

August 24, 2023

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

Re: Application PL20220030
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

Attn: Logan Cox, Supervisor, Planning and Development

Dear Mr. Cox,

As a property owner living within the Conrich community I am writing this letter to express my support for the subdivision, as prepared by Gill Developments.

I am aware of Gill Developments overall vision to develop a master planned mixed-use subdivision referred to as Conrich Crossing. Their Project Team has outlined their plans to accommodate the strategic realignment of the portion of Township Road 250 within their development area, as contemplated by the Conrich Area Structure Plan (CASP).

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We are supportive of Gill Developments plans to create a new neighbourhood within the northern portion of the Hamlet of Conrich, and we urge Council to approve the first phase of the Conrich Crossing subdivision to enable Gill Developments to bring much needed housing and community vitality to the Hamlet of Conrich.

Sincerely,



Name: Sal Handel [REDACTED]

Civic / Legal Address: SE 05-25-28-04

Email Address: [REDACTED]

August 17, 2023

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

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Sincerely,



Name: Baljinder Singh Gill
Civic / Legal Address: 284128 Meadow Ridge Lane

Email Address: 

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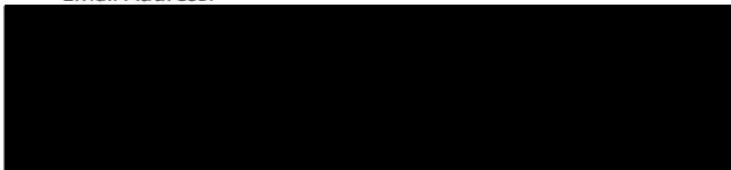

Name:

Civic / Legal Address:

Email Address:

HIEP TRAN -

284047 TWP 250



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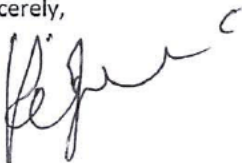
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Sincerely,



Name:

Civic / Legal Address:

*245233 Range Rd 284 - Rocky View
County*

Email Address:



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262075 Rocky View Point
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Sincerely,



Name: JASBIR S. MUNDI

Civic / Legal Address: 16 MEADOW RIDGE WAY, ROCKY VIEW AB
T1Z 0J6

Email Address: 

August 16, 2023

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Sincerely,



Name: *Fabiel Gill*

Civic / Legal Address: *245219 CONRICH RD*

Email Address: 

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Sincerely, *Balbir Singh*Name: *Balbir Singh*
Civic / Legal Address: *245066 Conrich Rd Rockyview County*
Email Address: 

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Sincerely,

Jaspreet Pal Singh Dhillon

Name: Jaspreet pal Singh Dhillon

Civic / Legal Address: 284124 Meadow Ridge Lane

Email Address: Rockyview County
T1Z 0S4



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Sincerely,

Kulwinder K Sahota

Name: *Kulwinder Kaur Sahota*

Civic / Legal Address: *284124 Meadow Ridge Lane*

Email Address: *Rockyview County*
T1Z 0J4



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Name: Gurdeep Kaan Dhillon
Civic / Legal Address: 284124 Meadow Ridge Lane
Email Address: Rockyview County
T1Z 0J4



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Sincerely,

Name:

THANK KHANH TRAX

Civic / Legal Address:

28 meadow Ridge way

Email Address:

[REDACTED]

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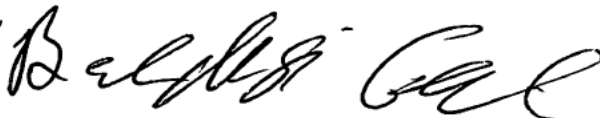
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Name: BALDEV SINGH GILL

Civic / Legal Address:

24 Meadow Ridge Way

Email Address:



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Name:

PAUL SIMON
Civic / Legal Address: 284115 MEADOW RIDGE LANE

Email Address:

Rocky View AB



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M. Al

284119 MEADOW RIDGE LANE

MOUNIR ALEID

Name: 

Civic / Legal Address: 

Email Address:

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Name:

Civic / Legal Address:

Email Address:

Umeshna Deo
284058 Meadow Ridge Lane.



