

**From:** [Ryan Kuffler](#)  
**To:** [Reynold Caskey](#); [REDACTED]  
**Subject:** RE: [EXTERNAL] - 262075 Rocky View Point  
**Date:** Monday, September 27, 2021 9:41:19 PM

---

Hi Reynold,

After reading through the sections it looks like they have covered everything of concern. The only two points I have a concern on still is the following:

1) How will they be handling drainage for the development? Currently, our neighbours drain into that field and generally the water table is high in that area  
Section 3.5 in the conceptual scheme deals with stormwater management. There are 3 public utility lots (S-PUB on the maps) that are used for water holding along with a drainage channel along the western border of the proposal lands which are proposed to funnel water to the south to the creek area.

I agree this will handle water in that direct field and that is great, but my neighbors had special permission in the past that allowed them to pump into the agriculture land and with out that they would have had flooding. If they are denied that same privilege, I will 100% guarantee you will have 2 or 3 properties across from the NW corner of the new development that will be flooded come spring. Will they be allowing them to pump water into the new drainage system?

3) What would be the developers/developments responsibility if they were to effect ground/well water in neighbouring properties. This would during the building and afterwards once occupied. Any work that disrupts the conditions of the surrounding area will be the responsibility of the owner of the lands to rectify.

I am not sure if it is the owner of the new property or the existing property owners you are referring to. But to me this should fall on the developer to rectify. This would be similar to the case near Langdon where multiple neighbors of a development were impacted by ground work done by the developer ([Langdon well owners experience depleted water table - AirdrieToday.com](#)). Even though this was temporary or at least they made it sound like it, I fail to see how this would be a previous home owners issue and RVC should hold the developer liable for situations like this. If this was to happen we could be on the hook for a \$20,000-\$30,000 bill to either dig a new well hoping to hit water or join the water Co-op.

Thanks,

Ryan and Heather

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**From:** [RCaskey@rockyview.ca](mailto:RCaskey@rockyview.ca)  
**Sent:** Monday, September 27, 2021 9:38 AM

To: [REDACTED]  
Cc: [REDACTED]  
Subject: RE: [EXTERNAL] - 262075 Rocky View Point

Hi Heather and Ryan,

[Proposed-CS-Butte-Hills-East.pdf \(rockyview.ca\)](#)

I've pointed to the relevant sections in the conceptual scheme which was linked to in the circulation that you received. This is generally how the applicant is attempting to reconcile the proposal with the area and is subject to change throughout the process. At this moment the proposal is to redesignate the lands and adopt the conceptual scheme and comments from the public are helpful to the process. After you've looked through my responses, do include comments about any point you're concerned about (supportive or non-supportive) and write them in an email to me so I can include them in the package that is reviewed by Council.

Let me know if you have any other questions,

Regards,

**REYNOLD CASKEY, BAAS**

Planner | Planning and Development Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6320

[rcaskey@rockyview.ca](mailto:rcaskey@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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*Please see our website for more information and application processes: [www.rockyview.ca/building-planning](http://www.rockyview.ca/building-planning)*

-----Original Message-----

From: HEATHER KUFFLER [REDACTED]  
Sent: September 24, 2021 4:55 PM  
To: Reynold Caskey <RCaskey@rockyview.ca>  
Cc: Husband Kuffler [REDACTED]  
Subject: [EXTERNAL] - 262075 Rocky View Point

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Good afternoon Mr. Caskey,

We have a few questions/concerns about the above noted development.

1) How will they be handling drainage for the development? Currently, our neighbours drain into that field and generally the water table is high in that area

Section 3.5 in the conceptual scheme deals with stormwater management. There are 3 public utility lots (S-PUB on the maps) that are used for water holding along with a drainage channel along the western border of the proposal lands which are proposed to funnel water to the south to the creek area.

2) I am assuming all of these properties will be on septic/septic fields, how will this effect ground water in the area. My property is still using well water.

Section 3.4 of the conceptual scheme speaks to the potable water service that will be piped to all proposed dwellings, packaged sewage treatment systems are proposed for all parcels. During the process for review, there will be many studies required from the applicant which has already supplied a wastewater assessment report and an environmental assessment report. Further reports will be necessary to ensure that water, and waster are properly handled.

3) What would be the developers/developments responsibility if they were to effect ground/well water in neighbouring properties. This would during the building and afterwards once occupied. Any work that disrupts the conditions of the surrounding area will be the responsibility of the owner of the lands to rectify.

