

**From:** [Jill Springate](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** Re: Application PL20230099  
**Date:** Tuesday, September 26, 2023 3:58:27 PM

---

I am in opposition to the redesignation of the land from agricultural land to industrial land for the purpose of a RV storage facility.

The access to and from the property has very poor sightlines to Highway 22 and the addition of large vehicles entering the highway on a regular basis would introduce a hazard. Attempting to enter Highway 22 from Township Road 250 is a challenge in a single passenger vehicle, for trailers and large RV's I think the hazards will increase significantly.

Have there been any studies to determine the current traffic volumes and the increase in traffic for access to the storage? Also, there is no indication of the number of stalls that will be set up for storage and any additional infrastructure such as water consumption and sewage disposal that may be required.

This is prime agricultural land and falls outside of the designated area for commercial development as outlined in the latest master plan development proposal.

Jill Springate

**From:** [Billy Hughes](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** File No. 05802007  
**Date:** Sunday, October 15, 2023 3:25:33 PM

---

- > To: Michelle Dollmaier,
- > Planning Services Department
- > Re: Response to application to redesignate a portion of SW-02-25-04-W5 from A-GEN to I-LHT
- > File: 05802007
- > Applic. No: PL20230099

I would like to provide comments addressing my concerns about this application, as a tenant at 250089 range rd 42. I have found this stretch of road to be dangerous with traffic, as southbound traffic has to slow down downhill after coming over a blind hill, and sometime left turning vehicles heading on to airport rd are hard to see. There have been several accidents caused by this in recent times. My driveway is only a few hundred metres from airport rd off the hwy22, and it can be very hard to leave at certain times of day. More traffic caused by an adjacent industrial area can only make traffic worse. Furthermore it doesn't really make sense to have an industrial area at this proposed site, as all the neighbouring properties are farmland and houses. I am also concerned about a increase in light and noise pollution, as well as the potential for crime in the area this could bring. I appreciate the opportunity to voice my concerns.

Sincerely,

Billy Hughes

**From:** [Ramsey](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** File Number 05802007  
**Date:** Monday, October 16, 2023 6:58:55 PM

---

To Michelle Dollmaier,  
Planning Services, County of Rocky View.

Re: File Number: 05802007  
Application Number: PL20230099

I hope this email finds you well. I would like to provide some feedback as requested in your letter from September 25, 2023 regarding the above application by Carsell Planning for the owners of lands SW-2-25-4-W5.

The first issue is traffic safety; the intersection of hwy 22 and twp 250 is very busy. As well, the section of twp 250 near the property, is winding and narrow and the addition of a commercial RV storage facility would make coming in and out of our driveways even more dangerous than it already is.

Another one of my main concerns is the drainage of the property. Most of the land in question drains directly through mine, and the increase in truck, and commercial traffic would add pollution to the water affecting my own drinking supply and the wetland below my house. Along with the added commercial activity, there is the increased light pollution in an otherwise dark area at night.

I am opposed to this development.

Regards,

Ramsey Clark

Sent from my iPhone

**From:** [Cole Hughes](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** File No: 05802007  
**Date:** Saturday, October 14, 2023 9:26:43 PM

---

To: Michelle Dollmaier,  
Planning Services Department

Re: Response to application to redesignate a portion of SW-02-25-04-W5 from  
A-GEN to I-LHT  
File: 05802007  
Applic. No: PL20230099

Good Evening & thank you for your time.

I am a tenant of 250089 range road 42 as well as a rancher on that property.

My worries for the proposed RV Park would be One: traffic congestion. I've lived at the 250089 residence for many years. And found it to be an extremely dangerous strip of road. Hwy22 South bound traffic is essentially blind to seeing left turning vehicles onto the airport road. And it is only getting worse as time passes. An rv park would add a dangerous spike in traffic.

Two: is an unseemly addition to an area that is only agricultural, residential & equestrian uses. The area is a true gem of the county and I have loved it all my life. To add something as blatantly industrial would harm everyone's enjoyment of that area. Residents & on lookers that come there for the pasture and mountain views. Also opens the door for other proposed industrial ventures on the land that only decrease the value of all neighbouring properties.

And three: it's a potential attraction for crime having hundreds of small homes out in the country.

Thanks again for taking the time to read to my comments.

Sincerely

Cole Hughes

Michelle Dollmaier  
Planner Rocky View County  
mdollmaier@rockyview.ca  
403-520-6320

RE: File # 05802007, Application #PL20230099

Dear Ms. Dollmaier,

I am writing to you in regards to the above referenced file and application numbers. I am strongly opposed to the rezoning of this property for a variety of reasons.

Firstly there is no conceptual scheme or master site development plan provided with this letter that was sent to neighbors regarding the proposed development, just that it is to be rezoned to Light Industrial. As our area has no area structure plan, we must base rezoning off of what currently exists in the neighborhood, it is all ag general lots and permitting a light industrial zone in this area would open the doors for future industrial development. At a time when Rocky View County is trying to encourage rural and natural spaces, I know that allowing for industrialization in a primary agricultural and residential zone is not ideal and to allow for this is extremely poor planning. Light industrial comes with increased light and noise pollution. It would also attract more crime in an area that has seen an increase in theft, break-ins, and trespassing in recent years. This type of development is better suited further east in the light industrial area that is kiddy corner and opposite Calaway Park.

Another large concern is the current traffic/access to the site. The access for this development area is off Highway 22, in close proximity to the Trans Canada Highway. This noted intersection will be the primary access for this development and is blind when traveling south on Hwy. 22, vehicles will then have to make a left hand turn. If the permanent skid marks on the highway aren't signal enough of its unsafe nature, one only needs to look up the number of traffic accidents that are on record for it. There have been no fewer than two fatal accidents, all drivers turning left off 22 onto Township Rd. 250, in recent years and sees numerous other accidents on a frequent basis. This is a heavily utilized corridor that has seen a dramatic increase of traffic in recent years due to a growing population in Cochrane and the addition of the large community of Harmony. Not to mention that many people from Cochrane who commute to the city for work via 22 and the #1, often distracted, and recreation seekers who utilize the service road near the Petro Canada for parking while they venture to the mountains and surrounding area for the day. This development will see elongated vehicles, tow vehicles and trailers, that can be in excess of 59 feet trying to turn left and right onto Township Rd. 250 from Highway 22 and vice versa. At such a problematic intersection this will only elevate the issues. A similar development north of Cochrane at Highway 567 and Highway 22, that also has an RV storage lot, has seen three accidents in the last months and also has seen fatal accidents due to an increase of traffic and at an intersection that has not been improved in my living memory, more than 30 years. The intersection at the proposed location is no different, there have been zero upgrades since Highway 22 was paved in the 1970's. Alberta Transportation cites its neighbor, Hwy 22 and #1, as "over-saturated",

and while upgrades are coming, there is no timeline on these improvements and therefore no industrial zoning should be permitted.

Lastly, many RV Storage lots allow for black and gray tank dumping, which means that there will need to be large sewage holding tanks installed, should something happening with large waste holding tanks the contamination of the surrounding area would be huge, never mind that all residents get their drinking water from wells, the potential for long term problems is astronomical. These types of facilities also offer trailer washing areas, these require giant wash bays, which will also impact our primary drinking water wells in the area. With drought already impacting our ground water and ultimately drinking water levels, this type of development would only make an already difficult situation worse.

Light Industrial has no business in West Rocky View, it is better left to areas that are already designed for these types of developments. I oppose the redevelopment of this property.

Bev Copithorne  
43080 Township Rd 252  
Rocky View

**From:** [Theresa Couillard](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** Regarding File 05802007  
**Date:** Monday, October 16, 2023 3:53:24 PM

---

Hi Michelle,

We are writing in regards to File #05802007, Application #PL20230099.

We are OPPOSED to the application put forth by Bart Carswell to redesignate from Agricultural to Industrial. Our reasons for being opposed are as follows.

- 1) This is viable farm land! NO FARMS=NO FOOD! We have rented and farmed this land for a number of years.
- 2) Why would Rockyview allow this application when the lands west of the airport are not in the development node?
- 3) All current "Industrial" development has already been designated for East of the Springbank Airport.
- 4) This type of development will definitely have potential for higher crime in our area.
- 5) The approaches that are currently being used for this land will be completely unsafe for trailers to be pulling in and out of off Township Road 250. It has become a very high traffic road and is a major route for school buses and slow moving farm equipment.

Thank you for taking the time to consider our opinion on the above proposal.

Sincerely,  
James & Theresa Couillard  
250104 Range Road 41

Joseph and Corinne Davis  
41211 Township Road 250  
Rocky View County, AB, T3Z 2P8

October 10, 2023

Planning Services Department, Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2  
ATN: Michelle Dollmaier

Comment for Planning Application:

File Number: 05802007

Application Number: PL20230099

Division: 2

Dear Michelle Dollmaier,

Having reviewed the letter sent to us by RVC we are submitting these comments for your consideration. As adjacent landowners we are opposed to the proposed rezoning of the parcel from Agriculture to Industrial, Light District for a variety of reasons detailed below.

1. [Runs counter to RVC's own area structure plan](#). The county has already designated lands as part of the North Springbank Area Structure Plan for current and future commercial development. It would be far more appropriate for the applicant to consider these lands for development and rezoning as a trailer parking commercial venture before rezoning existing agricultural lands.

As per North Springbank Area Structure Plan:

*"The Future Land Use Concept is the foundation of the North Springbank Area Structure Plan. [It represents a land use future for the Plan Area that is preferred by the community](#). The Plan's policies are intended to complement and facilitate the preferred future land use."*



*"5.1.4 Commercial based business development shall be restricted to these areas shown as Commercial on Figure 5, those lands impacted by airport operations as described in section 5.1.3, and on the airport itself."*

*"This Plan envisages that over time, much of the Plan Area will become residential with a limited amount of commercial based business development in areas identified in sections 5.1.3 and 5.1.4. Agriculture is the current dominant land use. The community's preferred alternative land use is residential as opposed to commercial or industrial based business development. No industrial based business development within the Plan Area is accommodated under this Plan. In fact, it is strongly opposed by the community. It is expected that the existing and future agricultural land uses will continue to co-exist with residential land uses during the period from adoption of this Plan to full development of the Plan Area."*

*"5.4.3 When considering proposals for redesignation, the Municipality should confirm that the proposal is in conformity with the Future Land Use Concept and applicable provisions of this Plan."*

*"The Plan does not support industrial based business development in any part of the Plan Area."*

*"Most of the Plan area is currently subject to agricultural land use. This will continue in accordance with applicable planning documents including the Municipal Development Plan. The North Springbank Plan Area is immediately adjacent to "Areas under Development Pressure" as identified in Figure 4 of the MDP. Under the Future Land Use Concept, agricultural land uses are expected to decline being replaced by residential land uses."*

*"Through the public consultation process, the residents within the Plan Area indicated that residential development is the preferred future land use for those areas not impacted by airport operations. It is intended that the future residential areas be retained in agricultural production prior to residential development, and that the development potential of those lands be maintained in the interim."*

2. Potential for a cascade of rezoning approvals and change of Area Structure Plan. Approval of this rezoning request will show the public, the residents of North Springbank and any future applicants that the Area Structure Plan can simply be ignored or changed at will. If an industrial operation is built on this parcel, I suspect that the county will receive no shortage requests for rezoning with the potential for modification of the Area Structure Plan to include a 'new' commercial/industrial area located at the extreme west end of North Springbank.
3. Substantial drop in property values for our subdivision. The residents of this subdivision purchased their properties in Rocky View County to escape from the noise, light pollution, industry and density of urban living in the City of Calgary. Partially based on the area structure plan, we felt that we would be shielded from industrial development taking place on our doorstep. Having an industrial operation located directly adjacent to our property destroys the

reasons for moving to rural Rocky View County and the premium we have paid to escape from the city. By having an industrial operation setup next to our property the value of our homes and land would be negatively impacted, most likely by hundreds of thousands of dollars per parcel.