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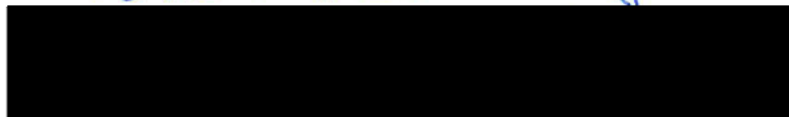
BRAD ROTA


Name:

Civic / Legal Address:

284107 Meadow Ridge Lane

Email Address:



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Sincerely,

Connie Rota

Name:

CR Rota

Civic / Legal Address:

284107 Meadowridge lane

Email Address:



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Name:

Civic / Legal Address:

Email Address:

JAI PRAKASH

284087 Meadowsidge Lane
Conrich Alberta

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Phase 1: Conrich Crossing

Attn: Logan Cox, Supervisor, Planning and Development

Dear Mr. Cox,

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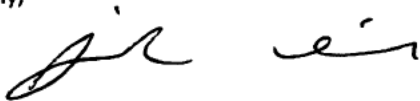
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We are supportive of Gill Developments plans to create a new neighbourhood within the northern portion of the Hamlet of Conrich, and we urge Council to approve the first phase of the Conrich Crossing subdivision to enable Gill Developments to bring much needed housing and community vitality to the Hamlet of Conrich.

Sincerely,



Name: Dharminder Gill
Civic / Legal Address: 284131 Meadow Ridge / 1008
Email Address: [REDACTED]

August 15th, 2023

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

Re: **Application PL20220030**
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

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Sincerely,

 284-120 Meadow Ridge Lane

Name: MUSTAFA Abdurhaman

Civic / Legal Address:

Email Address 

August 15, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
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Sincerely,

Name: MANDEEP BHATIA
Civic / Legal Address: 245030 MEADOWRIDGE Rd. N.E.
Email Address: CONRICH. AB. 

August 15, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
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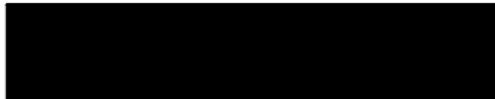
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Sincerely,

GURVINDER SINGH SANDHU
245080 MEADOW RIDGE ROAD.

Name:

Civic / Legal Address:

Email Address:

August 15, 2023

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

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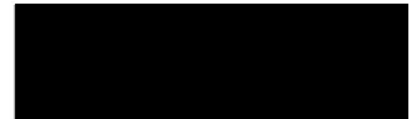
Name:

Mizarali Kassam.

Civic / Legal Address:

205 100 Meadow Bridge Rd

Email Address:



August 15, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
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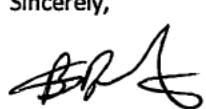
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Sincerely,

 245011 - MEADOWS Ridge Rd Rocky View County

Name: BHUPINDER Basara

Civic / Legal Address:

Email Address:

August 16, 2023

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

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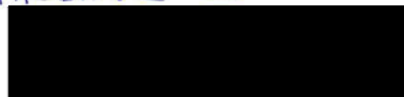
Sincerely,


Name: VANITY LAND Dev

Civic / Legal Address:

Email Address:

HARBANS S. GILL



August 15, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
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Sincerely,



Name: SAADULLAH JAN

Civic / Legal Address:

284059 Township 250, Rockyview, Alberta

Email Address: 

August 15, 2023

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

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Phase 1: Conrich Crossing

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Sincerely,


BRUTTISTA VERARDI

Name:

Civic / Legal Address: 40 MEADOW RIDGE WAY ROCKY VIEW COUNTY

Email Address: 

August 18th, 2023

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

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Sincerely,

Name: Abdulmalek Abbas

Civic / Legal Address: 32 Meadow Ridge Way

Email Address: 



August 16, 2023

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

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Name: HARVINDER MINHAS

Civic / Legal Address: 25 Meadow Ridge way T1Z0J6.

