an issue.

Other concerns would be amount of increased garbage thrown out, noise, trespassing, and theft.

Again I strongly oppose this development. I totally support the Appellants in stopping this development by Chloe Cartwright.

A concerned neighbor


Glenda Butler

From: [REDACTED]
To: [PAA SDAB](#)
Subject: [EXTERNAL] - File number 08731001 PRDP20185188
Date: Saturday, December 12, 2020 11:22:25 AM
Attachments: [ATT00001.txt](#)

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

- > Ken and Arlene Guzda
- > 33194 Township Road 284
- > SW-28-28-W5
- >
- > We have serious concerns about the proposed development by Chloe Cartwright and strongly oppose it.
- >
- > Our land has been in the family since 1906. The summer of 2019 was the first time the spring west of our house dried up and our dugout water level dropped about 5 feet. If this spring dries up under normal conditions then what will happen to the water in the area if a great quantity of water is drawn from wells to service proposed golf course and other dwellings that will accommodate and service hundreds of people.
- >
- > Township Road 284 was rebuilt and straightened over 20 years ago. Since then the roadbed has settled and widened so that it is a very wide road.
- > Currently, even with the application of calcium on this road surface, significant dust is still generated. When it rains the entire road surface turns to slop, it produces unsafe slippery conditions to drive on, not to mention the slop on the vehicles. In the last few years the road has started to break down producing soft spots, washboard and potholes requiring the posting of warning signs and frequent grading. This problem is enhanced by the gravel trucks, that when operating can go by our place at times every 30 seconds creating dangerous conditions.
- >
- > It is our opinion, that at the current road usage and proposed increase in traffic, Township Road 284 will flatten out to a point to accommodate a 4 lane highway. Bearing this in mind, the road will require a very expensive major upgrade.
- >
- > As we all know, this road is maintained by the Provincial Government. They should be consulted in depth about this major development as the increase in traffic will significantly impact road maintenance resulting in major financial costs. If this development is approved, Rocky View and Chloe Cartwright should have to share the increased costs of road maintenance on Township Road 284.
- >
- > Attached is a photo taken late October 2020 after the snow had melted and I'm not talking about a foot of snow!! Just a small example of what moisture does to this Township Road 284. This is just west of Highway 766 (Lochend Road).
- >
- > This whole development is not compatible with this agriculture area for the reasons we have mentioned above.
- >
- > Frankly, we are sick and tired of this road and with the proposed increase in traffic will make it that much worse, not to mention the noise from the traffic, littering and the increased exposure to crimes of opportunity.

Ken and Arlene Guzda

>

>



From: [REDACTED]
To: [PAA SDAB](#)
Cc: gharris@mvcounty.com; dfulton@mvcounty.com; operations@mvcounty.com; plandev@mvcounty.com; [REDACTED]
Subject: [EXTERNAL] - Chloe Cartwright - Dec 17 hearing
Date: Thursday, December 10, 2020 3:34:55 PM
Importance: High

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

Hello. I wanted to express my concerns with the proposed development permit that Chloe Cartwright has applied for in relation to a campground, recreational area and tourist event centre. The hearing is scheduled for Dec. 17, 2020.

We live at NW-32-28-3 W5M, and oppose the proposed development.

We feel that the extra traffic on our quiet local roads, as well as the fact that this development will bring multiple outside people into our area, and that it poses a real threat to the security of our family and households.

We agree with the appellants Maxine McArthur, Patrick & Karen Singer and Elaine Watson on opposing this development.

Thank you.

Ross and Tracey Parsons

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December 12, 2020

Rocky View County

Attn: Subdivision & Development Appeal Board (the “Board”)

Dear Board members;

Re: File 08731001 / PRDP 20185188/ SE-31-28-03-W5M

Electronic Appeal Hearing Dec. 17, 2020 at 9:00am

We live on the SW ¼ 13- 28 – 4-W5, which is SW of the proposed development, and own additional agricultural land SE it. (NW1/4 21-28-3-W5 area) Both locations share the watershed with this proposed development. We utilize H574 almost daily as part of our ranching and farming operation, from which we make our livelihood.