4. Dramatic change to the character of the landscape not appropriate for an area designated Rural Residential or Agriculture. A trailer parking industrial operation, by its very nature, would require stripping away large amounts of the native vegetation and leveling of the parcel to facilitate parking space for the operation. This would fundamentally impact the parcel and change the character of the land from a natural area with native trees, bushes and prairie grasses to a stripped and leveled industrial area with gravel and high intensity lighting replacing native wildlands. Given that the proposed industrial site is at a much higher elevation than our properties, the stripping and grading would greatly increase (polluted) run off onto our properties.
5. Increased crime. RV's are easy targets for thieves, especially when located in a large storage area with hundreds of units. Examples of the types of crimes could include break and enter into the units, petty theft of tires or other equipment and ultimately theft of the units themselves. None of this activity would be something that any neighbor would desire to have take place on their doorsteps and spill over into their own properties.
6. Light pollution. Having an industrial operation such as the proposed trailer parking venture next to our subdivision would cause a massive increase in light pollution. The operation would no doubt require high intensity lighting for safety and security reasons. This would again mitigate many of the reasons for owning a rural residential property – to get away from the noise and (light) pollution associated with high density city living. Just another example of the unsuitability of this rezoning request and the negative impact it would cause to our property values and our quality of life.
7. Light intrusion from vehicle headlights. Because of the elevation difference between the applicants parcel and our subdivision, lights from vehicles would be directed into the windows of our homes. This would be an unpleasant and unwelcome nuisance that would be very difficult if not impossible to mitigate and yet another example of the unsuitability of this rezoning request.
8. Noise. Given the amount of vehicle traffic, loading and unloading operations and general operations of the industrial venture being proposed, there would be a massive increase in noise being generated immediately adjacent to our subdivision. Not only would this be detrimental to the peaceful enjoyment of our properties, but it is also a totally unsuitable land use in a rural residential/agricultural setting.
9. Inappropriate access for large vehicles with trailers. Township Road 250 is designated as a major feeder into and out of the North Springbank area. It already has a large volume of traffic that is only expected to increase as Harmony and the Airport area commercial developments are built out. The intersection of Township Road 250 and Highway 22 has been the site of many major collisions and fatalities. Given that access to the parcel would be from either Highway 22

or Township Road 250, the potential for a greater number of fatal collisions would be significantly increased. Having large recreational vehicles coming to nearly a complete stop to access or leave the site on either Township Road 250 or Highway 22 is a recipe for disaster. The County has acknowledged that in the commercial area around Springbank Airport significant road alterations will need to be performed due to the expected increase in traffic. Access to the proposed trailer parking operation would require similar consideration at a minimum.

10. **Increased likelihood for contamination of ground water supply.** RV units have the potential to leak human waste from holding tanks either accidentally, or willfully. The tow vehicles used also have the potential to leak automotive fluids such as gasoline, diesel fuel, motor oil or coolant onto the ground during storage or transport. Any of these could contaminate the aquifer that our subdivision draws from rendering our water source unusable. This would very seriously impact the livability and the value of our homes as well as existing agricultural operations drawing from this same aquifer.

In conclusion we are very opposed to this proposed zoning change. It is not an appropriate land use and goes against the County's own land use proposals and what Springbank residents have requested for future development. It is our sincere hope that the county recognizes how inappropriate this request is and rubber stamps it as "Declined".

Sincerely,

Joseph and Corinne Davis

PAULINE R EDGE  
NE-3-25-4-W5  
BOX 489, COCHRANE, ALBERTA T4C 1A7



DATE: October 11, 2023

TO: Rocky View County  
Planning Services Department  
262075 Rocky View Point  
Rocky View County, Ab. T4A OX2

RE: File Number: 05802007  
Application Number: PL2023099  
Division: 2

**To Whom It May Concern:**

I oppose the development of an RV Storage Facility on SW-02-25-04-W5.

My late husband, Dr. D. Brian Edge and myself, operated a cow/calf ranch adjacent to the proposed facility. Our daughter, Laurie Edge-Hughes and her husband Peter Hughes now own and operate the properties and ranching operation. I continue to reside at the above location on Highway 22.

It would be extremely disadvantageous and most dangerous to approve an industrial enterprise on the corner of this property. The current traffic and congestion on Hwy 22 is already high at all times of day. There are numerous serious accidents at this corner with traffic turning East on Township 250. It would be totally unsafe to encourage an increase in traffic at this time.

It is not advisable to allow a commercial business in the midst of an area that is currently agriculture, equestrian centers and residential.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Pauline Edge".

Pauline Edge

**From:** [Laurie Edge-Hughes](#)  
**To:** [Michelle Dollmaier](#)  
**Cc:** [Division 2, Don Kochan](#)  
**Subject:** Re: File No: 05802007  
**Date:** Monday, October 16, 2023 4:19:23 PM

---

I'm just resending this, as others in the community have received a response that their letter had been received.

Sincerely,

Laurie Edge-Hughes

> On Oct 11, 2023, at 1:44 PM, Laurie Edge-Hughes <[ledge@telusplanet.net](mailto:ledge@telusplanet.net)> wrote:

>

> To: Michelle Dollmaier,  
> Planning Services Department

>

> Re: Response to application to redesignate a portion of SW-02-25-04-W5 from A-GEN to I-LHT

> File: 05802007

> Applic. No: PL20230099

>

> I would like to provide comment on this application. As an adjacent property owner, I have two specific concerns about this application:

>

> 1. The intersection between Twp Rd 250 (Airport Road) and Highway 22 is not a safe intersection at present. Coming from the north, it is a blind intersection that is already quite busy with vehicles turning left, necessitating full stoppage of traffic on a major highway. As evidenced by the number of skid marks on the highway and known collisions at this site, it is clear that the current traffic volume is not well accounted for or well served by the status quo at that interchange. An increase in traffic, (notably slow moving long vehicles) would further increase the dangers at that intersection.

>

> 2. Adding an industrial element to a predominantly agricultural / acreage-residential area does not make for homogenous planning. I have concerns that an RV Storage Facility (or any other light industrial business) could attract an element of crime in the area, create both noise and light pollution, and have a damaging impact on property values.

>

> I appreciate the opportunity to voice my concerns.

>

> Sincerely,

>

>

> Laurie Edge-Hughes

> Land owner NE & SE-03-25-04-W5

**From:** [Peter Hughes](#)  
**To:** [Michelle Dollmaier](#)  
**Cc:** [Division 2, Don Kochan](#)  
**Subject:** proposed redesignation, File Number 05802007 / Application Number PL20230099  
**Date:** Sunday, October 15, 2023 9:22:38 PM

---

File No. 05802007


To: Michelle Dollmaier,  
Planning Services Department

Re; Response to application to redesignate a portion of SW-02-25-04-W5 from A-GEN to I-LHT  
File No : 05802007  
Application No : PL20230099

I wish to comment on this proposed application. I ranch on the property west of this land on the west side of Highway 22. I have daily experience traveling on this section of the highway and am very concerned that adding an RV storage facility will add to an already dangerous section of Highway 22. The intersection of Hwy 22 and Township road 250 east bound is already a busy and dangerous one. South bound traffic on 22 has very little time to slow down and stop for traffic trying to turn left (East) on TWP Road 250 , because they have just crested a hill and are encountering this blind intersection. There have been several terrible collisions at this intersection and countless close calls. There are a tremendous amount of skid marks on the highway near the intersection. It would only add to the troubles by adding a number of RVs trying to turn onto township road 250. I feel it would be premature to add this type of land use in this area before there is traffic controls (stop lights) in place.

This part of the county is largely agricultural with some acreages , I don't feel that a switch to light industrial is a compatible land use in this area. It would likely increase light and noise pollution and potentially attract crime with empty RVs sitting there.

Sincerely,

Peter Hughes  


**From:** [Gary Kossowan](#)  
**To:** [Michelle Dollmaier](#); [Division 2, Don Kochan](#)  
**Cc:** [Roz Kossowan](#)  
**Subject:** Opposition to File Number 05802007, Application Number PL20230099  
**Date:** Tuesday, October 17, 2023 6:21:57 PM

---

Michelle & Don,

Rocky View Planning Services

Re: Opposition to File Number 05802007, Application Number PL20230099 - RV Storage Facility in Agricultural Land

I hope this letter finds you well. I am writing to express my strong opposition to the application with File Number 05802007, Application Number PL20230099, which pertains to the proposed RV storage facility on agricultural land. This development raises several concerns that warrant careful consideration before any approvals are granted.

**Traffic Impacts:** The construction and operation of an RV storage facility would result in increased traffic in the area, leading to potential road congestion and safety hazards. The existing infrastructure at the intersection of HWY 22 and TWP 250 is not capable of handling additional traffic. There have been several fatalities at that intersection and accidents frequently. TWP 250 is a busy road now and is continuing to get busier with development in the area. Will the intersection and the road be able to handle additional traffic and constant RV/trailers accessing TWP 250 and the site? Currently, neither has turning lanes which is incredibly dangerous and needs to be addressed for current use let alone adding significant traffic from an RV storage facility.

**Land Use and Agricultural Preservation:** The proposed development threatens the agricultural land that is vital for food production and preserving the rural character of the area. Encroachment into these lands could have long-term detrimental effects on the local agricultural industry. There are plenty of parking lots and storage areas elsewhere, do we need to turn valuable productive land into another parking lot?

**Impact on Wildlife and Existing Marsh:** The project's construction and the assumed presence of security fencing can disrupt natural habitats and adversely affect wildlife, including birds and other fauna that rely on the existing marshland for their survival. This is an area of refuge, water, and bedding. Is the long-term impact of losing this being considered?

**Soil Stripping and Carbon Sequestration:** The excavation and development process will require stripping of topsoil, a valuable resource for agriculture. Furthermore, the removal of carbon-sequestering grasses can contribute to environmental degradation and disrupt the natural carbon cycle. Is this impact being considered with this decision?

**Water Runoff and Grading Changes:** Altered grades and land use changes will result in significant changes in water runoff patterns, which can lead to impacts on nearby properties and their water wells which have been stressed in recent years. How does Rocky View County ensure our water will not be impacted by changes that are being proposed?

Light Pollution: An RV storage facility may generate excessive artificial light, contributing to light pollution, which has a detrimental impact on the natural environment and the surrounding community's quality of life. What steps are being considered to ensure this is not the case?

Existing RV Storage Locations: It is essential to assess whether there is a genuine need for additional RV storage facilities in the Calgary area, as an oversaturation of such sites can have detrimental effects on local ecosystems and property values. There are several locations within 10 minutes of the proposed development that have RV storage, is this the correct location for another storage facility?

As a neighbor directly across TWP 250 from the proposed development, we are deeply concerned about the potential consequences that this RV storage facility may bring to our community. The picturesque landscape, including the agricultural lands and marsh, has been a source of tranquility and natural beauty for both the residents and local wildlife. The introduction of this development raises significant apprehensions, including traffic congestion, changes in our rural quality of life, and potential environmental impacts. I am eager to ensure that any decision made regarding this project considers the well-being of the local residents, the preservation of our unique environment, and the responsible use of our land. I hope that the planning services will carefully consider these concerns in their evaluation process and make a decision that upholds the interests of the community and the conservation of our cherished surroundings.

Sincerely,

Roz & Gary Kossowan

41147 TWP 250

Calgary, AB

T3Z 2P7





**From:** [Tamara Krow](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** Attn.planning services Dept.Michelle Dollmaier  
**Date:** Thursday, October 5, 2023 11:59:31 PM

---

Re: file#05802007  
App#PL20230099

Hello.this is Tamara krowicki of the sunset heritage foundation.i am an adjacent land owner to this application.i am not in agreement of this application nor do I support it in any way.this is a rural setting and in no way is conducive to a rural setting or beneficial to the wildlife and ecosystem of the adjacent wetland.

My property has a wooded area that functions as a wildlife corridor for animals continuing either to the mountains or to the elbow or bow River.a storage compound would have negative consequences on that corridor.

I believe as well it would create an excessive amount of security lighting which would have detrimental effects on the biosecurity of a neighboring wetland and cause an unnecessary amount of light pollution and light trespass.