Email Address: 

August 16, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
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 HARPAL SINGH SIDHU

Name:

245251 MEADOW RIDGE ROAD

Civic / Legal Address:

Rocky View County A2TA

Email Address:

T12-015



August 16, 2023

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

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Sincerely,


Name: Sarabjit Sumal
Civic / Legal Address: 284127 meadowridge lane
Rocky view county AB
T12 0J4
[Redacted address information]

August 20, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
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Sincerely,



Name: SATINDERPAL SINGH SEKHON
Civic / Legal Address: 284099 MEADOW RIDGE LANE Rocky View
County T1Z 0T4
Email Address: [REDACTED]

August 20, 2023

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

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Sincerely,

Name: TAZIM ALARAKHYA
Civic / Legal Address: 250257 Range Road 284
Email Address: Rocky View County Alberta
T4A 0X2.



August 20, 2023

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

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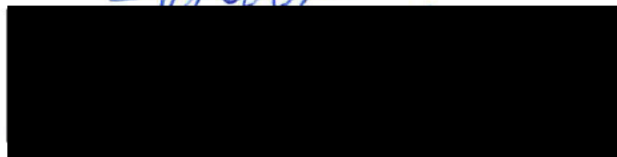
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Sincerely,

Name: Pavinder Singh Chatha
Civic / Legal Address:
Email Address: 40 Pleasant Range Place

[Signature]



August 20, 2023

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

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Salman

Name:

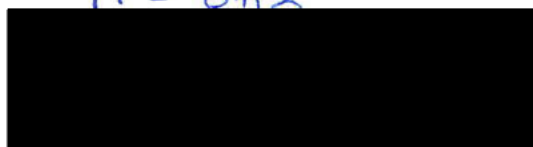
Salman Salem

Civic / Legal Address:

32 Pleasant Range Place

Email Address:

Rocky View County Alberta
T1Z 0H2



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

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Further, we understand that when the County decides to proceed with construction of the realigned portion of Township Road 250, the current portion of this roadway will transition into a local Hamlet street (*as illustrated by the 'Ultimate Configuration' illustration enclosed*). Access from the realigned portion of Township Road 250 at the western end of the development area will be restricted to Fire/EMS vehicles only.

We are supportive of Gill Developments plans to create a new neighbourhood within the northern portion of the Hamlet of Conrich, and we urge Council to approve the first phase of the Conrich Crossing subdivision to enable Gill Developments to bring much needed housing and community vitality to the Hamlet of Conrich.

Sincerely,

JAGDEV Singh Toor
8 Pleasant Range Place

Name:

Civic / Legal Address:

Email Address:

August 21, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich CrossingAttn: Logan Cox, Supervisor, Planning and Development

Dear Mr. Cox,

As a property owner living within the Conrich community I am writing this letter to express my support for the subdivision, as prepared by Gill Developments.

I am aware of Gill Developments overall vision to develop a master planned mixed-use subdivision referred to as Conrich Crossing. Their Project Team has outlined their plans to accommodate the strategic realignment of the portion of Township Road 250 within their development area, as contemplated by the Conrich Area Structure Plan (CASP).

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Sincerely, 

HARDEV TOOR

Name:

Civic / Legal Address:

284085 TWP RD 250

Email Address: 

August 21, 2023

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

Re: **Application PL20220030**
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

Attn: Logan Cox, Supervisor, Planning and Development

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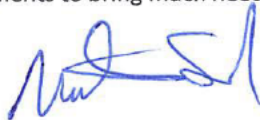
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Sincerely,



Name:

Mandeep Soli

Civic / Legal Address:

245729 Conrich Rd Rocky View

Email Address:



August 23, 2023

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

Re: **Application PL20220030**
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

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Sincerely,



Name:

Amanpreet Singh Gill

Civic / Legal Address:

284055 Meadowridge Lane Rockyview AB

Email Address:



August 23, 2023

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: Application PL20220030
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

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Sincerely,



Name:

CHARANPREET SINGH GILL

Civic / Legal Address:

284071 meadow Ridge lane Rockyview AB

Email Address:



August 22, 2023

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

Re: **Application PL20220030**
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

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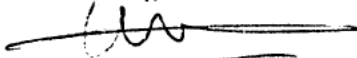
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Sincerely,



GURMEET S. KAINTH

Name: 245020 MEADOWSIDE RD

Civic / Legal Address:

Email Address:



August 22, 2023

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

Re: **Application PL20220030**
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