4) Is this new development going to effect the rocky view water co op as currently it sounds like it struggles to keep up with current demand. As we are very close to this development, would there be an opportunity to get out property on the water coop at a reduced rate as the infrastructure will be required to be built regardless and we would then no longer be as concerned about the development effecting groundwater.

The proposal is to hook into the Rocky View Water Co-op for potable water. The proposal will be require to secure adequate water supply from the Co-op as part of the conditions of approval. I don't know the conditions around the existing Butte Hills development but as it's in the Balzac East ASP area, I'd say hookup to the water co-op was most likely part of approval but not for all properties depending on when built (such as your own). You'd have to contact the Co-op to determine how to get on the service.

Thank you for your time,

Heather and Ryan Kuffler  
292143 TWP RD 264  
Rocky view County, AB



**From:** [AJZCox](#)  
**To:** [Reynold Caskey](#)  
**Subject:** [EXTERNAL] - Alfred RVC Butte Hills  
**Date:** Wednesday, September 22, 2021 7:28:12 PM  
**Attachments:** [Alfred RVC Butte Hills.pdf](#)  
**Importance:** High

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Reynold Caskey

Please accept this documents with our concerns for the development of Butte Hills East

Looking forward to discuss as application moves along

Regards

Alfred (Jim) & Allyson Cox  
263180 Butte Hills Way  
Rocky View County AB T4A0P6

Your message is ready to be sent with the following file or link attachments:

Alfred RVC Butte Hills

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

**Alfred & Allyson Cox**  
**263180 Butte Hills Way**  
**Rocky View County AB T4A 0P6**

Attn: Reynold Caskey

RE: File Numbers 06422001/06422004/06422018/06422114  
Application Number PL20210135

Thank you for the information regarding Butte Hills East Conceptual Scheme

First off, just a little history after living here for 22 years, I would like to start off with the Poffenroth Development which we live in. There has been several water management issues since the Sub Division phases were approved and introduced into development. Several residents have had to manage the water drainage on their properties every time we get large storms, heavy rain and winter run off. As you know large storms are more frequent with the current Climate changes that are upon us. We had our 1/100 storm in 2013 and our area was challenging to move the water to the bigger ditches. Our property on Butte Hills North is considered one of the highest and the acreage was like walking on a sponge, sump pump never shut off. We currently have 3 aquifers located on our land. We are not totally against the Conceptual Scheme, but water management is our biggest concern.

### Technical Matters

The pond located at the north end towards TR 264 and west towards Butte Hills Way

Natural drainage for the area, water always visible, except for 2021, but I would guess it has ground moisture below it. When the rains come back the pond will fill up again. We know a couple of original residents and they always referred to the land around them as the swamp area.

There are several migratory birds that live and use the pond as their stop over, these include geese, ducks, heron and swans, just to name a few. The hawks perch in our trees and use the area around the pond as a natural hunting ground. The bird noise from afar is bearable, however if a storm pond is built right behind our property line the noise will be unbearable. There are several deer that migrate through our land to the vacant or feeding grounds behind to the east, over the last couple of years we have also had the pleasure of a moose visiting and using the pond as well.

I am very curious how they are going to move water from the pond to its new location, there is about a 20 ft. height difference from the low point indicated on the proposal to the back of our property line.

The four acreages that border directly the proposed waterway including ours, all have the Septic field close to the property line to the east, is there not a provision that says septic fields must be 200 ft. from waterways?

A better plan with Pond and an environmental reserve should be considered

Butte Hills Drive must remain as pedestrian or Emergency services only, if operated as a through fair, traffic will be increased on the existing road that is not compatible with growth and current pedestrian traffic.

Time frame to complete, I estimate this is a five year project in the economy that we are currently in, Poffenroth South took almost four years and it still has some vacant lots.

So that leads me to the amount of dust, dirt and noise that will be produced when excavating the named lands directly behind us. I work for the local Caterpillar Dealer and I know how loud these machines can be, let alone the emissions of the older units contractors will be using. We currently suffer from the airport noise as we have a flight path directly over us, has/will Rocky View launch complaints with Nav Canada like Airdrie and Calgary, I'm sure the people who purchase these acreages will complain.

It is/was known that Rocky View Water Coop was at the end of its line life Volume, what improvement will be made to the system to keep a consist 5 gpm

As a last comment, RVC has the sewer lines running along 566, why do we not have the Developer connect to the system there would be allot less ground water issues in a very swamp like area?