Should any of those RVs have a problem while parked,where would the contaminants be disposed of?

Or if there was a grass fire which is becoming a common occurrence,that many RVs with gas tanks holding flammable fuel is also a huge concern.what sort of fire suppression would be in place?

The increase in traffic at an uncontrolled intersection would be a big problem.if coming off of highway 22 there is no turning lane.if coming off of township road 250,than that is more traffic on a road not meant for it.

There are no other parcels zoned for industrial.this is an agricultural designation and it goes against the surrounding properties.i object to this eyesore and cash cow when this is not an industrial [park.it](#) goes against the values of the surrounding farms and the designation rockyview county has put in place.

Thank-you for allowing my concerns and objections being taken into consideration.

Regards,  
Tamara krowicki  
President of The Sunset Heritage Foundation.

**From:** [Lynn Edge](#)  
**To:** [Michelle Dollmaier](#)  
**Cc:** ["JLEdge"](#); [Division 2, Don Kochan](#); [Laurie Edge-Hughes](#); ["Gary Kossowan"](#); ["Roz Kossowan"](#)  
**Subject:** File number 05802007  
**Date:** Monday, October 16, 2023 8:19:42 AM

---

To Michelle Dollmaier,  
Planning Services, County of Rocky View.

Re: File Number: 05802007  
Application Number: PL20230099

This email is to provide feed back requested in your letter of September 25, 2023 regarding the above application by Carsell Planning for the owners of lands SW-2-25-4-W5. We are in opposition to this RV storage facility.

1. The proposed redesignation of land that is presently Agriculture to Light Industrial is definitely not compatible with the existing land use, which is agricultural production (pasture, forages) and equine equestrian facilities.
2. Safety and Increased Traffic: The intersection of highway 22 and township road 250 is a major safety traffic hazard. If you are a driver on twp 250 and try to turn south at the 22 intersection, it is a dangerous race to cross highway 22 and not get hit by the oncoming north and south traffic. Have you ever been going south on highway 22 and try to turn east on twp 250 – good luck as you take your life in your hands as people coming over the hill by the Lauder Ranch do not see you – just imagine trailers and RVs in the mix! This major traffic congestion severely increases the chance of accidents. With the completion of the Springbank Dry Dam, continuation of the Harmony Development, and proposed Bingham Crossing, traffic on township road 250 will only increase safety concerns at the intersection. The proposed new interchange on Highway 1 and 22 will not decrease this new traffic flow. Twp 250 is small 2 lane highway.
3. Surface and Ground Water: With regard to surface water runoff and lac thereof, the slough (NW-35-24-4-5) that receives the runoff this year is the lowest it has been for over 60 years. Putting an industrial site on the land will further reduce water runoff. In addition the ground water in that area will be drastically affected. This spring we had to drill a new well on my daughter and son in law's land. Water levels are low. The grey water disposal and filling of RV tanks will impede our surrounding water sources, which are now being very taxed.
4. Light Pollution: There will be intense light pollution from the security lights to the surrounding agricultural land that will impact our cattle, horses and natural wildlife in the area eg: elk, deer, birds and small animals that stroll and live in our pastures.
5. Security and Rural Crime: Security and Rural Crime is a major concern for us as landowners. A great number of people will be coming and going at all hours of the day and night for their RVs and storage. The laneway to our ranch house is directly south across from this proposed development. We already get bikers and drivers entering into our laneway to see what is there. Our treed laneway has increased garbage and we particularity do not like our laneway used as a bathroom – which occurs on a regular basis.

We strongly urge you not to approve this application. Thank you for the opportunity to provide feedback.

Lynn and Judy Edge

Owners of adjacent land NW-35-24-4-5

**From:** [Paul Wenger](#)  
**To:** [Michelle Dollmaier](#)  
**Cc:** [Amy Wenger](#); [Paul Wenger](#)  
**Subject:** PL20230099 - Rezoning: Paul and Amy Wenger  
**Date:** Monday, October 16, 2023 12:42:04 PM

---

Paul and Amy Wenger

[41247 Township Road 250](#)

[Rocky View County](#), AB, T3Z 2P8

October 16, 2023

Planning Services Department, Rocky View County

[262075 Rocky View Point](#)

[Rocky View](#) County, AB, T4A 0X2

ATTN: Michelle Dollmaier

Comment for Planning Application:

File Number: 05802007

Application Number: PL20230099

Division: 2

Dear Michelle Dollmaier,

Having reviewed the letter sent to us by RVC we are submitting these comments for your consideration. As adjacent landowners we are opposed to the proposed rezoning of the parcel from Agriculture to Industrial, Light District for a variety of reasons detailed below:

1. **Runs counter to RVC's own area structure plan.** The county has already designated lands as part of the North Springbank Area Structure Plan for current and future commercial development. It would be far more appropriate for the applicant to consider these lands for development and rezoning as a trailer parking commercial venture before rezoning existing agricultural lands. As per North Springbank Area Structure Plan:

*"The Future Land Use Concept is the foundation of the North Springbank Area Structure Plan. It represents a land use future for the Plan Area that is preferred by the community. The Plan's policies are intended to complement and facilitate the preferred future land use."*

*"5.1.4 Commercial based business development shall be restricted to these areas shown as Commercial on Figure 5, those lands impacted by airport operations as described in section 5.1.3, and on the airport itself."*

*“This Plan envisages that over time, much of the Plan Area will become residential with a limited amount of commercial based business development in areas identified in sections 5.1.3 and 5.1.4. Agriculture is the current dominant land use. The community's preferred alternative land use is residential as opposed to commercial or industrial based business development. No industrial based business development within the Plan Area is accommodated under this Plan. In fact, it is strongly opposed by the community. It is expected that the existing and future agricultural land uses will continue to co-exist with residential land uses during the period from adoption of this Plan to full development of the Plan Area.”*

*“5.4.3 When considering proposals for redesignation, the Municipality should confirm that the proposal is in conformity with the Future Land Use Concept and applicable provisions of this Plan.”*

*“The Plan does not support industrial based business development in any part of the Plan Area.”*

*“Most of the Plan area is currently subject to agricultural land use. This will continue in accordance with applicable planning documents including the Municipal Development Plan. The North Springbank Plan Area is immediately adjacent to "Areas under Development Pressure" as identified in Figure 4 of the MDP. Under the Future Land Use Concept, agricultural land uses are expected to decline being replaced by residential land uses.”*

*“Through the public consultation process, the residents within the Plan Area indicated that residential development is the preferred future land use for those areas not impacted by airport operations. It is intended that the future residential areas be retained in agricultural production prior to residential development, and that the development potential of those lands be maintained in the interim.”*

**2. Potential for a cascade of rezoning approvals and change of Area Structure Plan.**

Approval of this rezoning request will show the public, the residents of North Springbank and any future applicants that the Area Structure Plan can simply be ignored or changed at will. If an industrial operation is built on this parcel, I suspect that the county will receive no shortage requests for rezoning with the potential for modification of the Area Structure Plan to include a ‘new’ commercial/industrial area located at the extreme west end of North Springbank.

**3. Substantial drop in property values for our subdivision.** The residents of this subdivision purchased their properties in Rocky View County to escape from the noise, light pollution, industry and density of urban living in the City of Calgary. Partially based on the

area structure plan, we felt that we would be shielded from industrial development taking place on our doorstep. Having an industrial operation located directly adjacent to our property destroys the reasons for moving to rural Rocky View County and the premium we have paid to escape from the city. By having an industrial operation setup next to our property the value of our homes and land would be negatively impacted, most likely **by hundreds of thousands of dollars per parcel.**

4. **Dramatic change to the character of the landscape not appropriate for an area designated Rural Residential or Agriculture.** A trailer parking industrial operation, by its very nature, would require stripping away large amounts of the native vegetation and leveling of the parcel to facilitate parking space for the operation. This would fundamentally impact the parcel and change the character of the land from a natural area with native trees, bushes and prairie grasses to a stripped and leveled industrial area with gravel and high intensity lighting replacing native wildlands. Given that the proposed industrial site is at a much higher elevation than our properties, the stripping and grading would greatly increase (polluted) run off onto our properties.

5. **Increased crime.** RV's are easy targets for thieves, especially when located in a large storage area with hundreds of units. Examples of the types of crimes could include break and enter into the units, petty theft of tires or other equipment and ultimately theft of the units themselves. None of this activity would be something that any neighbor would desire to have take place on their doorsteps and spill over into their own properties.

6. **Light pollution.** Having an industrial operation such as the proposed trailer parking venture next to our subdivision would cause a massive increase in light pollution. The operation would no doubt require high intensity lighting for safety and security reasons. This would again mitigate many of the reasons for owning a rural residential property – to get away from the noise and (light) pollution associated with high density city living. Just another example of the unsuitability of this rezoning request and the negative impact it would cause to our property values and our quality of life.

7. **Light intrusion from vehicle headlights.** Because of the elevation difference between the applicants parcel and our subdivision, lights from vehicles would be directed into the windows of our homes. This would be an unpleasant and unwelcome nuisance that would be very difficult if not impossible to mitigate and yet another example of the unsuitability of this rezoning request.

8. **Noise.** Given the amount of vehicle traffic, loading and unloading operations and general operations of the industrial venture being proposed, there would be a massive increase in noise being generated immediately adjacent to our subdivision. Not only would this be detrimental to the peaceful enjoyment of our properties, but it is also a totally unsuitable land use in a rural residential/agricultural setting.

9. **Inappropriate access for large vehicles with trailers.** Township Road 250 is designated as a major feeder into and out of the North Springbank area. It already has a large volume of traffic that is only expected to increase as Harmony and the Airport area commercial developments are built out. The intersection of Township Road 250 and Highway 22 has been the site of many major collisions and fatalities. Given that access to the parcel would be from either Highway 22 or Township Road 250, the potential for a greater number of fatal collisions would be significantly increased. Having large recreational vehicles coming to nearly a complete stop to access or leave the site on either Township Road 250 or Highway 22 is a recipe for disaster. The County has acknowledged that in the

commercial area around Springbank Airport significant road alterations will need to be performed due to the expected increase in traffic. Access to the proposed trailer parking operation would require similar consideration at a minimum.

**10. Increased likelihood for contamination of ground water supply.** RV units have the potential to leak human waste from holding tanks either accidentally, or willfully. The tow vehicles used also have the potential to leak automotive fluids such as gasoline, diesel fuel, motor oil or coolant onto the ground during storage or transport. Any of these could contaminate the aquifer that our subdivision draws from rendering our water source unusable. This would very seriously impact the livability and the value of our homes as well as existing agricultural operations drawing from this same aquifer.

In conclusion we are very opposed to this proposed zoning change. It is not an appropriate land use and goes against the County's own land use proposals and what Springbank residents have requested for future development. It is our sincere hope that the county recognizes how inappropriate this request is and rubber stamps it as "Declined".

Sincerely,

Paul and Amy Wenger

[41247 Township Road 250](#)

[Rocky View County](#), AB, T3Z 2P8

**From:** [Kristin W](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** Application PL20230099  
**Date:** Thursday, November 16, 2023 9:22:12 AM

---

Good Day,

I am writing to oppose the Application Number PL20230099. I am sorry for missing the reply date and we hope you can still consider our point.

Redesignation from Agriculture to Industrial will have a lasting impact on the quality of land available for farming in the future. We are concerned about the following points if this application is approved:

The access onto Range Road 250 is dangerous and there the road doesn't allow for a safe turn out of the parcel of land. Due to the new Harmony development and Edge school, the increase in traffic is substantial. It will cause congestion and a huge safety concern for all traffic on this road. Further, the turn onto Highway 22 is also extremely concerning. Drivers do not expect to have to slow down to stop for an RV turning onto highway 22 or onto Range Road 250. There is no turning lane. We have been narrowly missed at this intersection and have witnessed several near misses for traffic accidents. Highway 22 is a major roadway and increasing vehicles turning onto it should be a concern for the county.