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Sincerely,



Name: SATPAL SINGH SAHOTA
Civic / Legal Address: 215085 MONTGOMERY RD, ROCKY VIEW
Email Address: [REDACTED]

August 23, 2023Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Re: **Application PL20220030**
Subdivision and Development of SE 05-25-28-W5M
Phase 1: Conrich Crossing

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Sincerely,



Name:

IVAN KATIC (403) 615-1712

Civic / Legal Address:

283438 MEADOW RIDGE LANE

Email Address:



Melvin and Andrea Dyck
22 Pleasant Range Place
Rocky View County, AB
T1Z 0H2

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

Attention: Planning Services Department

RE: Application Number PL20230105
File Number 05305001

We are in opposition to Application PL20230105. The development goes against the vision of Conrich as outlined in the Area Structure Plan (see Appendix A: Goals) and there are immediate concerns that need to be address before moving forward.

Immediate concerns are:

- The existing intersection at Conrich Road and Township Road 250 cannot handle the extra volume of traffic
- The population of Conrich could grow exponentially causing a strain on the existing infrastructure: roads, school, utilities, etc
- There are no local fire or emergency services

Other issues that will impact the community in the future include:

- The proposed district change from A-GEN to Industrial Light
- The proposed intersection of Township Road 250 and Range Road 284

District Change A-GEN to Industrial Light (I-LHT)

- Should revisit vision for Conrich area
- Previous council wanted to make Conrich the next “Balzac”
- What about the failed Conrich Station development? The field was stripped and now just sits there.
- Industrial developments should stay east of CN Logistic Park
- Promises were made to residents of Pleasant Range Place to keep there community viable (see Appendix D)
- Originally community was to have a population of 420 people (see Table 1, Appendix C)

Intersection of Township Road 250 and Range Road 284

- The increased traffic (truck and automobile) on Range Road 284 is already an issue
- Conrich Road (Range Road 284) has many residential developments – should not be allowed to be a truck route. If the area around Pleasant Range Place becomes residential development (as promised in Appendix D, more people will be accessing Range Road 284.
- In the Logistics Park Master Site Development plan, it stated that CN was responsible for upgrading the intersection between Range Road 283 and 285 on Township Rd 250. It was also recognized that existing residential and commercial developments would be affected by the additional truck traffic. The plan was to direct traffic to Stoney Trail via Range Road 285.
- Truck traffic on Range Road 284 has increased substantially as trucks find it easier to get to Stoney via RR 284.
- Don't make it easy for trucks to turn on to Conrich Rd.

In conclusion, we feel that Council needs to look at the bigger picture and ensure the proper infrastructure is in place before allowing these one-off developments. CN should have been made accountable for the upgrading of intersections along Township Road 250 as outlined in the Regional Transportation Infrastructure policies. Many of the traffic issues being faced today would have been resolved.

Council also needs to honour their commitment to our community Pleasant Range Place. There is no need for industrial developments sandwiched in between residential communities. Keep the industrial district east of CN Logistics. Conrich Station should be developed before planning other Industrial districts.

Sincerely,

Andrea and Melvin Dyck
22 Pleasant Range Place
Rocky View County, AB T1Z 0H2

APPENDIX A: GOALS FOR CONRICH CONRICH ASP

Goals

There are 10 goals that guide the development of the Conrich Area Structure Plan. These goals are based on policy direction of the *County Plan*, the existing physical characteristics of the area, and the key issues, constraints, and opportunities identified during the planning process. The goals are as follows:

1. Facilitate the development of the hamlet of Conrich as a vital and **distinct community that retains its rural heritage** and provides residents with
 - a. a range of housing choices;
 - b. a community focal point with public gathering places, parks, schools, other institutional uses, and local commercial services;
 - c. **attractive streets, pedestrian pathways, and linked open spaces that facilitate a physically connected community; and**
 - d. **community facilities and services that promote a socially connected community.**
2. Support the development of the Conrich area as a regional business centre by providing opportunities for well-designed commercial and industrial areas and taking advantage of the inter-provincial transportation network (roads and rail).
3. Create a well-designed, safe, and interconnected transportation network that addresses the needs of residents, motorists, pedestrians, and cyclists.
4. Provide for attractive and high quality gateways along Highway 1 and Township Road 250.
5. **Protect existing and future residential areas with appropriate land use transition and design measures.**
6. **Support the continuation of existing agricultural operations until development of those lands to another use is deemed desirable.**
7. Provide for potable water, wastewater, and stormwater systems in the plan area in a safe, cost effective, and fiscally sustainable manner.
8. Successfully manage stormwater through the development of a regional stormwater conveyance system and innovative stormwater management solutions.
9. Protect wetlands through the integration of wetlands as part of a sustainable stormwater solution.
10. Phase development in a manner that makes efficient use of road and utility infrastructure, while providing sufficient land to meet market demand.

