

Grand Valley Landowners' Association (GVLA)

c/o Joanne Willis Box 1366, Cochrane AB T4C 1B3 403 932-5171

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

Attn: Planning and Development Services

RE: Application PL202110010 Division 9
Proposed Road Closure of Range Road 53 south of Grand Valley Road

The Grand Valley Landowners' Association, (GVLA) since 1995, is a registered not-for-profit association incorporated under and acting within the regulations of the Societies Act of the Province of Alberta to promote and maintain a rural foothills lifestyle deemed both desirable and appropriate by the membership. The GVLA currently represents the interests of members who own or lease land in the Grand Valley Road Area primarily within Townships 27 & 28 in Range 5 W5M (Division 9).

The executive committee of the GVLA conducted a membership poll asking the members if they were in support, indifferent or against the road allowance closure as noted in the RVC letter to adjacent landowners dated Tuesday, February 16, 2021. The response received to date from just under 50% of the membership was six (6) support, eight (8) against and three (3) indifferent. Note that Dan Jalbert, one of the two listed applicants, is on the GVLA executive committee and a statement by Dan was included in the information sent out in the membership poll.

We will be working on a presentation for the Public Hearing, presuming there will be a Public Notice and a Public Hearing.

Grand Valley Landowners' Association Executive

Jim Chmilar – Chair
54160-Township Road 282A
Rocky View County, Ab, T4C 2W1

Cc: GVLA Executive and General Membership

From: [Richard Harding](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - B:YLAW C-8139-2021
Date: September 1, 2022 1:37:11 PM

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

Rocky View County
Legislative and Intergovernmental Services

Dear Sirs/Madams

I am a co-owner with my sister of that portion of SW-10-28-05-05 on the East side of the Grand Valley Road. Our land touches on the intersection at the North end of the road allowance proposed to be closed by the subject bylaw and consolidated into the adjacent private properties. I am opposed to the passing of this bylaw.

Prior to 1975, my mother was the owner of the full quarter section SW-10-28-05-05 including the parcels on the East side of the subject road allowance which would benefit from this Bylaw. When she was the owner, she made the same application to close this road allowance, and to consolidate it into her land. Her application was rejected by the Municipal District of Rockyview, as it then was, as this closure would block foot and horse traffic in connecting to and travelling on the road allowance to the South of the portion sought to be closed, and freedom of movement was to be preserved and valued.

I believe the reasons for rejecting the application at that time continue to be even more valid today. Subsequent subdivisions have served to substantially increase the population in the area and limit the size of the private holdings upon which owners are free to move. It is even more important now to preserve the ability of this greater population to benefit from the ability to travel by foot or horse freely throughout the area especially where this can occur in natural surroundings free from the ever increasing vehicle traffic. This road allowance allows such travel connecting with public road allowances to the South. Closing the road allowance and turning it into private land blocks this access forever, making any use of the land a trespass. The current use enables foot and horse traffic to travel on public undeveloped land away from vehicle traffic, and connect with lightly used public road allowances to the South. This is a valuable resource available to the many small holdings in the area.

The trend of ever increasing population density in this area means that a time may come when the County would seek a means of facilitating more direct vehicle traffic to the South, and avoid the existing need of a mile detour to the East, and a mile back again using the existing Grand Valley Road. With future population growth, should the county ever wish to develop a more direct vehicle connection to the South, passing this bylaw would put the county in the position of having to expropriate land, causing more disruption and expense. Leaving the existing road allowance as is, preserves an existing benefit to all the area population, and preserves options for the future. Closing the road allowance ends an immediate opportunity for all and limits options for the County forever.

I ask the council to not pass the subject bylaw.

Richard M. Harding

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Oksana Newmen
Planning and Development Services
Rocky View County

Re: Application Number: PL20210010 Division: 9

March 9, 2021

Oksana;

I am **opposed** to the application for a Road Closure for Consolidation pertaining to the above Application Number.

In 2019, I stood in front of Rocky View Councilors and gave a presentation regarding an application to redesignate by the Calgary Archers Club. During this presentation, I objected to the closure by gating of a road allowance. I believe that road allowances are public land and should remain so. I also believe that precedence has been set by the refusal of the application in 2019.

It is objectionable for two landowners to declare safety rules after purchasing land adjacent to a known road allowance.

This road allowance needs to remain open for the community and the future development of the area.

Thank you for your time and consideration,
Janice Letwin
54168 Twp Rd 282A
Rocky View County Division 9

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

February 25, 2021

Re: Application # PL20210010
Closure & Consolidation of Road Allowance

We are writing in OPPOSITION to the above application to permanently close and sell, a portion of the Road Allowance Right of Way south of Grand Valley Rd. @ RR #53.