The use is not compatible with the other existing land uses in our area. This is farm land. We have farmed it for over a century and plan to continue. Valuable land such as this parcel should be protected for future food growing, not RV storage. There is also no provision to water on this package, and sewage is a concern when campers are dropping off their trailer for storage.

Lastly, the eye sore of this development is concerning. We have a west view towards the mountains, and do not wish to look at stored RV's. We are most worried that if this parcel is approved, more applications will come turning this area industrial when it is the most arable land in the country for growing. Let's have some regard for our future generations and their ability to grow safe, healthy and Canadian food.

Thank you,

Kristin and Bill Wallace



**From:** [Kristin W](#)  
**To:** [Legislative Services](#)  
**Subject:** RV storage  
**Date:** Thursday, June 13, 2024 8:39:46 PM

---

Our property is adjacent to the proposed RV storage site. Our house was built on that adjacent property(250127 RR 41) in1990 so that we could have our mountain view.Our property has been owned by the Wallace family since the1920,s.Their original property on RR40 was established in 1905. The RV storage would destroy our mountain view.

Another concept against the RV's on that property is that entering and exiting Township Road 250 to Highway 22 would be dangerous.There has already been an accident and death at that site turning off hwy 22. That site for RV's would devalue our property.It would greatly increase the traffic which would increase crime in our area. We are definitely not in agreement with it.

**From:** [Pete Elliott](#)  
**To:** [Michelle Dollmaier](#)  
**Cc:** [Elliott Carol](#)  
**Subject:** Re: PL20230099 - Land Use bylaw Amendment - Letter of Support  
**Date:** Monday, October 16, 2023 11:16:00 AM

---


Dear Michelle,

We are residents of Rockyview and have been for more than 20 year.

We would like to communicate our support for the redesignation application to I-LHT for the property SW-02-25-04-W05M to allow for an RV storage lot and free Rideshare Lot.

Should you have any questions of us, please do not hesitate to contact us.

Thank you,

Pete and Carol Elliott  
7 Windmill Way  


Letter of Support

Re: **PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>Pre Sales and Address</small></p> <p>Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p>	<p><small>Project Name and Address</small></p> <p>Budhail, Gurkiran</p>				
	<table border="1"> <tr> <td><small>Project</small></td> <td><small>Start</small></td> </tr> <tr> <td></td> <td>October 2023</td> </tr> </table>	<small>Project</small>	<small>Start</small>		October 2023	
<small>Project</small>	<small>Start</small>					
	October 2023					

Name: ASAD SAIFI address 179 Cougar Plateau Way SW, dated 16-Oct-23

Signature: [Handwritten Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
bart.carswell@carswellplanning.ca 587-437-6750


Letter of Support

**Re: PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M Title Number: 231 086 205 41246 TWP RD 250 Proposed I-LHT 5.72 ha (14.13 ac.) Total Property 29.05 ha (71.79 ac.)</p>	<p><small>Plan Name and Address</small></p> <p>Carswell Planning Inc. Bart.Carswell@carswellplanning.ca 587 437-6750</p> <table border="1"> <tr> <td><small>Project</small></td> <td><small>Sheet</small></td> </tr> <tr> <td><small>Date</small></td> <td></td> </tr> <tr> <td>October 2023</td> <td></td> </tr> </table>	<small>Project</small>	<small>Sheet</small>	<small>Date</small>		October 2023		<p><small>Project Name and Address</small></p> <p>Budhail, Gurkiran</p> 
<small>Project</small>	<small>Sheet</small>							
<small>Date</small>								
October 2023								

Name: Bernard Chung address 11 Windmill Way, RVC, dated Oct 12, 2023

Signature: B. Chung Email address: [REDACTED]

Should you have any questions, please feel free to contact:

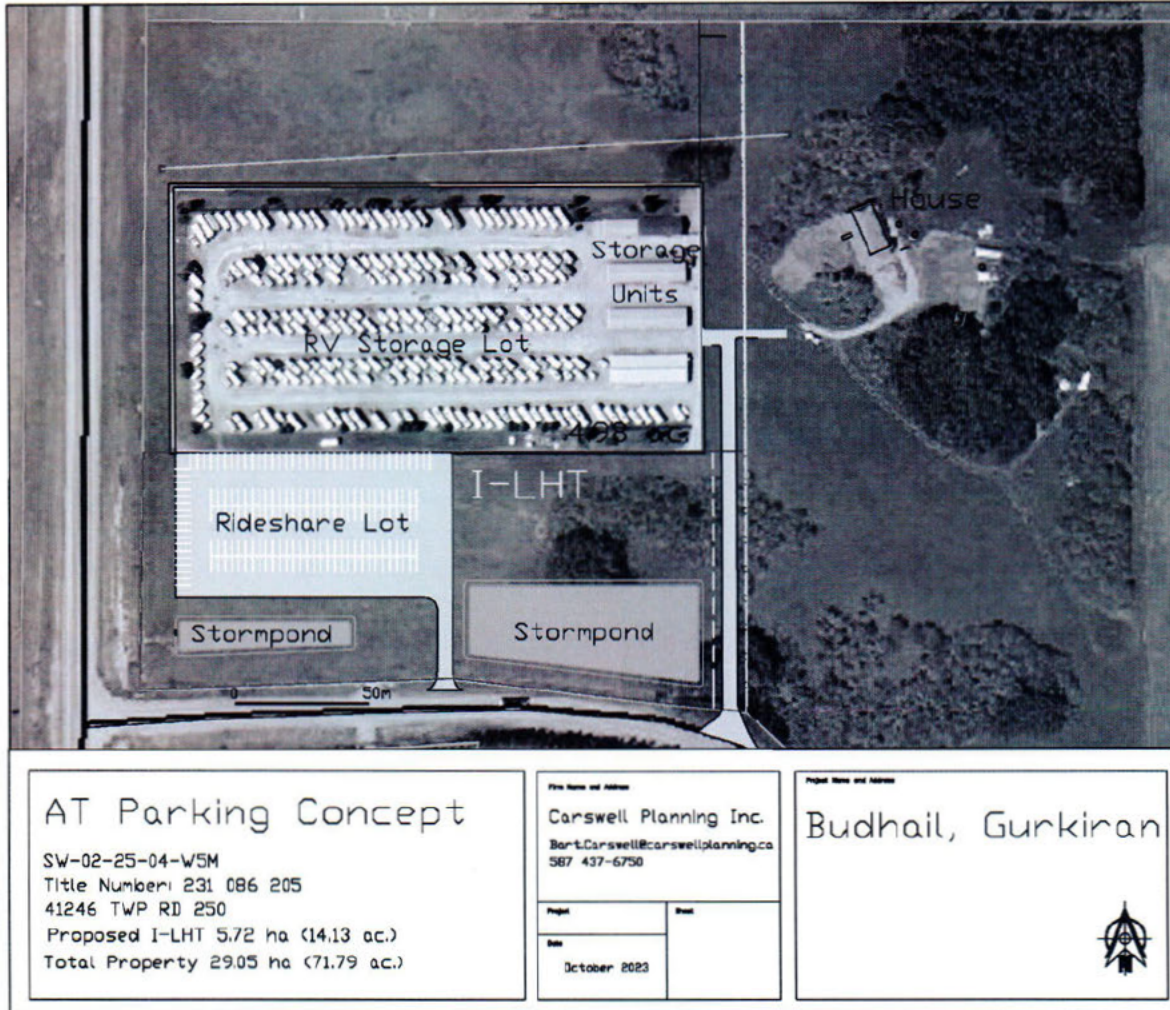
Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750

Letter of Support

Re: **PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



Name: Hardeep Dhillon address 105 Pinnacle Ridge Place, dated Oct 17/2023

Signature: [Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
bart.carswell@carswellplanning.ca 587-437-6750


Letter of Support

**Re: PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M Title Number: 231 086 205 41246 TWP RD 250 Proposed I-LHT 5.72 ha (14.13 ac.) Total Property 29.05 ha (71.79 ac.)</p>	<p><small>Prep Name and Address</small></p> <p>Carswell Planning Inc. Bart.Carswell@carswellplanning.ca 587 437-6750</p> <table border="1"> <tr> <td><small>Prep</small></td> <td><small>Date</small></td> </tr> <tr> <td></td> <td>October 2023</td> </tr> </table>	<small>Prep</small>	<small>Date</small>		October 2023	<p><small>Project Name and Address</small></p> <p>Budhail, Gurkiran</p> 
<small>Prep</small>	<small>Date</small>					
	October 2023					

Name: IGOR ARHANIC address 813 SAULFIN DRIVE, dated OCT. 9th 2023.

Signature: [Handwritten Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750


# Letter of Support

**Re: PL20230099 - Land Use Bylaw Amendment**  
SW02-25 04W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW 02 25 - 04 W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><b>Carswell Planning Inc</b>          587 437-6750          October 2023</p>	<p><b>Budhail, Gurkiran</b></p> 
---	---	---

Name: KARAMVEER SINGH KAMBOJ address: 51 Va leystream Close NW Calgary T3B 5V8, dated 17 Oct 2023

Signature: Karamveer S Kamboj Email address: [REDACTED]

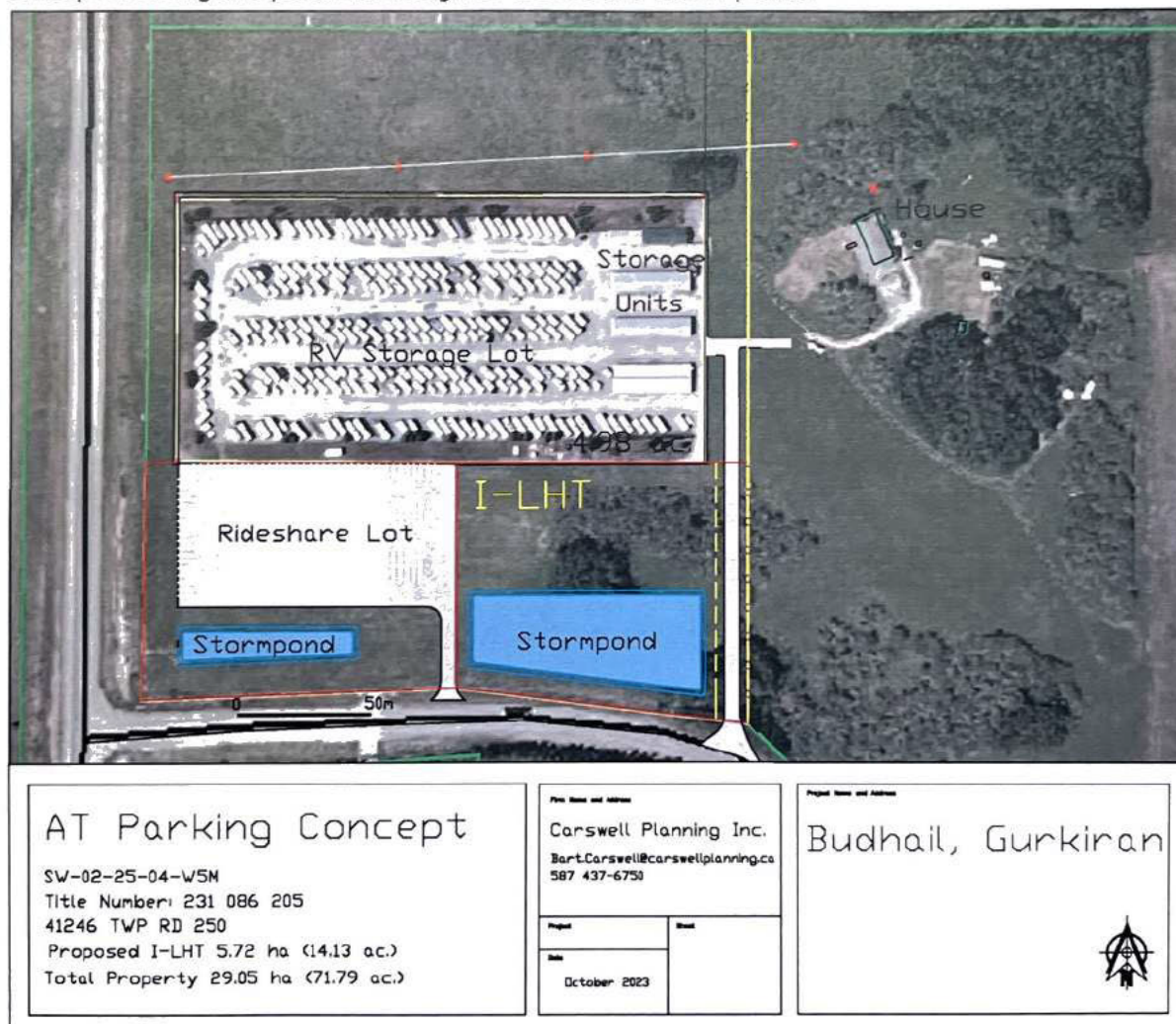
Should you have any questions, please feel free to contact:  
 Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
 Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
 Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587 4376750

Letter of Support

Re: **PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



Name: Kirk Watt address 76 Westland Crescent SW, Calgary AB, dated October 16/2023  
 Signature: *Kirk Watt* Email address: [REDACTED]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
 Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
 Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750



### Letter of Support

**Re: PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation applicat on to I LHT, and a Development Permit for an RV storage lot / free R deshare Lot. Below is a deve opment concept showing the potential design of the lot and storm ponds.