APPENDIX B: LOGISTICS PARK MSDP

4.0 TRANSPORTATION CONSIDERATIONS**4.1 Regional Transportation Infrastructure**

The Traffic Impact Assessment (AECOM, 2010) was prepared in support of the Calgary Logistics Park *Canadian Transportation Agency (CTA)* application. After reviewing the TIA, the County concluded that improvements to the regional transportation network are required to facilitate development within the MSDP area and the Railway Facility as illustrated on **Figure 11 – Proposed Transportation Improvements** and summarized as follows:

1. Upgrade Twp Rd 250 between Stoney Trail and Rge Rd 285 to a 4-lane cross-section;
2. Upgrade Twp Rd 250 between Rge Rd 285 and Rge Rd 284 to a 2-lane RAU100 standard;
3. Upgrade Twp Rd 250 between Rge Rd 284 and Rge Rd 283 to a 2-lane UCU50 standard;
4. Upgrade Rge Rd 283 between Twp Rd 250 and the Railway Facility's south access to a 2-lane UCU50 standard; and
5. Construct a new public road between Rge Rd 285 and the Railway Facility's north access to a 2-lane UCU50 standard.

Regional Roadway upgrades will be implemented by the developer according to the terms of the County's Development Agreement. Where the developer completes regional transportation improvements which benefit lands outside the MSDP area and the Railway Facility, the County's Cost Recovery Policy will apply.

Traffic generated within the MSDP area and Railway Facility is expected to trend towards the Stoney Freeway by the most direct route (i.e. Twp Rd 250 / McKnight Blvd). However, the portion of Twp Rd 250 between Rge Rd 283 and Rge Rd 285 includes existing residential and commercial development frontage, which may be affected by increased traffic. To partially mitigate this concern, the developer will construct a new access route (referenced by bullet #5) to connect the north portion of the MSDP area and the Railway Facility with Rge Rd 285 as illustrated on **Figure 11**. This new public road will convey a portion of the traffic from the site to Stoney Trail (via Rge Rd 285) while Twp Rd 250 will convey the remainder as discussed.

Policies:

- 4.1.1 Regional Transportation Improvements required by development within the MSDP area and Railway Facility are generally illustrated on Fig 11 - Proposed Transportation Improvements.
- 4.1.2 The above-referenced improvements shall be implemented by the developer through the terms of a Development Agreement and/or a Road ROW Construction Agreement process, to the satisfaction of the County.
- 4.1.3 The developer shall provide road ROW widening directly west of Rge Rd 283 and directly north of Twp Rd 250, to the satisfaction of the County.
- 4.1.4 The developer shall implement required upgrades to Twp Rd 250 between Stoney Trail and Rge Rd 283, to the satisfaction of the County.
- 4.1.5 The developer shall upgrade a portion of Rge Rd 283 north of Twp Rd 250 (McKnight Blvd) to provide access to the southern portion of the MSDP area and the Railway Facility, to the satisfaction of the County.
- 4.1.6 The developer shall upgrade existing intersections along Twp Rd 250 at Rge Rd 283, Rge Rd 284, Rge Road 285, to the satisfaction of the County.

APPENDIX C: CONRICH AREA POPULATION CONRICH ASP

Table 1. Conrich area population and density at full build-out.

Development Area	Gross Area hectares (ac)	Gross Residential Area ¹ hectares (ac)	Units ² per hectare (ac)	Population	Population Density ² per hectare (ac)
Future Policy Area ³	To be determined	To be determined	To be determined	To be determined	To be determined
Prince of Peace	59.7 (147)	40 (98.8)	48.6 (19.7)	3507	87.65 (35.5)
Pleasant Place	43 (106)	43 (106)	6.9 (2.8)	420	10 (4)

¹Gross residential area = gross area - regional uses such as *open space*, commercial centres, institutional sites, business parks, express ways and environmental reserve.

