

From: [Legislative Officers](#)
To: [Linda Meyer](#)
Cc: [Legislative Officers](#); [Division 6, Sunny Samra](#); [Dinal Manawadu](#)
Subject: RE: Bylaw C-8526-2024 application - PL20210161
Date: Tuesday, April 2, 2024 8:51:59 AM

Hello,

Thank you for your comments on the proposed bylaw. They will be included in the agenda for Council's consideration.

Regarding your questions about land designations, I have Cc'd my colleague, Dinal, in this email reply so that he may provide you with a detailed response as a subject matter expert.

Thank you,

LEGISLATIVE OFFICERS

Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

legislativeofficers@rockyview.ca | www.rockyview.ca

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From: Linda Meyer [REDACTED] >
Sent: Monday, April 1, 2024 10:12 PM
To: Legislative Services <LegislativeServices@rockyview.ca>; Division 6, Sunny Samra <ssamra@rockyview.ca>
Subject: Fwd: Bylaw C-8526-2024 application

The email address for Dinal Manawadu appears to be unused or incorrect

On the March 22, 2024 letter it has

danawadu@rockyview.ca

But this email address doesn't go through

To Rocky View Legislative Services:

I have received a letter of notification that my neighbour across the road has applied to redesignate his land from agriculture A-SML to Business Live Work. B-LWK.

My land designation is: NE 22-23-28W4

I am wondering why business live work is now allowed on the east side of this Range Road 282 when in 2022 my application PL20210188 was refused based on the apparent stopping of using the B-LWK designation.

From my understanding the purpose of B-LWK was still for primary residence and 50% usage for the business. On that property's "second residence" which is no longer farm help, and no subdivision has been done, there have been times when over 12 semi trucks have been parked there.

Not only this property on the east side of Range Road 282 but all along the east side of Range road 282 the properties are being used for light industrial.

What is the number of large semi trucks allowed in a light industrial B-LWK designation? What are the hours the businesses are allowed to operate? How many commercial flood lights can they shine into their storage yards and our bedrooms?

Of note, this road has become very busy, noisy, full of potholes and in summer very dusty. Traffic now goes 24 hours a day. Many of the drivers are not local and drive faster than the speed limit on this road.

I realize that my property is now in the proposed Prairie Gateway Economic Area but I would like Rocky View to consider us that have lived here for over 35 years and that our options have been deleted and yet we have to put up with our new neighbours getting to develop and change our area.

I would like to see what the permitted rules are for B-LWK. How much and what are these light industrial "residences" allowed

And

what are my options for development outside of agriculture now since you refuse to give B-LWK on the west side of Range Road 282?

Linda Meyer

233143 Range Road 282
Rocky View County, AB
T1X0H2



Sent from my iPhone

From: [Legislative Officers](#)
To: [Peter Wiebe](#)
Cc: [Dinal Manawadu](#); [Legislative Officers](#)
Subject: RE: Subject: Bylaw C-8526-2024-PL20210161 (03323013)
Date: Friday, April 5, 2024 8:54:22 AM

Hello,

We have received your letter and thank you for your comments on the proposed bylaw. They will be included in the agenda for Council's consideration.

Thank you,

LEGISLATIVE OFFICERS

Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

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From: Peter Wiebe <[REDACTED]>
Sent: Friday, April 5, 2024 8:45 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Fwd: Subject: Bylaw C-8526-2024-PL20210161 (03323013)

Please acknowledge receipt of this letter please.

Subject: Subject: Bylaw C-8526-2024-PL20210161 (03323013)

In regards to the following application correspondence we received from Rockyview County related to the Live / Work designation that was scheduled to be revisited due to present requirements being too broad without requiring actually living on site as we have seen on RR282 in the past.

What is the future Business use to be carried on at this property? (Porta Potty?)

We have no issue with property owners conducting business where they live although it must be specifically detailed and area residents being fully informed as to the type of business being applied for.

This application in its current form is far too vague and as such we cannot support the application,

Concerns also arise with the volume of commercial traffic attempting to enter and exit Glenmore trail from RR282 and RR283

Sincerely
Wiebe Family