**AT Parking Concept**

SW 02 25 04-W5M Title Number: 231 096 205 41246 TWP RD 250 Proposed I-LHT 572 ha (14.13 ac) Total Property 2905 ha (7179 ac)	Carswell Planning Inc Bart.Carswell@carswellplanning.ca 587 437-6750 October 2023	Budhail, Gurkiran
--	--	-------------------

Name: Mohit Arora address 32060 Arenterra Rd. , dated 19-oct-2023  
 Signature: [Handwritten Signature] Email address: \_\_\_\_\_

Should you have any quest ons, please feel free to contact:  
 Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
 Office Address: #209, 1324 - 11 Ave, SW Calgary, AB T3C 0M6  
 Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
 bart.carswell@carswellplanning.ca 587-437-6750



Gurkiran Singh Budhail [REDACTED]

---

**Re: PL20230099 - Land Use bylaw Amendment - Letter of Support**

1 message

---

**Pete Elliott** [REDACTED]  
To: "mdollmaier@rockyview.ca" <mdollmaier@rockyview.ca>  
Cc: [REDACTED]

Mon, Oct 16, 2023 at 11:15 AM

Dear Michelle,

We are residents of Rockyview and have been for more than 20 year.

We would like to communicate our support for the redesignation application to I-LHT for the property SW-02-25-04-W05M to allow for an RV storage lot and free Rideshare Lot.

Should you have any questions of us, please do not hesitate to contact us.

Thank you,

Pete and Carol Elliott

7 Windmill Way  
[REDACTED]


Letter of Support

**Re: PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>File Name and Address</small></p> <p>Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p> <table border="1"> <tr> <td><small>Project</small></td> <td><small>Sheet</small></td> </tr> <tr> <td><small>Date</small></td> <td></td> </tr> <tr> <td>October 2023</td> <td></td> </tr> </table>	<small>Project</small>	<small>Sheet</small>	<small>Date</small>		October 2023		<p><small>Project Name and Address</small></p> <p>Budhail, Gurkiran</p> 
<small>Project</small>	<small>Sheet</small>							
<small>Date</small>								
October 2023								

Name: Preet Mann address 315 valley woods pl n.w, dated OCT 7<sup>th</sup>, 2023  
Signature: [Handwritten Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750


Letter of Support

Re: **PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SV-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>File Name and Address</small>          Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p> <p><small>Project</small> _____ <small>Date</small> _____</p> <p><small>Date</small>          October 2023</p>	<p><small>Project Name and Address</small>          Budhail, Gurkiran</p> <p style="text-align: right;"></p>
---	---	---

Name: Sushil Mishra address 207 Cougar Plateau, dated 10/16/2023

Signature: [Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:  
Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
bart.carswell@carswellplanning.ca 587-437-6750

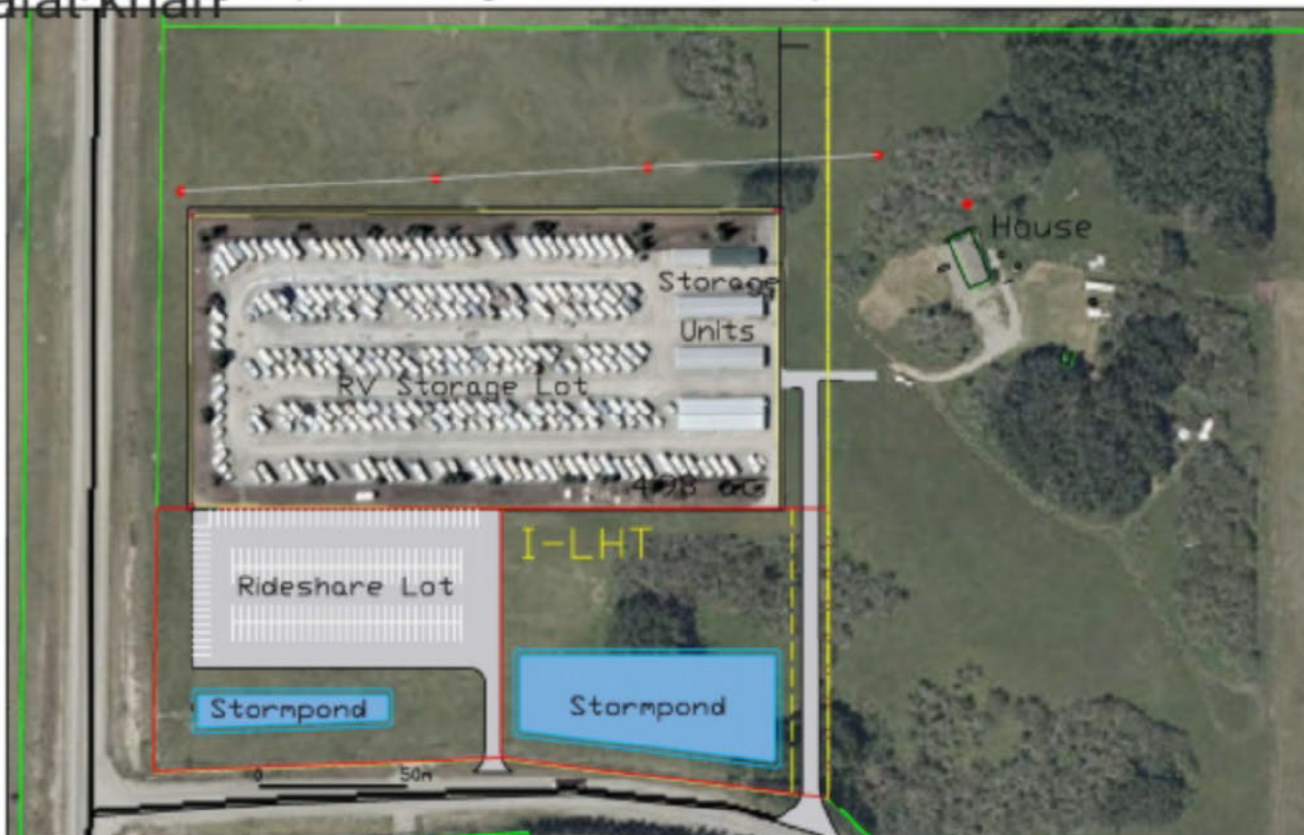
### Letter of Support

**Re: PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

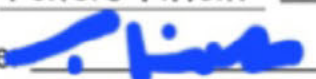

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.

Talat Khan



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>File Name and Address</small></p> <p>Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p> <table border="1"> <tr> <td><small>Project</small></td> <td><small>Date</small></td> </tr> <tr> <td></td> <td>October 2023</td> </tr> </table>	<small>Project</small>	<small>Date</small>		October 2023	<p><small>Project Name and Address</small></p> <p>Budhail, Gurkiran</p> 
<small>Project</small>	<small>Date</small>					
	October 2023					

Name: Talat Khan address: 63windmill way t3z1h5 , 14/10/23

Signature:  Email address: 

Should you have any questions, please feel free to contact.

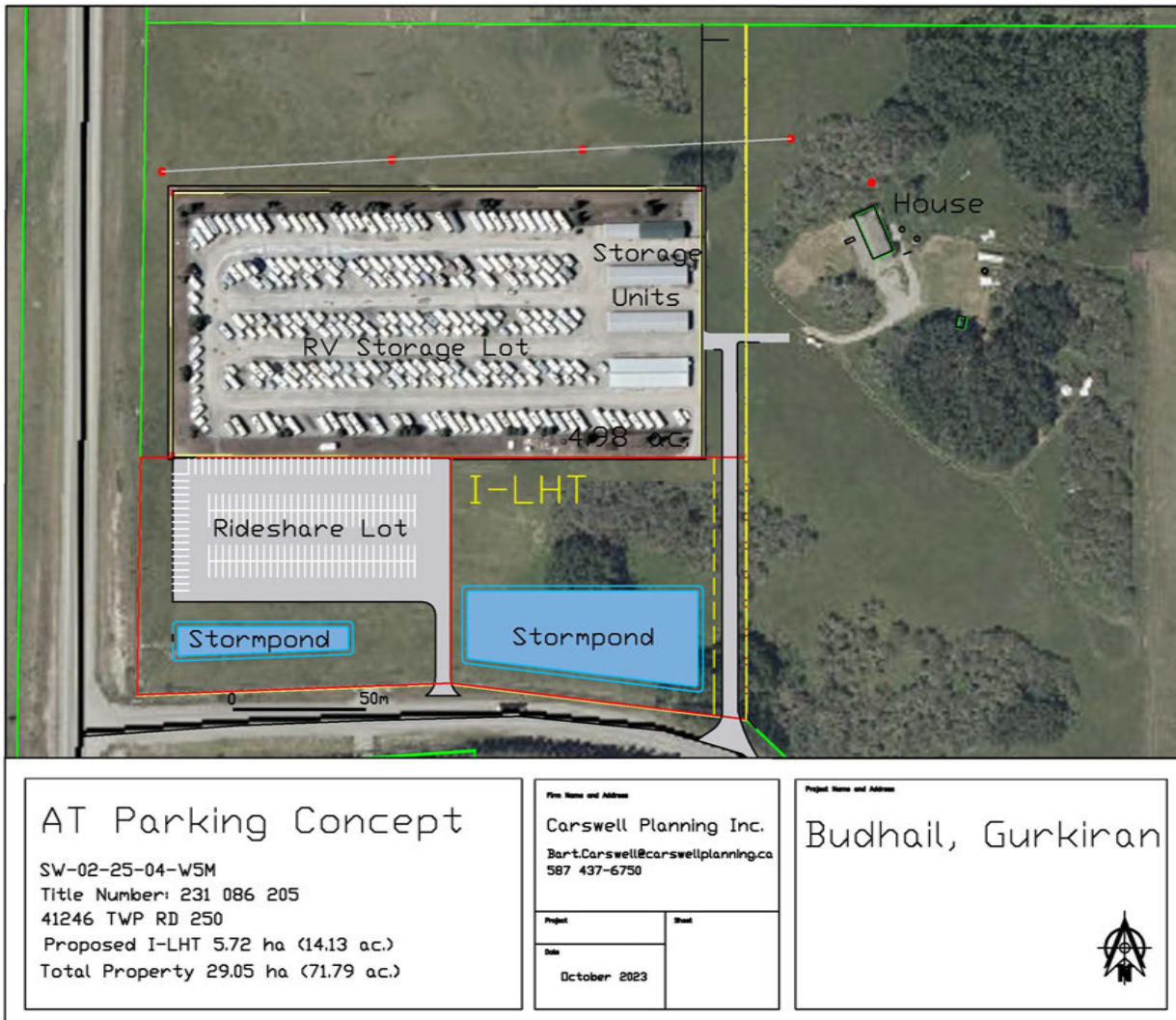
Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750