²Units and population density per hectare are based on gross area.

³Population and density to be determined based on development within the future policy area.

⁴Population and density is based on a portion of the area (106 acres) being developed as hamlet residential. Final numbers may be higher or lower, based on chosen residential form.

APPENDIX D: PLEASANT RANGE PLACE CONRICH ASP

PLEASANT PLACE

Pleasant Place is a residential area located outside of the hamlet of Conrich that is intended to remain and expand as a residential area. The Pleasant Place community consists of 11 homes located one kilometre north of Township Road 250 and west of Conrich Road. The plan recognizes the desire of its residents to remain as a viable residential community.

- 9.2 The existing country residential area known as Pleasant Place is identified on [Map 5](#) as 'residential - form to be determined'. Expansion to the west and south of Pleasant Place is also identified as 'residential - form to be determined' on [Map 5](#). The new residential development form within this area shall be determined at the time of *local plan* preparation and shall be consistent with the policies of this plan.
- 9.3 Industrial development adjacent to the existing or expanded Pleasant Place residential area shall be subject to the non-residential/residential interface policies and design guidelines of this plan ([Map 6](#) and [Section 14](#)).
- 9.4 Development of land to the north of Pleasant Place, within the long term development area, shall be compatible with the existing Pleasant Place land use.

October 03, 2022

Via Email to: onewmen@rockyview.ca

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

Attention: Oksana Newmen

Re: Application Number: PL20230105 (OPPOSE AS SUBMITTED)
Division 6
Your File No. 05305001

Good day Oksana

The landowner has submitted third time the same application to include, commercial, residential and road construction to the Conrich neighborhood that will negatively impact the access and will be prone to delay and accidents. **As it is the same proposal made twice earlier that includes making the existing McKnight (Township Road 250) a Cul-De-Sac, we once again oppose the plan as submitted as it is.**

We are pro-development community members and support the development if it does not include closure of Mcknight Blvd (Township Road 250) and will keep through access on original McKnight Blvd. (Township Road 250) for private passenger vehicles.

This proposed plan will risk safety and creates access concerns, time delays, worries, problems, and overall frustration for the hundreds if not thousands of vehicles that take that road every single day.










The Township Road 250 also leads towards Khalsa School Calgary. This school has around 700 young students and closing original Township Road 250 would delay and cause safety concerns for the young children and parents who drop and pick up their children to and from school. This road closure would add a lot of time to the already busy schedules of parents who need to drop off their kids and get to their job quickly. Getting stuck between heavy duty trucks can also be health hazardous to some young children.

With our meeting with Mr. Jorie McKenzie, Senior Project Manager last Friday, September 29, 2023, we were told that building the road is part of a bigger picture of ASP and keeping the Mcknight (TWP Rd 250) is doable with little added cost to acquire more land from the owner whose land is to be acquired in existing plan. He was kind enough to assure us that he will take back the feedback to figure out the added cost.

We urge the MD of Rockyview to do whatever is required to keep TWP Road 250 accessible to local and through residents for small domestic vehicles (PPVs) only. We are sure that MD of Rockyview has worked with the developer to get access through their land and can further workout some arrangements with the developer to keep the road accessible to the residents for small domestic vehicles.

We oppose the plan as submitted because of serious concerns about the access and request that effected community must be heard by the Council in an open in person Public Hearing before making any decision.

Concerned Community

Name	Address	Phone / Email	Signature
Devinder Shory	284039 TWP RD 250		
Kulwinder Gill	284023 TWP RD 250		
HIEP TRAN	284047 TWP RD 250		
TOOR JASWINDER	284085 TWP RD 250		
ASLAM MUHAMMAD	284008 TWP RD 250		
ANN KIOEKHUIS TIANK	TWP RD 250		
Tristan Birlchen	TWP 250		
	284001 TWP RD,		



DEVINDER SHORY

Managing Partner

dshory@shorylaw.com

October 02, 2022

Via Email to: onewmen@rockyview.ca

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

Attention: Oksana Newmen

Re: Application Number: PL20230105 (OPPOSE AS SUBMITTED)
 Division 6
 Your File No. 05305001

Good morning Oksana.