Regards

***ALFRED AND ALLYSON COX***

**From:** [barb pappas](#)  
**To:** [Reynold Caskey](#)  
**Subject:** [EXTERNAL] - Application for Sub Division  
**Date:** Monday, September 13, 2021 10:49:20 AM

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To Reynold Caskey

We are contacting you in regards to a letter we received about Application number - PL20210135-0134.

We have a number of concerns we would like addressed ,

1. Will every acreage be on hooked up to the water coop .
2. Will each home be hooked up to a certified septic system in their own yards.
3. Has there been any studies done to see the extra amount of traffic that will be coming past our homes on 264 from people using 293 to 292 .This sub division will have at least an extra 200-300 vehicles each day using the roads.
4. As we do not have any shoulders on Twp Rd 264 and many people walk their dogs and use the road as a bike path there is a concern for safety among us residence who have been here for years . It will become very dangerous for all of us that use the road system.
5. We would like to know how many homes you are allowing on each parcel as we just found out Rocky View has changed many rules .We are dealing with issues right now where Rocky View is allowing large extra homes to be built on small pieces of land so what is going to happen with this sub division .
6. We hope you will not let the developer be digging any sort of large water storage facilities as we are all on wells out here and do not want our water table disturbed .We read what happened in Langdon when Rocky View approved their new sub division and all the surrounding people on wells lost their water supply. This is a big concern of ours.

So please review our concerns and we would appreciate a response back from you at your earliest convince .

Regards  
Dan & Barb Pappas

**From:** [Evan Neilsen](#)  
**To:** [Reynold Caskey](#)  
**Subject:** FW: [EXTERNAL] - Development Inquiry  
**Date:** Monday, October 4, 2021 10:46:07 AM  
**Attachments:** [image002.jpg](#)  
[image003.jpg](#)  
[image006.jpg](#)

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Hey Reynold – please see below regarding a question pertaining to PL20210134.

Cheers,

**EVAN NEILSEN**  
Development Assistant | Planning Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-7285  
[ENeilsen@rockyview.ca](mailto:ENeilsen@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Questions <[questions@rockyview.ca](mailto:questions@rockyview.ca)>  
**Sent:** October 4, 2021 8:23 AM  
**To:** PAA\_Development <[Development@rockyview.ca](mailto:Development@rockyview.ca)>  
**Cc:** Brenda Shute <[BShute@rockyview.ca](mailto:BShute@rockyview.ca)>  
**Subject:** FW: [EXTERNAL] - Development Inquiry

Hello,

We have received this email in our general mailbox for your department, please respond to this inquiry.

We respectfully request you confirm contact when this inquiry is completed.

Thank you.

**CHRISTINE HARRISON**  
Call Centre Representative | | Customer Care and Support

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | AB | T4A 0X2  
Phone: 403-230-1401  
[charrison@rockyview.ca](mailto:charrison@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Kyle Henderson [REDACTED]  
**Sent:** October 3, 2021 8:59 PM  
**To:** Questions <[questions@rockyview.ca](mailto:questions@rockyview.ca)>  
**Subject:** [EXTERNAL] - Development Inquiry