We are expressing our strong objection to the subject proposed development for these reasons:

-This development is not compatible with the primarily agricultural zoning of this area. Our understanding is that it is the role of our county to protect the agricultural character and use of our farming and ranching neighbourhoods, rather than approving a huge new development that will change the character and use of the land and its surrounding area. Division 9 is especially quiet and has been referred to as the “Jewel” of Rocky View County for this reason: It is still primarily agricultural! A developer with a vision like this could be re-directed to already identified development corridors within Rocky View County, where it might be more compatible? We remember a plan in the last decade or so that promised that certain corridors were identified and that developments like this would be directed towards them. Is that still the case?

- Examples of the negative impact and incompatibility of this plan on our operation and other operations like ours include **unsafe**, excessive levels of non-agricultural traffic which are not compatible nor patient with the movement and pace of farming equipment, livestock, etc.

-The water shed. Having sufficient water for our household, livestock and other necessities is an ongoing management responsibility for ourselves and other agricultural operators. This proposed development, including the moat, would only increase the pressure on limited water supplies and water quality risk management. What would happen to the black (sewage) and grey water from this project? Is a water treatment facility be required to handle it? Where will the runoff go? Into the watertable and East into Beaver Dam Creek? Has this been considered?

- Noise, fire hazard, loss of privacy, enjoyment and security of our properties, are other important reasons that we object strongly to this proposal.

We feel that **a proposed project of this scale merits a larger consultation process, like a townhall meeting** rather than risking being quietly approved during a pandemic. The planning implications and impacts of this proposed project for the north area of Division 9 and Mountainview to the north are significant and long term.

Thank you for listening to and considering our objections and suggestions for this proposed development. We share your concern and sense of responsibility for the long-term vision for our productive, significant and essential agricultural area and the people who steward it now and in the future.

Respectfully yours,

Will & Laurie Pedersen,
Rocky View County Residents,
Division 9



From: [REDACTED]
To: [PAA SDAB](#)
Subject: [EXTERNAL] - Letter in Support of Appeal 08731001 PRDP20185188
Date: Friday, December 11, 2020 12:39:37 PM

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

Dear SDAB,

I am writing a letter in support of the appeal **File Number 08731001 PRDP20185188**.

I board my horse at the Singer property (SW1/4 29 28 03 W5) on the corner of Hwy 574 and Range Road 35, a 1/4 mile to the south of the proposed development. I have been boarding there for several years. I will be affected by this proposed development too. My concern is that I ride my horse on range road 35 during every season of the year. This community is perfect for getting your horse into shape with all the hills and long quiet rural roads. I also train young horses as a side job and I take these green broke horses out on the road as well. I feel that the increase in RV traffic and Event traffic and all other forms of extra traffic will make riding a horse in this area too dangerous and unsafe. It would be too stressful for the horse to have big vehicles going by all the time because they can spook and take off if they get scared. That's when accidents and injuries happen. Also, the amount of dust that the horse and I would be breathing in would be too unhealthy for us. It would be too big of a liability and far too dangerous as well. It is not fair to the horse to put them through that.

Sincerely,

Niki Spalding

December 7, 2020

Subdivision and Development Appeal Board (SDAB)

Rocky View County

Re: File # 08731001 PRDP20185188

Applicant: Chloe Cartwright (Chinook Ridge)

Appeal Hearing Date: December 17, 2020



I am writing this letter to express my opposition to, and voice my concerns with the proposed large scale tourist development on Range Road 35 between Hwy 274 and Township Road 290.

My concern lies with the access off Hwy 22 at Township Road 290. This is a very dangerous intersection with poor sight lines from the south and no shoulders for turning from Hwy 22 onto Twp 290. We live on and own the quarter section of land that is bordered by both Hwy 22 and Twp 290, (the NW of 35, Twp 28, R4, W5) and this intersection is visible from our house. Over the 42 years we have lived here multiple incidents have occurred at this dangerous corner. I expect that the Twp 290 access road would be the choice for most coming from Hwy 22 as it is 'paved' (chipped/oiled) whereas Hwy 274 is gravel.

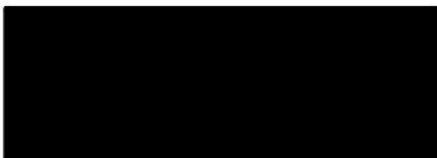
Another concern is the expected volume in traffic on Twp 290 and the resulting wear and tear on this road. The road is maintained by the County of Mountain View. Is that County aware of this proposed development?

Please consider these concerns at your hearing on December 17, 2020.

Thank you.