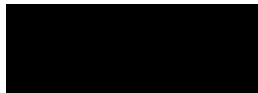
My family and many other past & present residents of this area, use this and other local Public Road Allowances to hike, snow-shoe, x-country ski, ride horses, bird & animal watch etc.

Road allowances are Provincial Public Lands, which we all have a legal right to use and enjoy, not just those that border these Right of Ways.

I guarantee most of the user's of this particular Right of Way are unaware of this application, as was I till informed by a neighbor. Rocky View does its Residents a disservice by not Publicly Posting such applications.

Yours Truly;

Cliff & Lona MacRae
280255 Range Rd. #54
Rocky View County, AB.



Oksana Newmen
Planning and Development Services
Rocky View County

Re: Application Number: PL20210010 Division: 9

March 9, 2021

Oksana;

I am **opposed** to the application for a Road Closure for Consolidation pertaining to the above Application Number.

These land owners made the decision to live beside a road allowance when they purchased their properties years ago. Letting this go through would open the flood gates for wealthy land owners across the county.

Leonard Smook
54168 Twp Rd 282A
Rocky View County Division 9

Feb. 25th, 2021

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

Dear Rocky View Council

Re: Application Number PL20210010

I am writing to express my objection to the proposed closure of the south side of the road allowance on range road 53.

First I see no logical reason to close the road allowance. All three of the land parcels involved have extensive legal access along the Grand Valley Road. If the argument is for security, let me point out that any break ins in the past have occurred through the front gate.

Second, the road allowance is used extensively by hikers and bird watchers. While I am not much of a bird watcher I believe the public has a right to access public land. Road allowances were prescribed in this province to ensure legal access to everyone not just to the people on either side.

Third, to the south and west on the next road allowance there is a half section of conservation land donated to the province specifically for public use. Any restriction to this area is in my opinion is not warranted.

Cumana Geoconsulting Inc.

Address: SE ¼ 9-28-5-5, Plan: 0914481, Bloc 2 Lot1



Planning & Development Services
Rocky View County
262075 Rocky View Point
Rocky View, Alberta
T4A 0X2
March 6, 2021



Re: Application # PL20210010
Closure & Consolidation of Road Allowance

I am writing to oppose the above application to permanently close and sell, a portion of the Road Allowance Right of Way south of Grand Valley Rd. @ RR #53.

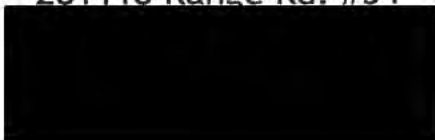
I and other residents of this area, use this and other local Public Road Allowances to hike, snow-shoe, x-country ski, ride horses, bird & animal watch etc.

Road allowances are Provincial Public Lands, which we all have a legal right to use and enjoy, not just those that border these Right of Ways.

Respectfully

A handwritten signature in black ink, appearing to read "Anne M Mahoney".

Anne M Mahoney
281118 Range Rd. #54



March 8, 2021

██
Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

RE: Application Number PL20210010

To: Oksana Newmen

I wish to record my support for the Road Closure of RR53 between SE-9-28-5W5M and SW-10-28-5W5M and consolidation of the land equally between the east and west parcels.

The Grand Valley area is unique, being fairly close to Cochrane but maintaining a very rural nature. Most of the land in the area has remained unchanged in the last few decades. We purchased our property for the sole purpose of raising a family in a nice quiet rural setting. Noted below are a few of the reasons we love this community:

- Peace and tranquility - calm mornings on the deck and starry nights around the campfire
- Visual perfection – from most of our property you cannot see the neighbour's houses
- Wildlife – deer, moose, owls, foxes, coyotes, bears, and cougars
- Strong sense of community with a healthy dose of privacy
- My children can enjoy the fresh air and open spaces in peace

Similar to the reasons the community opposed the Calgary Archers Club moving into the community (PL20170160), my main reasons for supporting the closure of the road allowance are for the safety and security of both properties as well as protecting the natural environment, wildlife habitat and the rural lifestyle of the community.

Safety

I have young children, as do the owners of the east parcel. During hunting season, we have witnessed hunters travelling the road allowance. This poses concern as you cannot see the houses from the road allowance and that may pose additional risk to our children playing outside. We have had incidents of hunters not abiding by the hunting laws in the past. Specifically, on November 29, 2019, multiple hunters were shooting from Grand Valley Road after dusk in front of our west parcel. Conservation officers were called and the hunters were charged with trespassing on the property NE9-28-5W5M.

Our neighbours have had similar incidents near Pine Meadow Lane despite houses being very visible and close to the road in those circumstances.

Closing the road allowance will at least reduce the risks to our family by keeping the hunters away from the sides of our properties.