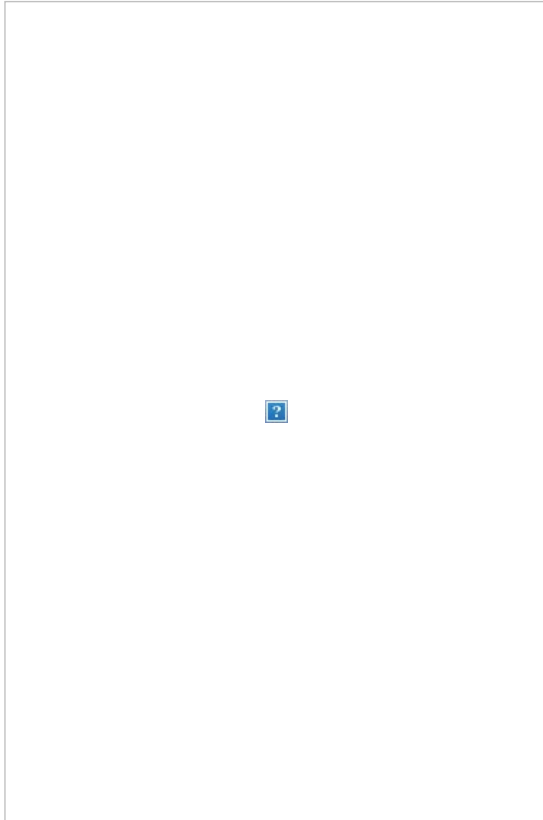
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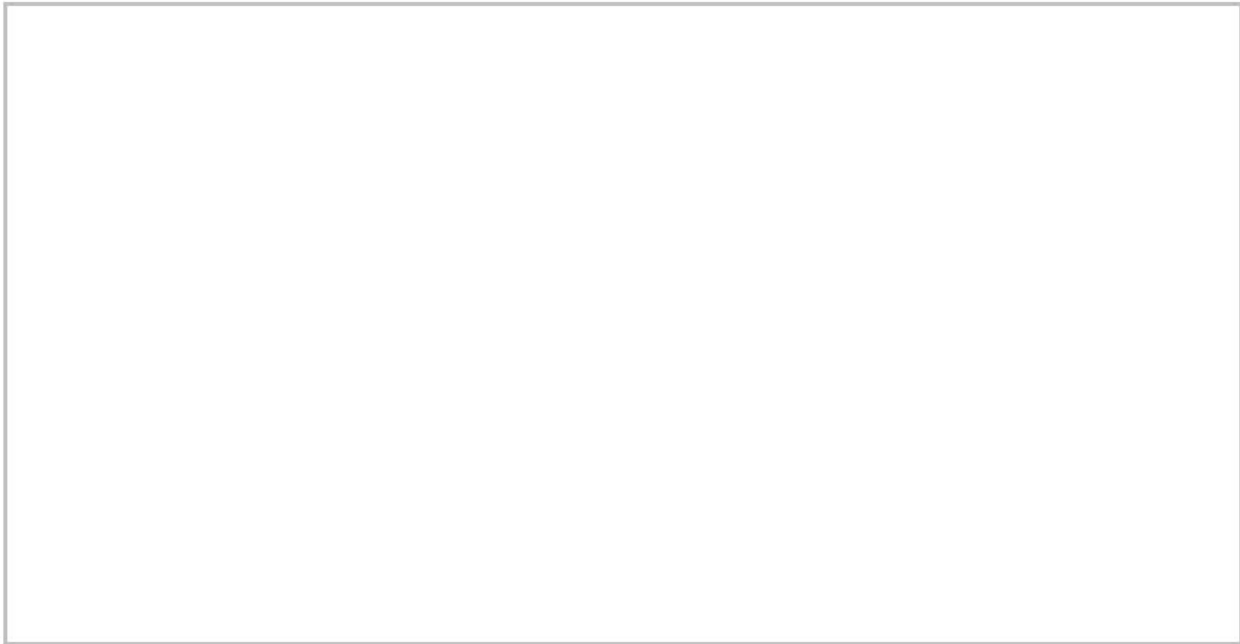
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Hello,

Talking to a neighbor last night he mentioned that he received a letter in the mail regarding the development that I have screen clipped below – this clip is from the Balzac/Airdrie map on your website at this link <https://www.rockyview.ca/Portals/0/Files/Maps/Communities/Balzac-Airdrie-Map.pdf>.



I would like to understand more about the development and the process. There is an overland drainage reserve that runs on the back corner of my property – 263090 Butte Hills Way. When the previous owner owned the property he had flooding issues at the back (east side) of the property from this drainage reserve. At the time the developer of the property I now own had dug a drainage ditch to the center of the area that is proposing to be developed now – I have marked the ditch with a red line in the screen clip below from Google Maps. I want to understand better the drainage plan for this proposed sub division and how it will affect the current drainage ditch that has been ensuring the back of our property stays dry.



Please let me know who is best to reach out to as I have not received any communication on the development through the mail yet.

Please feel free to reach out to me through email or on my cell phone at (403) 408-9610.

Thanks!



**Kyle Henderson**

[Redacted contact information]

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**From:** [Russell Ziegler](#)  
**To:** [Reynold Caskey](#)  
**Subject:** [EXTERNAL] - Butte Hills East conceptual scheme  
**Date:** Tuesday, September 7, 2021 8:17:43 PM

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Hello Reynold,

I am a property owner on Butte Hills Way, directly West of the proposed subdivision development concept of Butte Hills East (File numbers 0642201/06422004/06422018/06422114 and application number PL20210135 & 01347). I would like to add a couple of comments.