The landowner has submitted third time the same application to include, commercial, residential and road construction to the Conrich neighborhood that will negatively impact the access and will be prone to delay and accidents. As it is essentially the same proposal as was made twice earlier, we once again **oppose the plan as submitted**.

We very much believe in development by creating safer and more access but not by forcing the community to travel with heavy duty vehicles. We have no issues with the expansion, but have serious concerns the proposed "Future Township Road 250" that will ultimately close through access on original McKnight Blvd. (Township Road 250). This proposed plan will risk safety and access concerns, time delays, worries, problems, and overall frustration for the hundreds if not thousands of vehicles that take that road every single day.

With our meeting with Mr. Jorie McKenzie, Senior Project Manager last Friday, September 29, 2023, we were told that building the road is part of a bigger picture of ASP and keeping the Mcknight (TWP Rd 250) is doable with little added cost to acquire more land from the owner whose land is to be acquired in existing plan. He was kind enough to assure us that he will take back the feedback to figure out the added cost.

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Devinder Shory, Concerned resident.



October 9, 2023

Attention Oksana Newmen

RE File # 05305001 Application # PL20230105 Conrich Crossing Redesignation Proposal

I am writing in reference to a letter dated September 18, 2023 from Rocky View County regarding the Conrich Crossing Redesignation Proposal. I am in opposition to this proposal. This proposal has a significant change from the original subdivision application.

Conrich is a diverse community with a mix of estate size homes and acreages. I do not feel the lots 6.9 meters wide are in line with the area structure plan nor do I feel they are a fit for our community.

I see that the commercial and industrial parcels are not part of this new subdivision application. I am curious to know what is happening to these lands as well.

I feel very strongly that the community and neighbors need to be engaged further regarding this proposal put forth by the developers. I would like to see Rocky View County and the developer have a formal meeting to discuss this proposed development. As this development will set precedent with future development in Conrich.

I have many concerns:

- The decrease size of the lots
- The Decrease in the minimum set back of 1.5 meters
- Road infrastructure and how the traffic will be managed. I am of the understanding from speaking previously to Mr Cox in November 2022, from planning at Rocky View County, that the developer was not interested in developing the new Township 250 proposal at that time. I would like to understand their position on this currently.
- How will the current road manage the increase in traffic volume from the proposed Conrich Crossing Development?
- What will we do when CN is shunting the rail cars and vehicles are stopped and backlogged to 100 st anywhere from 10 -40 minutes. The Conrich Crossing Community access point are from TWP 250 and Conrich Road. Both who are affected by the shunting.
- The 4 way stop at Conrich TWP road 250 and Conrich Road has become a death trap with the semi-trailers turning north onto Conrich Road from TWP road 250. They turn into the southbound lane into oncoming traffic consistently as they are unable to navigate the turn. It is my understanding the 100 street was designated the trucking route with added infrastructure to support the volume of trucks. I am curious if the county could look at this issue and possibly enforce a decrease in the road ban to prevent the semi-trucks from traveling Conrich Road and forcing them to utilize the designated trucking route.
- Will there be berms or solid wall fences built?
- Will landscaping (trees) be enforced to enhance the community curb appeal? What will happen if the trees that are planted die within a two year period. Will the developer replace the trees?
- Will there be night sky lighting
- Do we have enough schools to support the children in this community
- Why are they reducing the green space to allow more houses to be built? Can

we learn from the CN development that has next to zero green space allotted for the community to enjoy.

- Will there be parks and playgrounds?
- Will the community have city water as to not tax our current well water. Some of our neighbours wells have already ran dry and some have very limited water. This is a very real concern.
- Will the community have fire hydrants? As with the reduced minimum set back the risk of fire increases with the homes being closer together

In closing I would like to thank you for submitting my letter of opposition into the file and presenting it to council. I am hopeful my request for a formal meeting will be embraced by the developer and Rocky View County to engage the community the developer is wishing to embrace.

Sincerely,
Angela Short
250231 Conrich Road