Security

Bird watching is a popular activity in the area and it is quite common to see random vehicles with photographers enjoying the wildlife abundant in our neighborhood. An increase in suspicious vehicle traffic in the neighbourhood is attributed to individuals claiming to be bird watching but exhibiting erratic behaviour when questioned about their activities. In addition, due to COVID-19 individuals are trying to find more areas to explore. It is our observation that these factors are leading to a rise in vehicular traffic in the area as well as a growth in rural crime in the area.

Specific examples include the following:

- On January 18, 2021, RCMP responded to a stolen vehicle and repeat offender just north of our property on NW10-28-5W5M.

- During the period January 16-18, 2021 there were complaints on our community Facebook page of multiple vehicles parked at odd hours and overnight on gravel roads just northwest of us. The RCMP were called and the occupants claimed to be birdwatchers. No charges were laid.

- On March 17, 2020, a local resident made a post on our community Facebook page regarding birdwatchers being yelled at on Grand Valley Road as some birdwatchers were not respecting nature or private property. Concerns were noted for Grand Valley Road in front of properties located at SE9-28-5W5M (from the RR53 north turn off and continuing west).

- On June 18, 2019, a local resident posted that a vehicle had been stolen from neighbour's property at SW16-28-5W5M. Access to their property is just west of us on Grand Valley Road. RCMP were notified. Vehicle was later located but unusable.

- On March 19, 2019, a local resident posted to be on the look out for two white vans that were being allegedly being used in some local break and enters.

- On August 12, 2018, a local resident posted in our community Facebook page that their neighbour's property had individuals enter their yard at 4:00am and were trying to enter their shop. RCMP were notified.

- In July 2018, multiple RCMP cars were in the area after a neighbour's gate had been attempted to be removed and a later break and enter occurred. This incident resulted in the suspects fleeing down lease roads in the area and an armed standoff. The suspects were eventually caught that day.

- In August 2016, a million-dollar theft occurred on the south end of Grand Valley Road.

Given this road allowance is currently open, we cannot stop anyone from wandering and exploring between the east and west parcels and that causes anguish to both owners. The east parcel was broken into several times prior to the current owners purchasing the property, the most recent time was July 2018.

When we purchased the property, we did not have a gate installed at the driveway. After having many random vehicles driving into our property, we chose to install a gate at the property to enhance our security. Given the rise in rural crime, it is now common for most properties in the community to now

have gates, including the owners of the east parcel. This leaves exposure to the two properties from the current road allowance.

Access

Residents in the community have land, access to many gravel roads, and crown land to enjoy outdoor activities including horseback riding, walking, cross-country skiing, and snow shoeing. This undeveloped road allowance connects from Grand Valley Road to TWP Road 280 to the south. Access to NE4-28-9W5 is currently via TWP 280. During most times of the year, the undeveloped road allowance is impassable due to wetlands at the SE corner of S9 / SW 10 junction. Additionally, the road allowance does not provide access to crown lands such that a closure would not block access to crown lands or other public areas for recreational or agricultural means. Because of this, we feel that there is no need for the public to be accessing the few acres that are between these two parcels.

We are aware that the road allowance is used by a few locals who ride their horses or cross-country ski down the allowance. We have no issues in continuing to provide access to local community members to permit their continued use and enjoyment of the road allowance. We have communicated this intention to the Grand Valley Landowner's Association.

Alignment with Rocky View County Plan and Grand Valley Landowners Association Goals

The request to close the road allowance is in alignment with the Rocky View County Plan and Grand Valley Landowners Association (GVLA) goals.

According to the Rocky View County Plan, the County will "support the development and retention of well-designed rural communities and develop and operate in a manner that maintains or improves the quality of the environment". By closing the road allowance between the east and west parcels we are not only protecting the quality of the environment, but also providing the property owners increased security and safety protection by limiting the access and use of the land between the two properties.

The GVLA was formed by landowners and residents of the Grand Valley area "to promote and maintain rural foothills lifestyle deemed desirable and appropriate by the membership. We believe that we must maintain a predominantly rural atmosphere by ensuring residential uses remain secondary in importance to existing agricultural and rural developments. We believe that we must now consider new development only if it will ensure the continuation of low-density residential uses and only if it is compatible with existing land uses. The GVLA currently represents the interests of members who own or lease land in the Grand Valley Road area primarily within Townships 27 & 28 in Range 5 W5M (Division 9)" – brochure attached. "The Association's main goal is to oppose the indiscriminate and piecemeal subdivision of lands in the community. The goals of the GVLA are to protect and preserve the natural environment including wildlife, air, water quality and natural landscapes".

The application to close RR53 between the two parcels noted above supports both the Rocky View County Plan and the GVLA's goals including:


- protecting predominantly rural atmosphere of the community
- protecting the community from a piecemeal subdivision; in fact, if successful we will be increasing the size of acreage for both the east and west parcels.