1. The streets of Butte Hills West are widely used by property owners in the area for walking, running, riding their bikes and other such recreational activities. I want to voice my support of the proposal within the conceptual scheme document to ensure that Butte Hills Drive is not extended into the proposed new subdivision. This route would otherwise immediately become the primary entrance / exit for most of the traffic coming from the new development to access Range Road 293 to get to the amenities at Cross Iron Mills, the Balzac industrial park as well as to head North to access the amenities at Kings Heights in Airdrie. I support extending a county maintained and plowed walking path through this right of way to allow foot and cycling traffic to pass to and from Buttes Hills East from Butte Hills West. The added traffic on Butte Hills Drive should it be extended would have a very negative impact on the existing community.
2. Butte Hills West lacks any improved play area for children. While there is a community park, it is a poorly maintained field that no kid would want to play in. The developers of Butte Hills East should consider the addition of a playground within one of the proposed S-PUB or S-PRK lots with paved walking path access all of which should be regularly maintained and plowed by the county.
3. Many of my neighbors along the East side of Butte Hills West are concerned about pre-existing drainage issues. Great care and consideration should be taken into the effect that a new development would have on the drainage within Butte Hills West. This would be the best time to ensure that existing drainage issues are corrected permanently.

Thank you for your consideration,

Russell Ziegler

**From:** [Troy Hamilton](#)  
**To:** [Reynold Caskey](#)  
**Subject:** [EXTERNAL] - Butte Hills East  
**Date:** Friday, September 24, 2021 12:03:15 PM

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Reynold Caskey

Rocky View County

[RCaskey@rockyview.ca](mailto:RCaskey@rockyview.ca)

**RE: PL20210135 & 0134**

Dear Reynold,

Firstly, we would like to state that we are not against the redesignation of the subject lands from Agriculture (A-GEN) to Residential (R-CRD). We feel that a well-designed country residential neighborhood would be well sought after and could enhance the Balzac area.

Unfortunately, there are some concerns with the current design plan.

- It is designed purely for maximum capacity using a grid-like pattern
  - We feel implementation of a design that accounts for the natural changes in the topography would be better suited and would probably eliminate some of the concerns we will list below.
    - This would affect capacity, but should not affect pricing; the lot prices would go up for those that are larger than 2.0 acres.
- The current plan for the stormwater ponds is very industrial looking – it's just a big rectangle hole in the north west
  - This should be more “natural looking”, irregularly shaped and well landscaped around it
  - This stormwater “wetland” is directly adjacent to our property and across from our septic field. My current understanding is septic fields are supposed to be 100 - 200 feet from wetlands. Our septic field is about 15-20 feet from the property line which means the wetland would need to be approximately 80 feet from the property line. It doesn't appear to be the case in the plan. Our neighbours septic field is also located adjacent to the property line; raising the same concern.
  - How would having a stormwater pond in an area that is currently a higher area of the property affect drainage from the current residential area of Butt Hills (West).
    - Where would over-flow water go?
    - Would an overland flooding situation be potentially introduced to our property?
      - We currently have no issues with water drainage from our property but are concerned the regrading currently proposed would affect us negatively.
- It appears that there is a drainage “ditch” along the far west portion of the proposed development. What are the details of this “ditch”? Who will maintain the vegetation of this ditch?
  - This area should be designated greenspace and should be well landscaped with mature trees and shrubs.
  - The current field fence (post and barbed wire) should also be replaced between the current properties and proposed “ditch”. Both as a safety and security measure.
- There are quite a few migratory birds that use the current wetlands of these properties. The new development should consider the impact this would have.
  - As above, having some more “natural appearing” storm water ponds would mitigate some of the impact.

- All of the “Natural Open Space” is concentrated in the lower portion of the proposed development.
  - There should be some natural and open green spaces spread throughout the development using the natural topography of the land as the guide.
    - This would be similar to the Sharp Hills development or Spring Bank, or Bears Paw or Church Ranches, etc.
- The architectural guidelines seem to be quite “open” and more suggestions than actual guidelines
  - These should be firmed up as actual requirements and not “suggestions” as currently written.
- Rocky View Water Co-Op
  - Currently Butt Hills (West) is at the end of RVW Co-Op’s distribution network in the area.
    - As such the volume we currently are able to get is limited to 5 gpm and sometimes I doubt we receive this volume at times. In the summer, we aren’t able to water our flower-beds or vegetable gardens and also do laundry or have someone take a shower with such restricted low volumes.
      - How will having 100 more houses impact this. What assurances are in place for the current residents that our water capacity will not be impacted?
        - The capacity should be increased to a minimum of 7gpm for all residents and the developer should be responsible for ensuring this happens.
- Solid waste disposal/recycling
  - This is quite a few more residences to put close together. I believe that RVC should consider solid waste disposal/recycling be implement for the entire area. Lots of residents in the current areas don’t take this very seriously and I think we may cause further problems with a larger concentration of household waste.