A handwritten signature in blue ink that reads "Diane H. Whitlow". The signature is fluid and cursive, with the first name "Diane" and last name "Whitlow" clearly legible.

Diane Whitlow, Land Owner, 41187, Twp Road 290



From: [REDACTED]
To: [Kristen Tuff](#)
Subject: Re: [EXTERNAL] - Development appeal board
Date: Monday, December 14, 2020 7:26:13 PM

Sorry 08731001

On Mon, Dec 14, 2020, 9:30 AM , <KTuff@rockyview.ca> wrote:

Good morning Dave,

The Subdivision and Development Appeal Board currently has numerous active appeals. Can you please provide a file # for the appeal to which you are responding? Or if you have the address of the property under appeal that would work too.

Thank you,

Kristen

KRISTEN TUFF, MPPA
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 8155 |

ktuff@rockyview.ca | www.rockyview.ca

From: Dave Johnson [REDACTED]
> **Sent:** Sunday, December 13, 2020 7:07 AM

To: PAA_SDAB <PSDAB@rockyview.ca>

Subject: [EXTERNAL] - Development appeal board

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

To whom it may concern

My name is Dave Johnson for the last 17 years I have farmed 2 quarters along range road 3.5(sw31 28 and the se 25 28). The proposed development causes me great concern I haul over 1000 round bales per year on rr3.5 and move wide slow moving farm machinery along rr3.5 countless times per year. The increase in traffic alone is of great concern to me not to mention the draw on the water aquifer and the disposal of all the human waste created by a development of this size.

Dave Johnson

December 14, 2020

Rocky View County

Attn: Subdivision & Development Appeal Board (the "Board")

Dear Board Members;

Re: File 08731001 PRDP 20185188/ SE-31-28-03-W5M
Electronic Appeal Hearing Dec. 17, 2020 at 9:00am

We live and farm on the N1/2- 13-28-4-W5M. We are roughly 2 ½ miles SW of the proposed development.

We are expressing our **strong objection** to the subject proposed development for these reasons:

1. The hydrogeological affects on the water aquifer.

Has a detailed assessment been completed by a qualified professional Hydrogeologist? If this development affects our water supply this would be detrimental to our quality of life now and in the future generations.

2. Waste and wastewater treatment/handling.

The volume of waste and wastewater could be detrimental to the area and water aquifer.

3. Increased traffic.

Access to this location could be from Highway 574 which is an unpaved, poorly maintained, washboard, secondary highway. In my option this highway in its present state could not safely accommodate the volume of traffic this development would bring to the area.

4. Risk of fire would increase.

Risk of fire would increase with 81 fire pits. The nearest permanently staffed fire department is in Cochrane which is at least 1/2 hour away.

5. Aesthetics

The aesthetics of this “themed development” is not conducive to this rural agricultural area!

Sincerely,

Tracey Verner

Brent Verner

Tracey and Brent Verner

ROCKY VIEW COUNTY

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

ATTENTION: SUB-DIVISION AND DEVELOPMENT APPEAL BOARD

Re: File 08731001 PRDP20185188 (Chinook Ridge Castle and RV Park)

We are the landowners and reside on NE-14-28-04-W5M where we produce hay and raise horses. We are located four miles from the proposed development.

We are **opposed** to the proposed development at SE-31-28-03-W5M (Chinook Ridge Castle and RV park) for the following reasons:

1. A development of this nature is not an appropriate land use in what is a primarily agricultural area.
2. There is an existing golf course and RV campground (Beaver Dam Golf Course and RV Resort) adjacent to an existing community hall (Madden) which is available to the public and is less than 6 miles from the proponent's location. It is questionable as to whether two very similar recreational operations are necessary in such close proximity to each other.
3. As part of our farm operation we perform custom farming activities for farms in the area. We regularly move large, slow-moving farm equipment along Highway 574 in the spring, summer and early fall months. Additional traffic resulting from the proponent's development may lead to increased hazards and potential for highway traffic accidents.

We appreciate the opportunity to express our concerns and will closely follow the outcome of the upcoming hearing.



Howard and Barbara Jo Lutley

282241 Range Rd 41, Rocky View County, AB T4C 2W6

December 14, 2020

December 14, 2020

RE: File #: 08731001 PRDP20185188

Dear Members:

We (Peter & Velma Jokinen) live directly across the road from the proposed large-scale development of Chinook Ridge. Our Legal land description is **SW 32 28 3 W5**. We are long term tenants of Maxine McArthur; coming up 9 years. We moved out to the property to live in a quiet rural atmosphere, to avoid the hum drum of city living, to enjoy our animals and the resident wildlife. We have horses, dogs and cats.

