

From: [REDACTED]
To: [PAA_SDAB](#)
Subject: [EXTERNAL] - Request to Speak at Electronic Hearing Tomorrow - File 06517005
Date: Tuesday, December 22, 2020 8:02:23 AM
Attachments: [image001.png](#)
[Fw Concerns Regarding Application Number PL20190055.msg](#)

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Hello,

As an affected party who has opposed the development permit application since the start, I would like to sign up to speak at the board hearing tomorrow, December 23, 2020.

I will reiterate our original concerns regarding this development, as nothing has changed in regards to why we do not want this development next to us. I have attached my original email expressing our reasons for opposing the development, and I will be expecting the board to address these concerns tomorrow as no communication has been received to date.

Thank you for your assistance,

Tracy & Brian Clark

Tracy Clark

Global Director of Marketing

Alta Genetics

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1-263090, RR 11

Rocky View County, AB T4B 2T3



From: [REDACTED]
To: [REDACTED]
Subject: Fw: Concerns Regarding Application Number PL20190055
Date: Tuesday, December 22, 2020 7:59:14 AM

From: Tracy Clark
Sent: June 12, 2019 11:11 AM
To: xdeng@rockyview.ca
Subject: Concerns Regarding Application Number PL20190055

Hello Xin,

I am contacting you in regards to a letter we have received about **Application Number PL20190055, File 06517005**. Both myself and my father (Brian Johnston) have received this notification and I am replying to express concern on both of our parts. My father owns the quarter section immediately adjacent to the proposed re-designation and my family is on an acreage within that same quarter.

We have serious concerns regarding this application for re-designation of land use for the following reasons:

1) **Road Access.** Range Road 14 is a poor quality gravel road that is not currently well maintained. We continually struggle with overuse of this road due to the existing business (Canine Agility Centre) and the traffic generated by the encroaching communities of Calgary and Airdrie. The very high high levels of traffic coming from both north (Airdrie) and south (Calgary) make travelling on RR14 unsafe as the city drivers do not know how to drive on gravel roads. They drive too fast and in the middle of the road because there are no road markings - I have been forced into the ditch more than once to avoid a collision. Additionally, the dust generated by the traffic is impacting our quality of life and health. Lastly, the actual road structure of RR 14 is not sufficient for the high levels of traffic that are currently using it (soft spots, washboard, etc) - adding another business on the road will definitely worsen the situation we are already struggling with. If this application is approved by the county we would expect that Range Road 14 would need to be properly paved from Yankee Valley Road all the way south to 566. It is important to recognize that traffic comes from both the north (Airdrie area) and south (Calgary).

2) **Water Access.** Our home is on a water well and we are very concerned about the additional strain on the water table that a business like a driving range will cause. The water table in our area is very shallow and fluctuates widely - when any of the surrounding neighbors or farms uses too much water we already see a drop in water pressure/supply that is very concerning.

If a driving range that perhaps requires irrigation where to utilize the same aquifer we are concerned we will lose the water supply to our house and livestock facilities. And as our home and livestock operation is pre-existing to this proposed business it is my understanding that we have priority with regards to water access and supply. I know there is a dam on the property in question but it is important to note that dam is fed by the same springs and aquifer that supply water to all the surrounding pre-existing homes and farms. Increased pressure on the dam will surely impact the water table in a negative manner. The obvious solution here is that if this driving range is approved the requirement must be that the Rocky View Water Coop be brought to the property and the driving range uses that as their water source.

3) **Safety & Security**. As we have already learned from the encroaching communities of Calgary and Airdrie, with increased population comes increased crime. By driving more traffic to the area we are concerned about the safety of ourselves and our home. We have already had to incur personal costs to try to protect our home by installing an expensive driveway gate after increased break-ins in the area. With a new business on RR14 that will lead to more traffic, we will need increased RCMP patrols and regular presence to deter criminal activity.

4) **Quality of Life & Preservation of Lifestyle**. We have invested in a rural lifestyle because we prefer the peace and quiet of country living. Our family has farmed in this area for generations. Establishing our home and farm operation has been at considerable expense, and the introduction of a commercial business into our neighborhood is of great concern to us. We feel very strongly that the presence of this business will negatively impact our existing lifestyle, neighborhood and community. We are concerned that attracting people unaccustomed to farming will raise concerns around our business operations - whether that be the safety of our livestock or the cropping practices that we employ on our land (fertilizer & chemical application, etc). We also do not want the additional traffic and people in our community as it will be disruptive to our farming operation and way of life. In our opinion, urban commercial business/leisure activity is not compatible with the current Farmstead District designation and we strongly oppose the re-designation of this land use.

Thank you for the opportunity to express our concerns regarding the re-designation of this land use. In summary, for the reasons above we strongly oppose this re-designation of land use. If you require further comment, clarification or discussion regarding this matter please contact me at [REDACTED]

Tracy Clark
263101 Range Road 14
Rocky View County, AB