### Letter of Support



**Re: PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



Name: Vijay Janjua address 137 Nolanhurst Cres NW , dated 10/18/2023

Signature:  Email address: 

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750


### Letter of Support

**Re: PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>Firm Name and Address</small>          Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p> <table border="1"> <tr> <td><small>Project</small></td> <td><small>Start</small></td> </tr> <tr> <td><small>Date</small></td> <td></td> </tr> <tr> <td>October 2023</td> <td></td> </tr> </table>	<small>Project</small>	<small>Start</small>	<small>Date</small>		October 2023		<p><small>Project Name and Address</small>          Budhail, Gurkiran</p> <div style="text-align: right;">  </div>
<small>Project</small>	<small>Start</small>							
<small>Date</small>								
October 2023								

Name: Mohammad Movahedan address 1334 Strathcona Dr SW, dated Oct 27, 2023

Signature: [Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750


Letter of Support

Re: **PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>Plan Name and Address</small>          Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p> <table border="1"> <tr> <td><small>Project</small></td> <td><small>Date</small></td> </tr> <tr> <td></td> <td>October 2023</td> </tr> </table>	<small>Project</small>	<small>Date</small>		October 2023	<p><small>Project Name and Address</small>          Budhail, Gurkiran</p> 
<small>Project</small>	<small>Date</small>					
	October 2023					

Name: Alicia Williams address 22000 Sheriff King St S , dated Nov 5, 2023

Signature: *Alicia Williams* Email address: [REDACTED]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750



Letter of Support

Re: **PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>Firm Name and Address</small>          Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p> <table border="1"> <tr> <td><small>Project</small></td> <td><small>Start</small></td> </tr> <tr> <td><small>Date</small></td> <td></td> </tr> <tr> <td colspan="2">October 2023</td> </tr> </table>	<small>Project</small>	<small>Start</small>	<small>Date</small>		October 2023		<p><small>Project Name and Address</small>          Budhail, Gurkiran</p> <div style="text-align: right;">  </div>
<small>Project</small>	<small>Start</small>							
<small>Date</small>								
October 2023								

Name: Suman Boins address 133 Chokecherry Ridge, dated Oct. 27/23

Signature: [Handwritten Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750


Letter of Support

Re: **PL20230099 - Land Use Bylaw Amendment**  
SW-02-25-04-W05M, (Gurkiran Budhail)  
41246 TWP Road 250.

To whom it may concern,

As neighbours, we support each other in our ventures, and I support the redesignation application to I-LHT, and a Development Permit for an RV storage lot / free Rideshare Lot. Below is a development concept showing the potential design of the lot and storm ponds.



<p><b>AT Parking Concept</b></p> <p>SW-02-25-04-W5M          Title Number: 231 086 205          41246 TWP RD 250          Proposed I-LHT 5.72 ha (14.13 ac.)          Total Property 29.05 ha (71.79 ac.)</p>	<p><small>Plan Name and Address</small></p> <p>Carswell Planning Inc.          Bart.Carswell@carswellplanning.ca          587 437-6750</p> <table border="1"> <tr> <td><small>Project</small></td> <td><small>Date</small></td> </tr> <tr> <td></td> <td>October 2023</td> </tr> </table>	<small>Project</small>	<small>Date</small>		October 2023	<p><small>Project Name and Address</small></p> <p>Budhail, Gurkiran</p> 
<small>Project</small>	<small>Date</small>					
	October 2023					

Name: Mohammed Waqar Nahi address 906 1500 75th SW T2R 1A7, dated Nov 2/2023

Signature: [Signature] Email address: [Redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP Carswell Planning Inc.  
Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca) 587-437-6750

PLA\_20230099

41246 TWP RD 250

Date: May 18, 2024

Hello Michelle,

This letter covers some supplemental information which the proponent wants to highlight and request that the RVC Administration consider before finalizing its recommendation/report about the requested re-designation application.

Most of the excerpts are obtained from the referenced documents developed by RVC or CMRB.

Below are the itemized references and clarifications to support the approval of the project by Administration/Council:

- A. The Rocky View County Strategic Plan 2023-2027 (Page 11) states that:
- i. *We will make smart investments to grow our tax base and secure the sustainability of our operations and infrastructure assets.*
  - ii. *We will evaluate the investment interest shown in the County with a clear strategy to grow our economy and maximize the generational opportunity in front of us.*

As we understand, this specific project satisfies both these conditions in their entirety as it will require no investment on part of RVC and will still provide a much needed service to the existing and upcoming/growing communities nearby (West View, Crestmont, Harmony, Southbow Landing) using the existing infrastructure and thus supporting the non-residential tax base of RVC.

- B. Also the proposed project contributes towards the CMRGP's Vision Elements (Page 47), excerpt below:

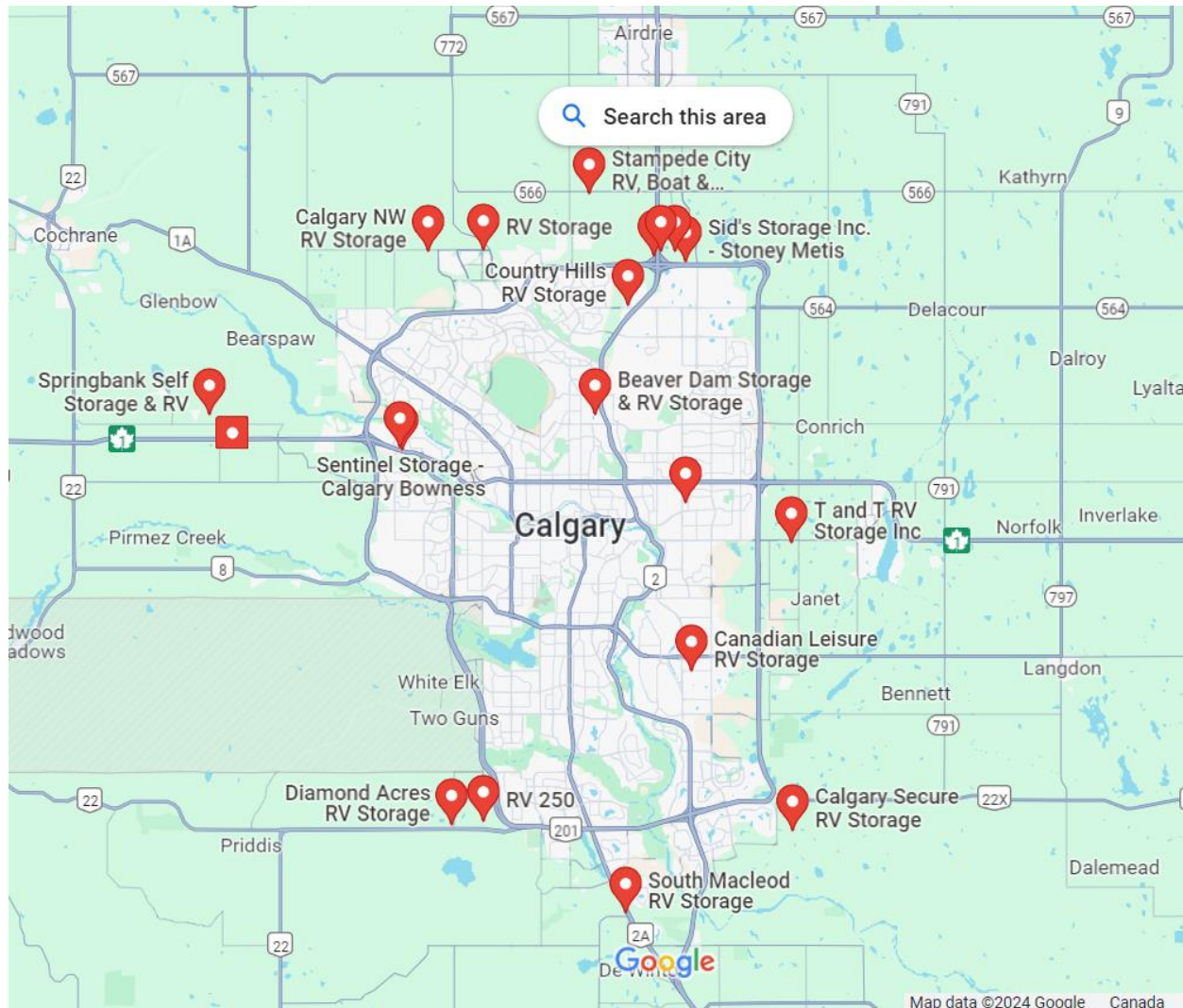
*We successfully use our commitment to Preferred Placetypes and specified growth areas to accomplish our vision while reducing water consumption, vehicle mileage, carbon emissions, land consumption and the cost of infrastructure.*

*The Region is built on a backbone of excellent integrated multi-modal transportation which ensures efficient and effective movement of people and goods.*

During the market research conducted to gauge the need for a RV Storage in this area it was identified that a lot of current residents/RV owners need

to haul their RV units to other parts of the town for storage purpose and then bring it back to go to the mountains/BC in Spring/Summer.

The screenshot below provide results of a quick google search for RV Storage areas in and around Calgary Metropolitan Region (CMR).



The parking spaces in the existing RV Storage areas on the west side of CMR/Calgary are mostly filled up to their capacity already and have no more room for expansion for the anticipated growth in the area.

Current Calgary population (1,665,000) is almost 6% more than the estimated 2028 projection (1,574,641) completed by rennie Intelligence for CMRB back in 2018.

Community of Harmony is predicted to grow to a population of 10,000 by RVC within the coming decade and will be by far the largest community designated as a hamlet within the County.

C. Also the project serves the below listed Growth Plan Objectives (Page 47) of CMRGP:

*(a) Create opportunities for each municipality to grow and develop in a way that contributes to balanced regional growth.*

*(d) Provide adequate land area for a variety of employment opportunities in appropriate areas.*

*(j) Reduce the cost of infrastructure to support growth compared to past practices.*

*(k) Focus regional service delivery in areas that take advantage of existing services, collaboration and plans.*

Now following the Section 3.1.3.4 of CMRGP (Page 49) Employment Areas may be considered outside of Preferred Growth Areas in circumstances where:

*(a) the applicant municipality provides rationale as to why the Employment Area cannot be located within a Preferred Growth Area;*

*(b) the location can provide a transportation network suitable for the scale of the proposed development;*

*(c) the development is compact and makes efficient use of land, infrastructure and services;*

The proposed project satisfies all these requirements as for a similar project there will not be enough land available in the Springbank Airport Employment Area.

Moreover, the location is very unique such that it acts as a 'confluence' point for traffic from Calgary (East), Cochrane (North) and Calgary/Bragg Creek (South). This is already proven by the number of people using the TWP RD 245A as their meeting point for car-pooling purpose. It's a convenient junction for traffic to/from these communities and as such saves fuel and time and is thus popular among users.

