



SIMPSON RANCHING LIMITED

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April 8, 2022

Via email: xdeng@rockyview.ca

Planning and Development Services
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Xin Deng

File: 07923023

Applicant: Kenneth & Theresa Ann Hagel- PL20210146

In response to Rocky View County's (RVC) letter dated March 28, 2022 to Simpson Ranching Limited (SRL) for the above noted application please accept this letter as SRL's objection to this application at this time until our concerns have been addressed formally.

SRL operates a large agricultural operation in the Grand Valley and SRL intends to do so for many years to come. SRL is opposed to further subdivision in this area with the limited information provided by RVC and the applicant, specifically without knowledge of a community engagement process, which SRL believes is a requirement.

The proposed application (if approved) has the ability to increase vehicular traffic and the increase of future residents that could interfere with SRL's agricultural operations in the form of trespassing. This is an ongoing issue that affects SRL's agriculture day to day operations.

SRL is of the understanding that this is a subdivision for a single parcel of a larger parcel and very similar to numerous type subdivision applications. In the past (when approved) These developments/projects pave the way to further subdivisions to smaller parcels as it allowed under the current bylaw without any consideration of a local plan or technical reports. It is SRL's understanding a single access point for this subdivision is proposed and will be required under the approval conditions of this application. Please confirm.

The creek that is located on the applicants property is a tributary to Grand Valley Creek. Grand Valley Creek is essential to providing water for both irrigation and feed for a herd of approximately 1,000 head of cattle. SRL has a water license with the provincial government that allows the use of this water per the license agreement for SRL's agricultural use.



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In an effort to support this application, SRL requires the applicant to clearly demonstrate via a Storm Water Management Report that post development flows will be the same as pre-development flows. New development always affects impervious volumes with the addition of driveways and houses.

It is essential that RVC tasks the applicant to provide this information to ensure SRL's operation downstream is not affected.

Should you have any questions please feel free to reach out to me at your earliest convenience.

Respectfully submitted,

SIMPSON RANCHING LIMITED

J Luke Simpson
Vice President

April 7th, 2022

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Attn: Xin Deng, or file manager

Dear Madam/Sir,

Re: File Number: 07923023,
Application Number: PL20210146 (Hagel), Grand Valley Road

We are hereby replying to the proposed re-designation from Agriculture, General District (A-GEN) to Agricultural, Small District (A-SMLp7.3), Small District (A-SMLp8.1) and a proposed subdivision. Our comments are as follows:

- We are not aware of any area structure plan for the area. The lack thereof further fractures the land use in this area.
- The captioned site has substantial limitations because of slope, and a creek that flows South.
- An additional parcel would require an extra access, which along Grand Valley Road is dangerous as we are surrounded by large ranching operations and must use heavy equipment and trucks.
- Visibility is poor for access and egress as the proposed subdivision is just below a rise in the road to the North.
- The additional subdivision is not compatible with the existing uses of livestock.
- As you may be aware, we frequently have acreage and agricultural conflicts. These include but are not limited to, loose dogs that have been known to kill calves, damaged fences or not honoring fences.

While not directly relevant, additional yard lights are disruptive and disorienting to birds and wildlife.

As a result of the above we strongly object to the proposed re-designation and further subdivision in this area.

We are using the Grand Valley location (Tri M Ranching) for our breeding stock. Our main ranching operation is in Mountain View County.

Please feel free to contact us for further comments/discussion.

Sincerely Yours,

M.R. Betz

Owner of 273114 Grand Valley Road
And Tri M Ranching
Tel: 403-277-6155

Mailing: PO Box 825
Cochrane, AB T4C 1A9

From: [REDACTED]
To: [Xin Deng](#)
Subject: [EXTERNAL] - File#07923023 -Application #PL20210146
Date: April 18, 2022 8:24:28 AM

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

Morning,

We would like to state our disapproval of the proposed subdivision of the neighbours 40 acres. One of the main reasons we don't want this to happen, is it would have a negative impact on our privacy, being in the field directly north of our residence. Also affecting our quality of life, and property value. We are also concerned with where and how, both septic and a road to the properties, they would plan on building, would be situated. Especially with Colbeck stream, flowing at the base of their property, off Grand Valley road.

Could you please let us know when the hearing takes place, and where it will be. Is it open for those of interest to attend?

Thank you for your time.

Barbara O'Shea &
Diane Irwin

To Rocky View Council.

I have written to the Council before on this subject, a sub. division next door to me.

Noise and fencing are a concern. as I will be overlooked as their property slopes down to mine

The field they wish to build on was once a very high yield hay field year after year.

I also have a worry about my water source also will it be a problem to my sewer system?

Is it possible for them to build. N to S in their NE area.

In the past Rocky View have spent a great deal of the peoples money on blasting a Beaver dam. and only last year to put in a new road culvert on over property.

One of their reasons was for the wild life. I will leave my other reasons and questions until the Hearing.

B.h.O'Shea.

From: [REDACTED]
To: [Xin Deng](#)
Subject: [EXTERNAL] - Re Redesignation Application : File Number 07923023; Application Number PL20210146
Date: April 12, 2022 1:09:41 AM

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

Dear Xin Deng

Please find my following letter concerning the above application. Thank you for your attention to this matter.

Gail Stevenson

Re: Redesignation Application

File Number **PL02010146;**

Application number **07923023**

As a Rocky View taxpayer for over 40 years—30 yrs at present location—who resides in the immediate vicinity of the land subject to this application I would like to express my lack of support for and concerns regarding this application while noting that past applications have not been approved. Also, of note is that I have a clear view of the east end of the 18 acre lot where I have been advised that a residence could be constructed—a building site which is conducive to the privacy of the present owners but not to myself or the landowner on the adjacent southern property line.

I understand change is a constant and that is how I ended up at my present location after fleeing a 20 acre home in the Bearspaw area on a road where subdivision only became rampant after the first 4 acre subdivision. I thought and hoped that the beautiful Grand Valley/Wildcat Hills area would be a safe refuge.

A **few** of my concerns should the application be approved include:

- 1) The fragmentation of agricultural land specifically the mainly treeless, arable, hayfield which covers most of the south parcel and, even though the present owners have chosen not to maintain it, it was highly productive and can be again.
- 2) The decline in quality of life including increased noise, animals not contained on their owner's property (eg. "outside dogs") increased traffic, etc.
- 3) Deleterious impact on wildlife; water wells/septic, alluvial aquifers in the area particularly given that there is a stream on the west side of the subject property.
- 4) Approval of this application will open the floodgates for future subdivision as evidenced by those in agreement with this application.

Furthermore, although I'm a single senior, who would love to have one of my children build a home on my land, I am not prepared to rip a piece out to make this happen. This is because the mainly ranching area existing on the Grand Valley Road (for 15 km north of Highway 1A Highway) has been a pristine area enjoyed by wildlife, residents, and area visitors for many years. It is disheartening to think that this could end.

To paraphrase a previous neighbor: land continues to be chopped apart but no one cares to meld pieces together. Why can't the legacy of this Council be that development was kept to higher density Rocky View County areas while leaving a little bit of less developed Alberta for all of us to enjoy.

Thank you for this opportunity to voice my opinion.

Sincerely

Gail Stevenson (NW 14-27-5-W5)