We are opposed to the large-scale development for several reasons:

- Our home is approx. 100 meters from the road that separates us
 - Would be looking directly at the proposed campground and event centre
- Increased traffic volume, traffic noise, traffic safety
 - Constant dust in the air from traffic
 - Risk of smokers throwing out their butts and causing grass fires
 - Increase garbage along road
 - Need for road maintenance
- Loss of privacy
 - Living room picture window faces the road
 - Our bedroom faces the road
 - Tourists exploring and trespassing
- Loss of quiet enjoyment on our own place
 - Resident moose and deer would be frightened away, we watch them out of our living room window
- Concerned about the effect of the aquifer
 - Large water usage affecting the water supply
- Party noise
 - Noise level would increase from campers, event centre guests and sport field users
 - Our bedroom is facing the proposed property – we are early to bed and early to rise people, working professionals
- Environmental Effects
 - Excessive smoke from campfires – wind blows hard in our direction, mostly from the west/north west
 - Fire Hazards – risk of grass fires, etc.
 - Excessive garbage along roads

- Excessive garbage in our yard – wind blows hard in our direction, mostly from the west/north west
- Our property will be exposed to crimes of opportunity with transient population increase
 - Risk of gates being opened to visit our horses or just to be mischievous
 - Possible theft of property
 - Graffiti on out buildings, etc. (already dealing with graffiti on extended portion of property)

Chloe's website suggests the development would attract more birds and wildlife...more people means less birds and wildlife as the human presence and noise level would increase frightening them away. The site also mentions improved air quality...not sure how 81 possible campfires at a time would improve the air quality.

We share Chloe's passion for family and their great outdoor experiences together, but not in the location she is proposing as it effects too many elements that are already in place.

Living as close to the proposed property as we do, our privacy and quiet living as we have been enjoying for several years would come to a halt. As a result, Maxine would lose us as tenants as we would want to move to a quieter location.

Thank you for taking the time to review our concerns and for taking them into consideration!

Kind regards,

Peter & Velma Jokinen

RHONDA RHYS-DOERING

██████████
██████████
December 15, 2020

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

Attention: Rocky View County Subdivision and Development Appeal Board

**Re: Electronic hearing December 17, 2020 wrt 285049 Range Road 35 SE-31-28-03-W5M;
Application PRDP20185188 (Chloe Cartwright)**

TAKE NOTICE that as a landowner of the adjacent property (NW-31-28-03-W5M) of the above-mentioned property, I am in support of the appeal as submitted by **Maxine McArthur, Patrick & Karen Singer, and Elaine Watson**, against the granting of a development permit to **Chloe Cartwright**.

I oppose the development of a campground (81 RV stalls) and tourism uses/facilities (recreational), the construction of a tourist building including accommodation units that is compatible with available servicing (16 rooms), and the relaxation of the maximum building height, for the following reasons:

- Increased pollution (not only contaminants to water, soil, and air, but also light and noise pollution). The combined effect of these would have a devastating effect on the otherwise near-pristine environment
- Detrimental effects of the proposed development on wildlife and natural habitat
- Negative impact on level of the water table – due to high usage and constant demand by tourists
- Increased road wear and tear affecting local residents
- Increase of property taxes to local landowners, for maintenance of roads due to increased traffic

Regards,

Rhonda Rhys-Doering, BSc., CLL., ~~CIMT.~~

.....

R. Jean Bales



December 16, 2020

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

Attention: Rocky View County Subdivision and Development Appeal Board

**Re: Electronic hearing December 17, 2020 wrt 285049 Range Road 35 SE-31-28-03-W5M;
Application PRDP20185188 (Chloe Cartwright)**

TAKE NOTICE that as a landowner of the adjacent property (NW-31-28-03-W5M) of the above-mentioned property, I am in support of the appeal as submitted by **Maxine McArthur, Patrick & Karen Singer, and Elaine Watson**, against the granting of a development permit to **Chloe Cartwright**.

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- Increased road wear and tear affecting local residents
- Increase of property taxes to local landowners, for maintenance of roads due to increased traffic

Regards,

R. Jean Bales