Overall, I believe the development can be an enhancement to the area, but only with some modifications to the overall structure of the development and RVC using some of the hundreds of thousands of additional tax revenue generated towards enhanced/additional services for all of the residents in the Balzac area.

Thank you,

Troy Hamilton and Tim Lomenda

263176 Butte Hills Way

**From:** [Jag Brar](#)  
**To:** [Reynold Caskey](#)  
**Subject:** [EXTERNAL] - Comments on PL20210134  
**Date:** Sunday, September 26, 2021 1:04:44 PM  
**Attachments:** [ProposedAmendment.PNG](#)

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Dear Caskey,

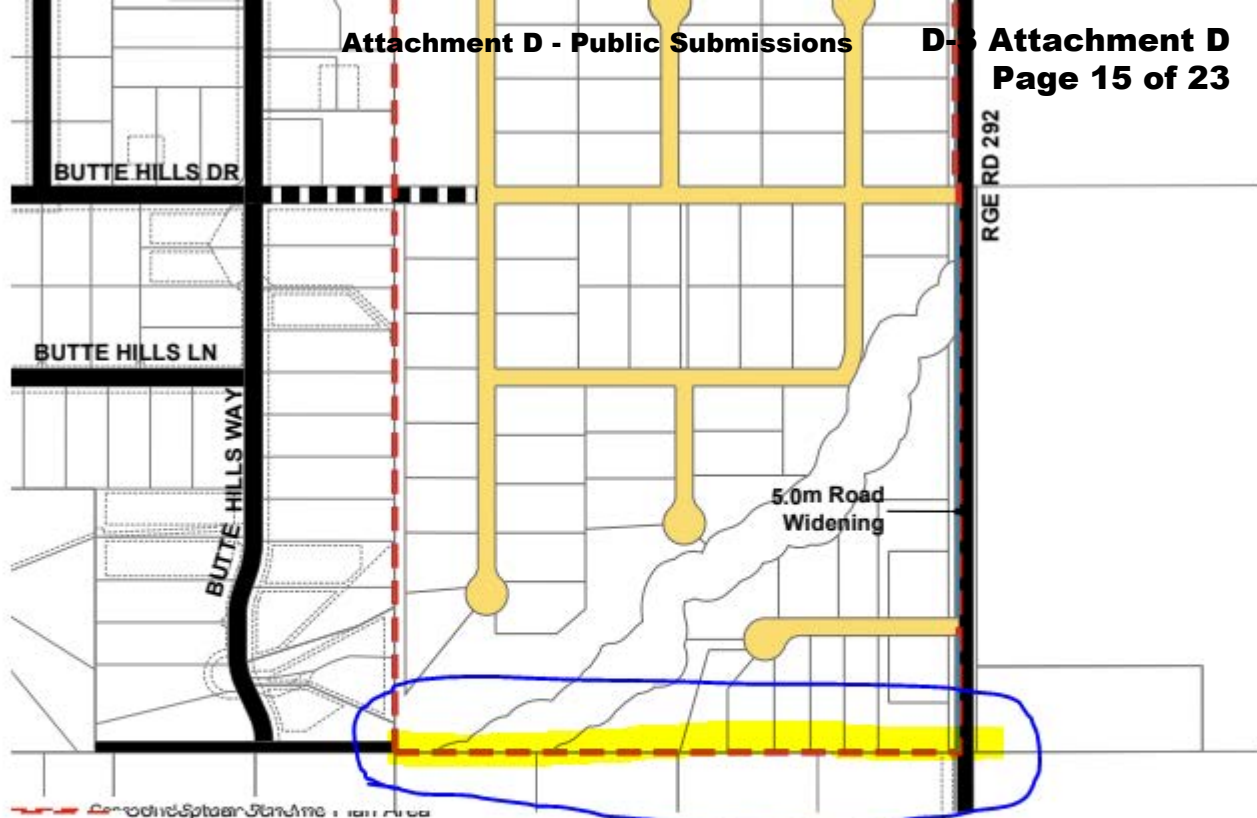
Please forgive me if I got the your name wrong, as you never know what part the email address could by the name.

I am replying in reference to the letter sent to me on September 2nd. I have direct interest in this development as north property line of my land is common with south property line of the proposed development.