- protecting plus or minus 4 acres of land within the community from environmental damage due to unauthorized access
- ensuring the continuation of low-density residential use by increasing the acreage of both parcels
- reducing the chance of future development by consolidation of the land adjacent to the landowners
- in addition, providing both property owners enhanced security and protection of their properties as well as increasing the safety and protection of children playing on the properties.

Therefore, I support the road closure application and consolidation of lands and urge Rocky View Council to approve the application in order to enhance safety and security of the two properties while protecting the quality of the natural environment, wildlife habitat and the rural lifestyle of the community.

If you have any questions or require any additional information please let me know. I can be reached at [REDACTED] or via phone at [REDACTED]

Sincerely,



Nicola Veasey-Jalbert

Letter Of Support for Road Closure Application PL20210010

I have spoken with Ted Ammirati in regards to closing a portion of road located SE-9-28-5 W5M and SW -10-28-5W5M.

I understand the rational behind it and fully support this application.

Land Owner Name Ohmar Setzer

Address 280021 - Range Road 53
Rocky View County, AB

Signature OH Setzer

Date April 26, 2022

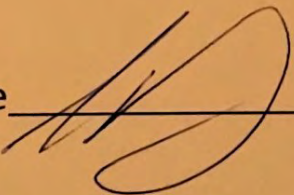
Letter Of Support for Road Closure Application PL20210010

I have spoken with Ted Ammirati in regards to closing a portion of road located SE-9-28-5 W5M and SW -10-28-5W5M.

I understand the rational behind it and fully support this application.

Land Owner Name Joel Kelly

Address 280239 Rge Rd 54

Signature 

Date April 22/22

Letter Of Support for Road Closure Application PL20210010

I have spoken with Ted Ammirati in regards to closing a portion of road located SE-9-28-5 W5M and SW -10-28-5W5M.

I understand the rational behind it and fully support this application.

Land Owner Name Clint Sykes

Address 52124 Grand Valley Road

Signature Clint Sykes

Date Apr. 23 / 22

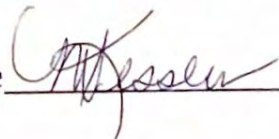
Letter Of Support for Road Closure Application PL20210010

I have spoken with Ted Ammirati in regards to closing a portion of road located SE-9-28-5 W5M and SW -10-28-5W5M.

I understand the rational behind it and fully support this application.

Land Owner Name Stefan & Margaret Kessler

Address 52175 Grand Valley Rd.

Signature 

Date April 23/22

Letter Of Support for Road Closure Application PL20210010

I have spoken with Ted Ammirati in regards to closing a portion of road located SE-9-28-5 W5M and SW -10-28-5W5M.

I understand the rational behind it and fully support this application.

Land Owner Name WILLIAM TERENCE (TERRY) BRYANT
LAND: NE 1/4 SEC 4-28-5-W5M

Address

Signature Terry Bryant

Date April 22 2022

Letter Of Support for Road Closure Application PL20210010

I have spoken with Ted Ammirati in regards to closing a portion of road located SE-9-28-5 W5M and SW -10-28-5W5M.

I understand the rational behind it and fully support this application.

Land Owner Name Alf & Elaine Kessle

Address 52177 Grand Valley Road

Signature Alf Kessle

Date April 25 / 2022

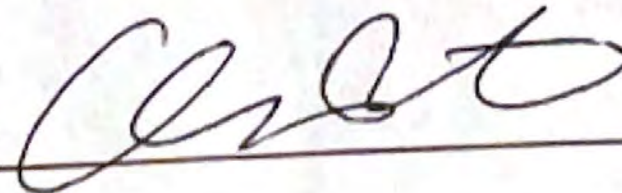
Letter Of Support for Road Closure Application PL20210010

I have spoken with Ted Ammirati in regards to closing a portion of road located SE-9-28-5 W5M and SW -10-28-5W5M.

I understand the rational behind it and fully support this application.

Land Owner Name CHRIS REITSMAN

Address 28026

Signature 

Date April 25 2022

From: [Jacqueline Brink](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - Planning and Development Services Rocky View County- Application Number PL20210010
Date: September 14, 2022 5:10:43 PM

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

Good afternoon, Rocky View Council

I am writing to express my objection to the proposed closure of the south side of the Road Allowance on Range Road 53.

I disagree with the sale of public access lands. This road allowance is gated already, and really just seems to me that the neighboring parcels want to increase their property. As a community member, avid hiker, biker and horse owner. I believe the public has the right to access public land, and to enjoy the wildlife that inhabit it.

Sincerely
Jacqueline Brink
53097 Grand Valley Road
Rocky View County, T4C 2W1
Sent from [Mail](#) for Windows