D. The proposed use will be very similar to the current establishments along HWY 22 such as riding arenas, communication towers, and other commercial activities. The proposed use align with Policies 3.1.7.1, 3.1.7.4 (Page 51) and 3.5.1.3 (Page 73) of CMRGP, stating:

*3.1.7.1 Municipalities shall comply with the following locational criteria when designating areas for Placetypes:*

*(a) Employment Areas should only be located in Preferred Growth Areas, except the following, which have no locational criteria:*

- i) resource extraction and energy development;*
- ii) Agriculture-related business including Processors, Producers, and other Agri-business and related accessory uses; and*
- iii) home-based business.*

*3.1.7.4 Rural Employment Areas shall not be located in Preferred Growth Areas.*

*3.5.1.3 Municipalities shall coordinate regional active transportation and recreation corridors with local transportation, mobility, transit, and recreation corridors to maximize their use.*

E. Review of Report of the Reeve's Task Force on Growth Planning (Jan 1, 2011) under Section 3. Commercial/Industrial Development (Page 7) yielded below:

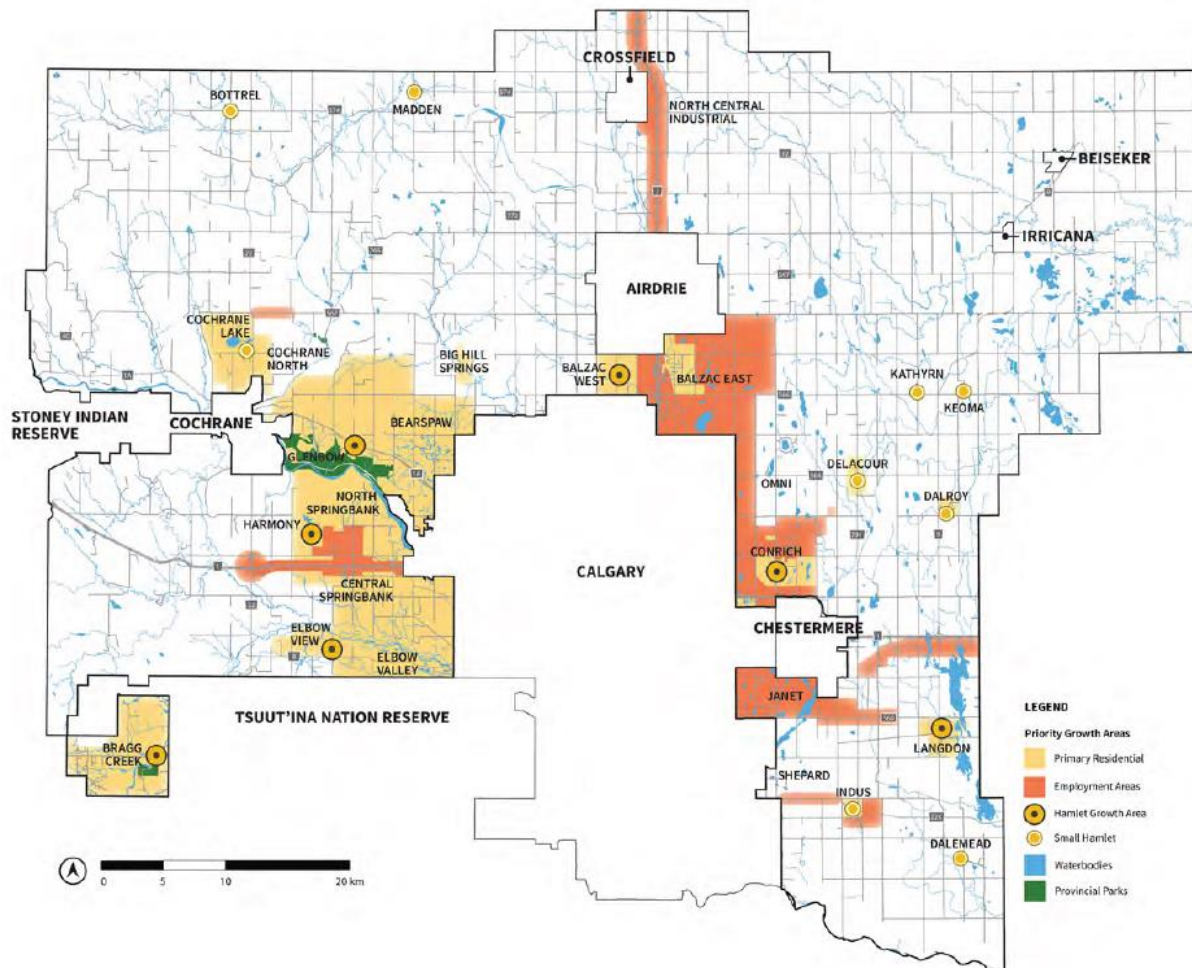
*i. encourage small business growth and development.*

*ii. include criteria for commercial/industrial development with limited servicing/infrastructure needs.*

*iii. address the infrastructure and servicing needs of any commercial/industrial development.*

*iv. promote the success and growth of small commercial/industrial developments by providing flexibility for growth and expansion on existing sites.*

- F. Review of the Municipal Development Plan (April 2021) identifies the project location in or close proximity to the anticipated employment areas.



**Figure 2: Growth Concept Map Identifying Priority Areas for Growth**

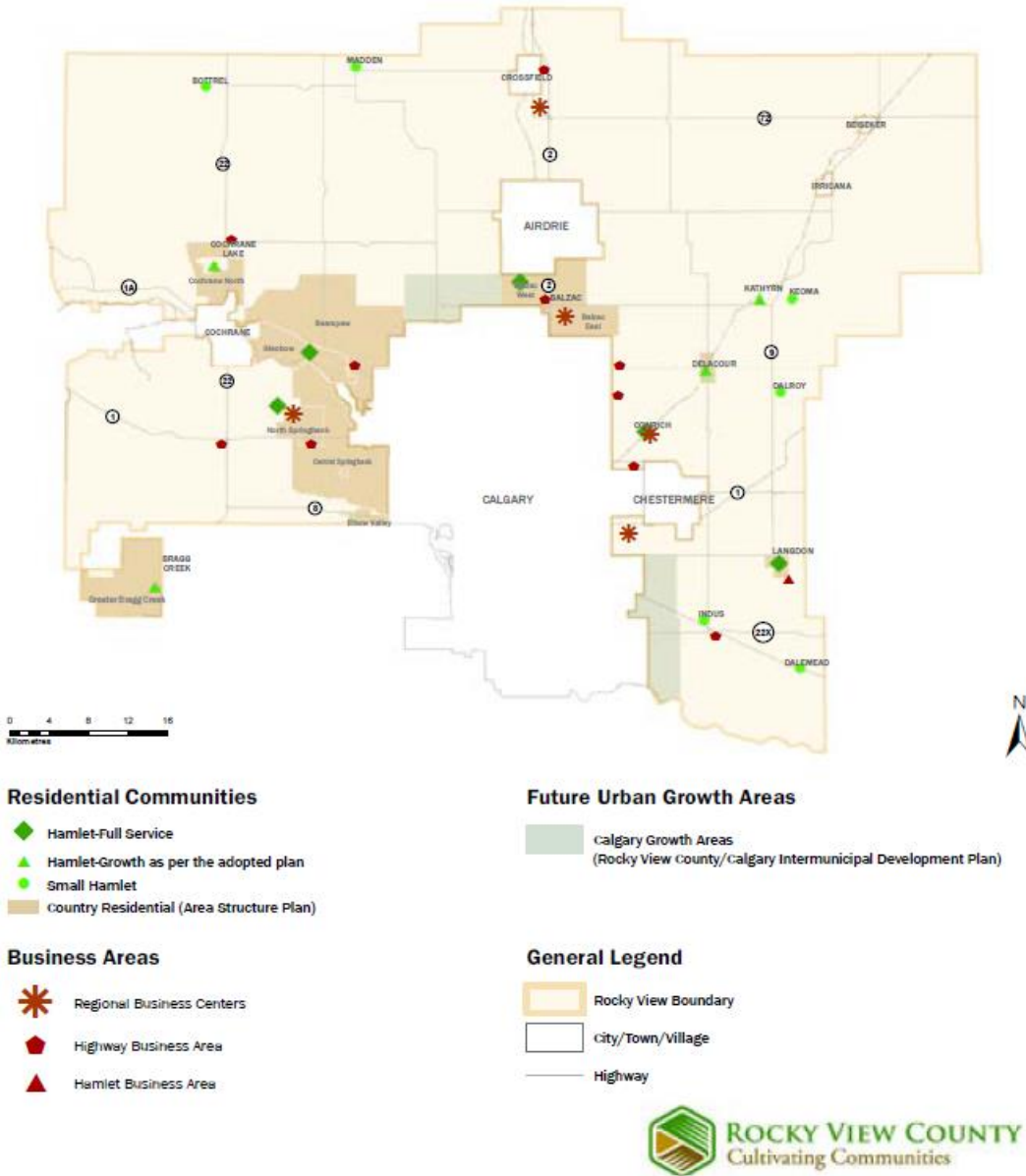
*This map is conceptual in nature, and is not intended to be used for measurements.*

Review of the RVC County Plan (Nov 6, 2023) establishes that the proposed development meets all of the goals identified in Section 14.0 Business Development (Pg 59) of the plan such as:

- providing employment and services,
- a commercial focus adding to the vitality of hamlet
- taxes to help provide community services
- local employment to reduce vehicle use

The location of the site has already been identified close to a potential employment/Highway Business area per Map 1 – Managing Growth (Pg 26)

**MAP 1-MANAGING GROWTH**





As we are aware that with the expansion of HWY 22 the preliminarily identified Highway Business Area will come under the expanded HWY 22 / HWY 1 junction and locations further south are part of the Springbank Off-Stream Dry Reservoir.



As such the location of the proposed project is suitable as an alternate for the employment areas in the Growth Plan.

As well, along with goals identified in Section 7.0 Environment (Page 29) of RVC County Plan (Nov 6, 2023) the proposed development will help in maintaining and improving the quality of the natural environment by allowing the storage of RVs close to home owners and still on the outskirts of urban growth to reduce volume of traffic on urban road infrastructure.

RV unit owners will need not burn the extra fuel and spend the time on road hauling the units to the other parts of the city and instead can park those just at a very convenient junction outside the urban areas, but still not too far.

- G. The proposed use will be very similar to the Highway Business Area use identified in the RVC County Plan (Page 61).

#### Highway Business Areas

Highway business areas are intended to take advantage of the provincial highway system. They are of limited size and should be located in proximity to highway intersections and interchanges.

The purpose of a highway business area is to contribute to the County's fiscal goals, provide destination commercial and business services, provide services to the traveling public, and offer local employment opportunities.

A similar development is located around 20 km north along HWY 22, albeit approximately six times bigger in footprint than the subject development.



Below are to address the remaining comments of opposition:

- H. The subject land planned to be used for the project is not farmed or in an active agriculture use atleast for the last 20/22 years.

A screenshot from the historical picture (circa 2002) is provided below for reference:



Also, as we know that the highest and best use is typically driven by the growth of population and development in a specific area. At some point in time, these lands used to support prairie ecosystems then with the growth in population were cleared for agriculture. Then with further progress of time agriculture related services and residential growth came in.

I am sure you will agree that most of the land taken by City of Calgary since 1899 was comparable in quality, if not more, to the subject land.

Growth and development need associated services such as road/highway construction, commercial spaces and institutions to support the population.

As such the question is more that whether such time has come for the subject piece of the parcel to have a better use than sitting empty without any productivity. In proponent's understanding due to its location at the intersection of a major highway and a busy arterial road along with the anticipated growth and development in the area such an opportunity has arrived.