Please refer to the attached picture. I suggest that the proposed development follow the Balzac East area structure plan. In this original plan this road is defined in the plan. Butte Hills Way is existing road which will not have any exit if the new extension is not built. This extension could also work as an alternate fire exit route from the development. This will also keep road access around each section connected to the remaining road network.

Thanks

Jag Brar  




RGE RD 292

5.0m Road Widening

Proposed 5m wide Area

- Existing Roads
- Pedestrian Access / Potential Emergency Access
- Country Residential (7.00m / 25.00m ROW)
- 3.0m - 5.0m Road Widening

**From:** [Nancy Holland](#)  
**To:** [Reynold Caskey](#)  
**Cc:** [Division 7, Daniel Henn](#)  
**Subject:** [EXTERNAL] - Planned Development Butte Hills  
**Date:** Wednesday, September 8, 2021 2:44:22 PM

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Rocky View County  
Planning and Services Department  
262075 Rocky View Point  
Rocky View County  
T4A0X2

File Number 06422001/06422004/064220018/06422114 Application Number; PL20210135  
&0134

Dear Reynold Caskey

I am writing with concerns for this subdivision proposal as this presentation to residents is incomplete.

I live on the corner of Butte Hills Dr and Range Road 293

There is too much traffic on Range Road 293 now for the configuration of the road. This proposal will add to traffic on Range Road 292 as well.

Traffic from Airdrie has continued to increase as their residential subdivisions grow in the southeast. The number of vehicles using excessive speed on the road has increased. There is insufficient accommodation for foot and bicycle use of the roadways including Range road 293 and 292 which are now in a residential use area. The number of commercial vehicles has increased and now you want to add about 200 more vehicles to an already overused road system.

What is being done to modify the traffic?

First suggestion is to advise the province that due to the 25% increase in residential use of the area that

the designation for use by commercial vehicles be removed. The location of the truck stop is an issue and Alberta Transportation is not willing to deal with it. Range roads 292 and 293 were designated for commercial use at a time when we had commercial farm vehicles in the area.

This is way past due being redesignated as a residential road and not a commercial vehicle roadway.

The trucks want to avoid the weigh scales on the highway for both nefarious and simple nuisance avoidance reasons. I live on RR293 and I see the truck traffic that is not local traffic. You should send someone out to take a look. If you are not aware of the problem then you do



not know how to deal with it.

This application goes far beyond JUST this application for development. It has to do with the 40<sup>th</sup> avenue overpass, the HWY 566 expansion and increased commercial development in the area. You blew up the original East Balzac Area Structure plan years ago with no notice to the residents.

This is an incomplete proposal to this community.

We need to be advised what all of the impacts are before saying to JUST more houses.

Please do a proper job and present the full plan to the residents of this area.

As of now, I do not see where you have planned for the traffic changes that will accompany this new development.

You failed to present an approvable product.

This should not be allowed to proceed without traffic changes included.

Where is the water coming from for this development? What impact will that have on current residents?

You may think that your map presents the concept but it does not. It is not labelled for the designated natural area. It is not easy for us residents to read.

Regards

Nancy Holland

292251 Butte Hills Dr, Rocky View County, T4A0N8

CC: Division 7 Counsellor Dan Henn

**From:** [Shawn Johnston](#)  
**To:** [Reynold Caskey](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - RE: - Redesignate  
**Date:** Tuesday, September 14, 2021 9:20:13 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Thanks,  
292146 Twp Rd 262A

**Shawn Johnston**  
General Manager  
Operations and Supply Chain  
Engineered Systems

[REDACTED]

Enerflex Ltd.

[REDACTED]

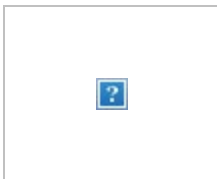


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World's Energy Needs.™

**Our Values**

- INTEGRITY – Do the right thing
- COMMITMENT – Deliver on our promises
- CREATIVITY – Lead with innovation
- SUCCESS – Achieve sector leading results



---

**From:** RCaskey@rockyview.ca <RCaskey@rockyview.ca>  
**Sent:** Tuesday, September 14, 2021 9:19 AM  
**To:** Shawn Johnston [REDACTED]

Cc: [REDACTED]  
Subject: RE: [EXTERNAL] - Redesignate

Hi Shawn,

Thanks for your comments, I've added them to the file that gets reviewed by Council.

Can you also let me know your address? It's used to generally locate letters on a map and will not be shared with anyone.

Thanks,

**REYNOLD CASKEY, BAAS**

Planner | Planning and Development Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6320

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**From:** Shawn Johnston [REDACTED]  
**Sent:** September 14, 2021 9:11 AM  
**To:** Reynold Caskey <[RCaskey@rockyview.ca](mailto:RCaskey@rockyview.ca)>  
**Cc:** Melanie [REDACTED]  
**Subject:** [EXTERNAL] - Redesignate

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File Numbers 06422001/06422004/06422018/06422114  
Application Number PL20210135 & 01347

Good morning Reynold, we recently received this proposal in the mail in regards to a sub division in the vicinity of our property. We have never replied or objected to any proposal or plan since living in Rockyview (16 years) so am not positive how this goes but we **strongly object** to the plans submitted. Having this many lots is considered high density to us and goes against the lifestyle in which we have living in the area.

If there is a format in which this objection needs to be more formal please advise as we will do whatever possible to ensure this is not successful.

Shawn Johnston

**Shawn Johnston**  
General Manager  
Operations and Supply Chain  
Engineered Systems

[Redacted]

Enerflex Ltd.

[Redacted]



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**From:** [REDACTED]  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8544-20 and Bylaw C-8545-2024 - PL20210134 / PL20210135  
**Date:** Monday, June 24, 2024 1:24:27 PM

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This email is in response to the recent notification sent out by Rocky View County

I am totally apposed to any new development as mentioned in the notification.

Here are my concerns:

1. Increased traffic and noise, the current road infrastructure will not handle the volume of traffic during construction and then the new residents. Rge Rd 292 is a very busy road already
2. Sewage concerns, I am very concerned about the high volume of sewage (septic fields) required, I am still on a well and I do not want it to get contaminated as it close to 40K to tie into the water co-op and dig into house.
3. Current water collection in the pond in the NE corner. That pond will have to remain regardless, we have not had a wet year for a while but that area still retains water. If it is removed, where is all the water going to go??
4. Wildlife, we still have deer that come through the yard, if this is approved the deer will no longer be around and we will miss them.

Les Moore  
263184 Butte Hills Way  
Rocky View County  
T4A 0P6

[REDACTED]

**Michelle Mitton**

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**From:** N Darrell Grant [REDACTED]  
**Sent:** June 23, 2024 4:17 PM  
**To:** Legislative Services  
**Cc:** Gurdev Dhillon; Jazz Dhillon; Ken Venner  
**Subject:** BYLAW C-8544-2024 AND BYLAW C-8545-2024

Good afternoon,

I wish to offer my **SUPPORT** on behalf of my client Goldbridge Homes, adjacent landowners to the north of the subject applications.

From my review of the online material, the Butte Hills East Conceptual Scheme (PL20210134) completely aligns with the policies of the Balzac East Area Structure Plan (BEASP). I understand, over the past years, an abundance of discussion has occurred regarding wastewater servicing and Administration's requirement for the proposed development to tie into the county's utility system. I further understand the applicant pursued a feasibility study to gather knowledge on the servicing costs per lot by comparing other municipalities' examples, including Heritage Pointe and Artesia in Foothills County. The results concluded the Rocky View County model was not feasible. Intuitively, only by increasing density, would the "numbers work". However, that would be contrary to the BEASP and the Calgary Metropolitan Regional Board's directives.

I encourage Rocky View County Council to support these bylaws in their entirety as proposed by the applicant, as the plan has been fully thought-out from a design perspective, including supporting studies, to create an attractive future development for the Balzac area.

Respectfully Yours,

**N. Darrell Grant**

[REDACTED]  
*Community Planner/Urban Designer*

**Michelle Mitton**

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**From:** Marym [REDACTED]  
**Sent:** June 24, 2024 10:39 AM  
**To:** Legislative Services  
**Subject:** Bylaw #: C-8544-2024 and C8545-2024

Hello,

I'm an Airdrie resident for the past 8 years. I've been looking to move outside of Airdrie but still be in close proximity to it for the past 2 years somewhere my 4 kids can grow and have more land space. Unfortunately I've had no luck finding what suits my family's need and the only option for us is to build our home which makes the challenge that much harder in finding land. It's recently come to my attention that a possible community with 2 acre sized lots may be coming to Butte Hills East if approved which is exactly what I'm looking for. I've looked over the community plan and info in detail and absolutely love it all. This community once approved will help some many people like myself to help raise our families in. I hope it's with great consideration that this community is approved.

Thank you  
Marym Yar  
[REDACTED]