PLA\_20230099

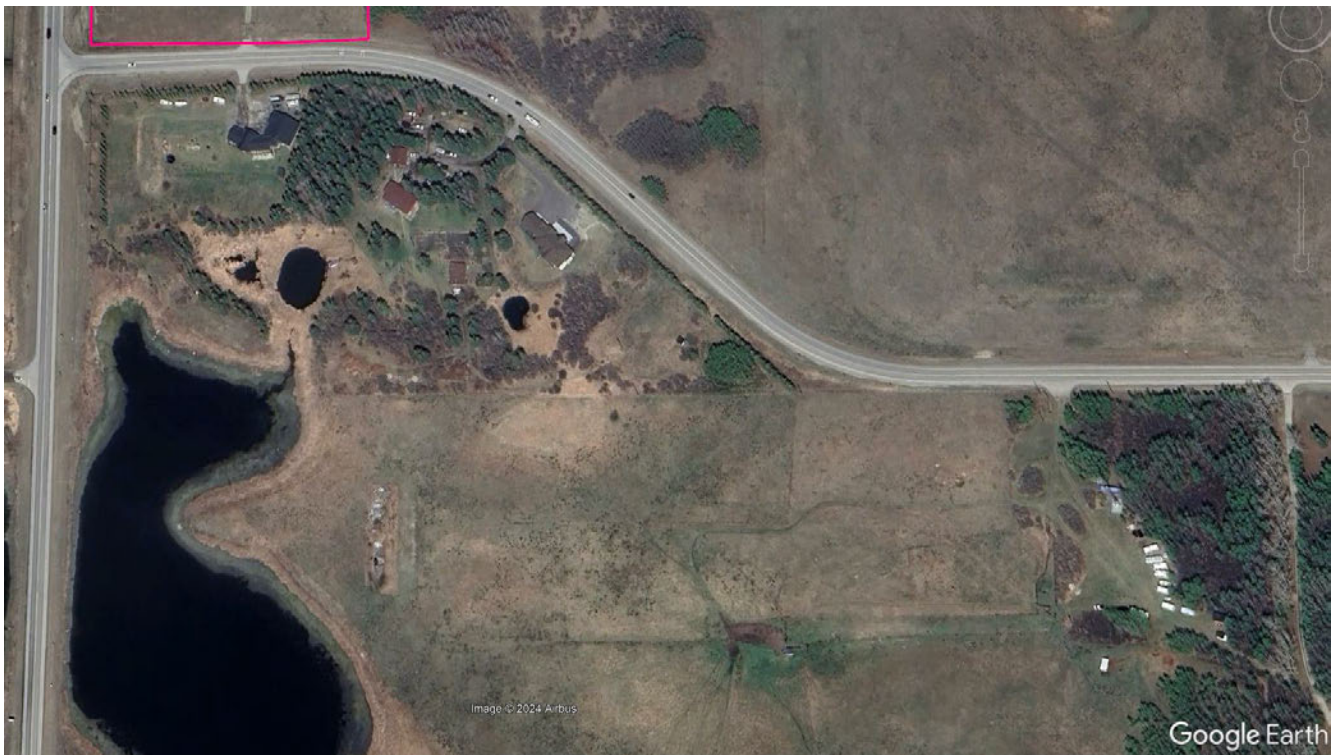
41246 TWP RD 250



- I. Also, the location of the piece of land planned to be used for the storage purpose is such that it sits in a 'bowl' type topography.

The stored RV units will not be visible from east and north as there is a small ridge/elevated area that borders on the east and north side, in addition a tree line will shadow the stored units. There is already a communication tower installed on the property to the north due to its elevated location.

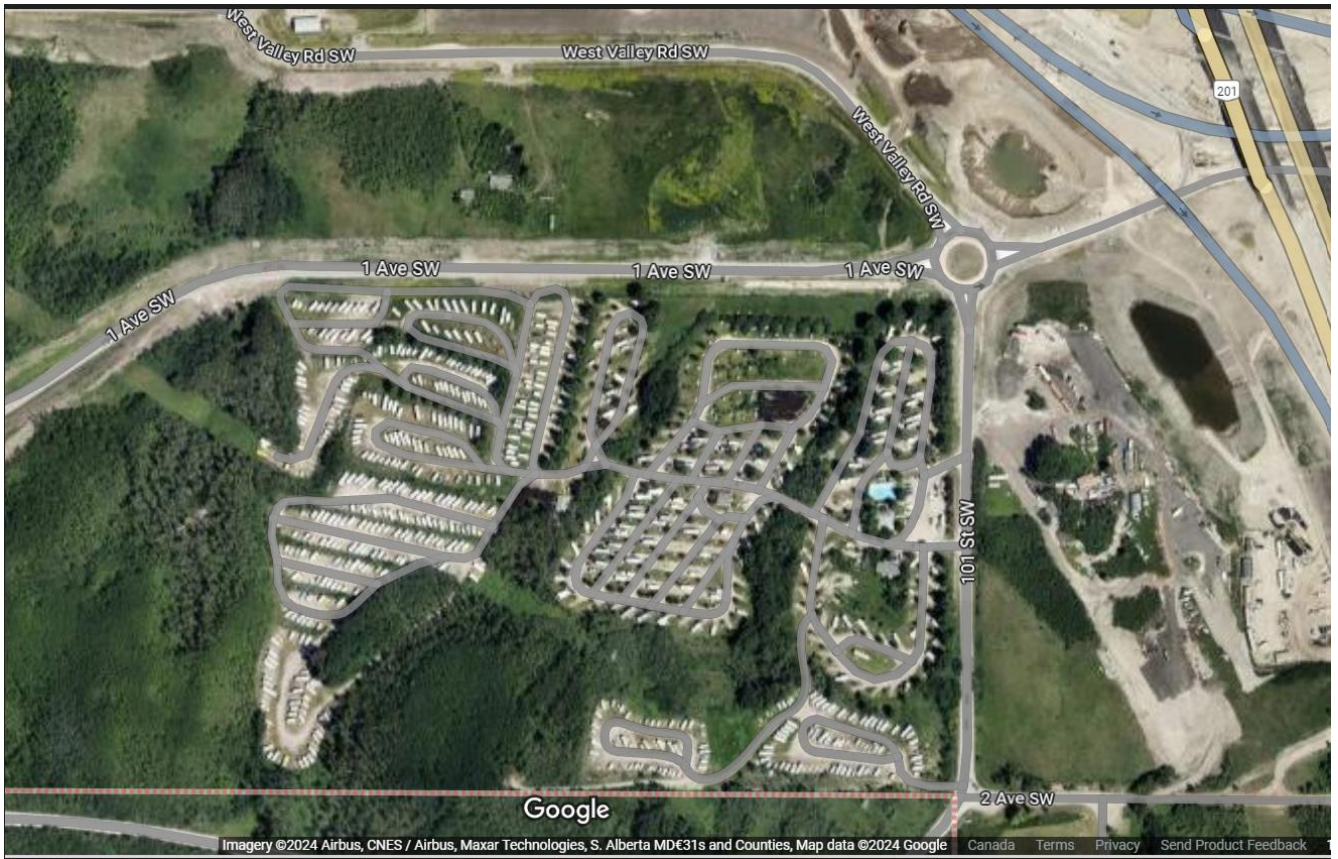
South side is at a further lower elevation as such a tree line used as a view cutter will cut the view from that side to the parked units. Property owners on the south side use their space for parking various kinds of landscaping and recreational equipment and it is hardly noticeable behind the tree line from TWP RD 250 or nearby properties.



From west again a tree line will cut the view to the east and view of mountains to the west will not be affected by the parked units as all those will be on the east side of HWY 22.

Reviewing a similar location (screenshots on next page), it is evident the tree/bush line completely takes care of any potential concerns of 'eye sore' from the roadside.

Aerial View of a comparable storage site:

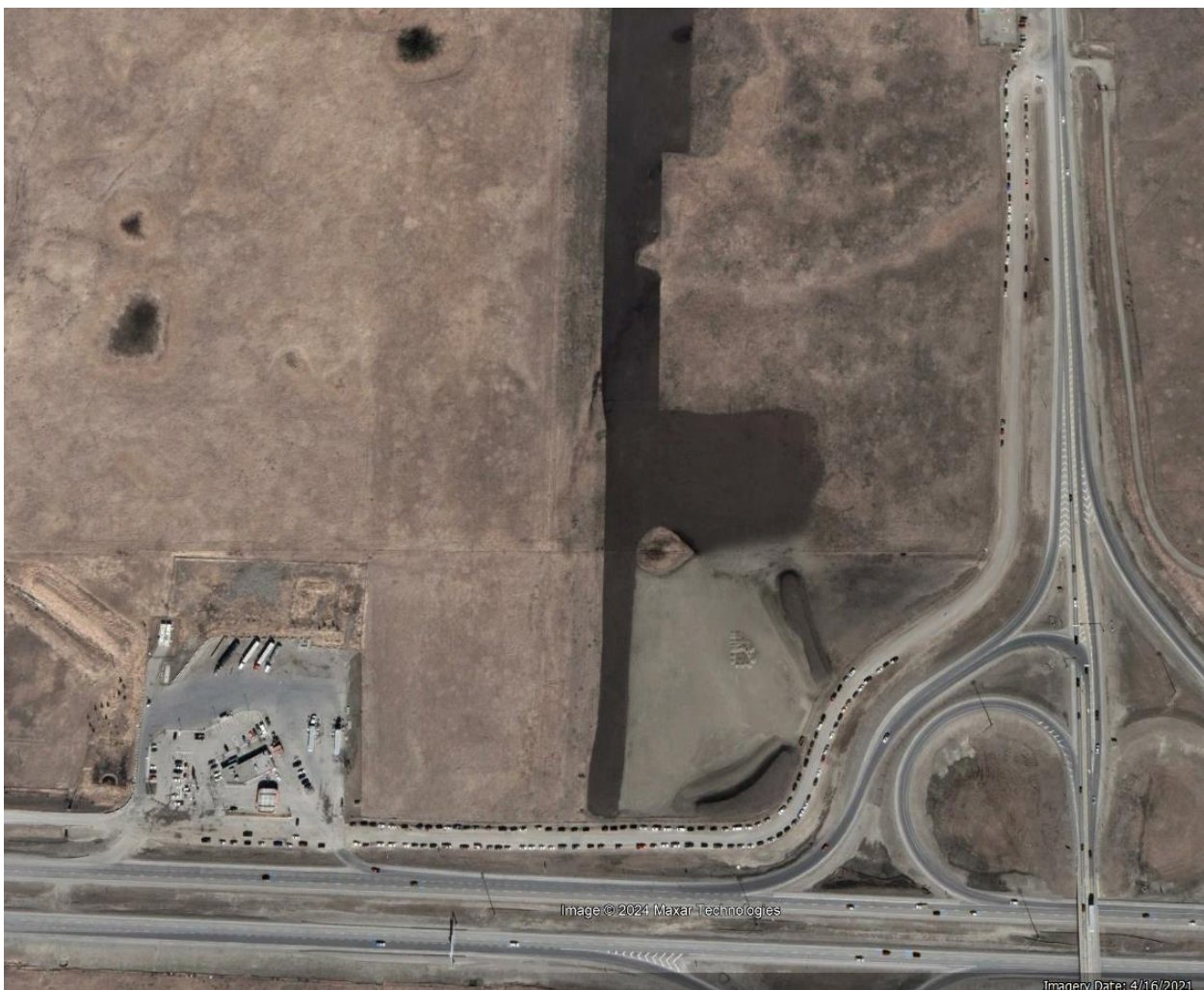


Roadside View of the same storage site 'veiled' by the tree/bush line:



Typically, there are around 150/200 vehicles parked along the sides of TWP RD 245A any day of the week. Around weekends that number is easily around 300+ vehicles. As such the proposed development will not impact the general character of the area in any significant way from its current one and will certainly not be obstructing the view of the mountains for any surrounding neighbours.

Instead it will provide a much needed service to the area residents along with generating tax revenue for the County which can then be utilized for providing additional benefits and services for the community residents.



- J. An additional/fringe benefit of allowing the proposed use is that it will have an access road from TWP RD 250 for the RV storage area which can be extended to the property line to the north, if needed, and the neighbors to the north might be able to utilize it once there direct access is closed from HWY 22 due to the proposed expansion plans, just as an option to help in the near future.



- K. The other benefit of having a storage space is that it does not require any permanent structure on site other than fencing.

As it is not economically viable to include this piece of the parcel in a typical farming operation **due to the topography and small size**, proponents certainly need to setup something that it can be utilized to a better use and is not just left as an empty piece of land without any productivity.



RV storage was finalized after due consideration given to other alternatives which will involve permanent features on the land such as an Accessory Building/Equestrian Centre/Riding Arena/Kennel or a Special Function Business. We will be more inclined at having something temporary such as a storage space given the current stage of HWY 22 expansion plans and ongoing development in the area instead of being invested too much on a more permanent basis not knowing how the final plans to develop HWY 22/TWP RD 250 will eventually evolve out.

We hope that RVC Administration will assess the information and clarifications provided in this letter objectively and will see the perspective from proponent's side.

Still if there are any specific items of the Regional Growth Plan which RVC Administration believe the proposed project is not aligned with, then we respectfully request that those be brought to our attention such that we can try on our level to review and make an effort to reasonably address the same.

We greatly appreciate this opportunity to provide proponent's perspective regarding this development and RVC Administration and Council's time and effort to review the details.

Regards,

Gurkiran Budhail