

From: [George Chaconas](#)
To: [Legislative Services](#)
Cc: [Division 2, Don Kochan](#); [Division 1, Kevin Hanson](#); [Springbank Community Planning Association](#)
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – PL20230127, PL20230128, and PL20230158
Date: Sunday, September 8, 2024 2:41:57 PM

To all concerned, regarding PetroCanada gas station at RR33/Twp 250 adjacent to Edge School.

We already have a huge development in the pipeline with the Costco coming just across the street (in spite of the clear opposition voiced by the community and our previous local councillors). Now to add insult to injury another large development is being proposed for the adjacent land. Those of us inhabiting Division 2 did not move here so we could be next to large commercial developments but rather to escape them and live in a quiet country community. But clearly, some would develop our backyards if they could legally do it.

This e-mail is to voice our opposition to the proposed development and any land redesignation that must occur for it to be able to proceed. I believe that the new Costco will have its own Gas Station; these are accompanied by very long lines of cars waiting to buy cheap gas. Adding a Petro Canada energy center to the proposed site would bring total mayhem to this area of North Springbank and I don't see that any of the local residents would support it. We could write more, however, to be brief we would simply like to voice our strongest opposition to this proposal and hope that Council will stop further embezzlement of our rural community by commercial interests that care not about the concerns of the local residents.

Sincerely,

George and Genevieve Chaconas
69 Lariat Loop
North Springbank
T3Z 1G2

Kirin Wrzosek

From: barb sponder [REDACTED]
Sent: Thursday, September 12, 2024 4:04 PM
To: Legislative Services
Subject: Re:Proposed Petro-Can truck stop at Hwy #1 and RR #33

Hello,

I live in Country Lane Estates and I would like to register my disapproval of this proposed truck stop. There are 4 schools within a 5 km radius of this spot. I have never seen a massive fueling station so close to schools. In the summertime there is also Calaway Park where once again many children and youth attend this park, from mid-May until mid-October. I feel it would be irresponsible to locate this truck stop in such close proximity to school, daycares and the park where a significant number of youth attend. The exhaust from all this traffic can not be good for those developing young minds!

My other concern would be the significant increase in traffic in this area. Once again, there will be young drivers attending some of these schools and given their inexperience with driving, I can only foresee major traffic concerns with this young population and trucks and other vehicles. I don't want to think about any collisions occurring but I feel putting a truck stop, with significant increased traffic will inevitably result in some accidents with this young, inexperienced driving population. And who will be responsible for this not if it occurs, but when it occurs? By approving a truck stop in this area, I am sure that Rockyview and council will feel some responsibility when these accidents will occur.

Surely there is another area that would service the truck stop better, that is not adjacent to any schools, day cares or major summer parks.

I thank you for your consideration,

Sincerely,

Barb Sponder (a concerned resident)
Sent from my iPhone

Kirin Wrzosek

From: Beverly Lamb [REDACTED]
Sent: Monday, September 9, 2024 3:51 PM
To: Legislative Officers
Subject: Re: Opposition to the Proposed Petro Canada gas station

Hi Kirin,

Sorry about that. I realized after I sent it that I should have included my address.

33175 Huggard Road
Calgary AB T3Z 2C4

Thank you.
Beverly Lamb

On Mon., Sep. 9, 2024, 9:49 a.m. Legislative Officers, <LegislativeOfficers@rockyview.ca> wrote:

Hi there Beverly,

Thank you for your email.

As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included in the Council Agenda.

Once this is provided, your letter will be provided to Council at the September 25, 2024 Public Hearing.

Thanks,

KIRIN WRZOSEK
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY

[262075 Rocky View Point | Rocky View County | AB | T4A 0X2](#)

Phone: 403-520-6312

KWrzosek@rockyview.ca | www.rockyview.ca

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From: Beverly Lamb [REDACTED]
Sent: Monday, September 9, 2024 8:42 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Opposition to the Proposed Petro Canada gas station

Dear Sir/Madam,

I am adamantly opposed to the proposed Petro Canada development.

Has anyone taken notice of the traffic presently heading west this past year? It is bumper to bumper and you are proposing we throw another large development in????

We have people presently using RR33/Highway1 intersection to access their homes as well as the following:

Calaway Park

Springbank Airport

Edge School

Harmony Development (still growing)

Three Springbank Schools

Cottage Daycare

SPFAS

Churches

As well as a large number of businesses within the Commercial Area

What a great idea to now allow semi trucks and cars heading west on the TransCanada, to turn off the highway along with all the other people trying to get home or to school (never mind having to fight all the Costco shoppers!)

I already have to allow extra time just to get in and out of my community; that I have lived in for the past 30 years! Please do not allow this development to go through!

Sincerely,

Beverly Lamb

Micah Nakonechny

From: Bill Ballantyne [REDACTED]
Sent: Tuesday, September 10, 2024 2:46 PM
To: Legislative Services
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158

We love our neighborhood, and it's devastating to think of what this development could do to it. We've already heard from the Council and two economic studies that more commercial development isn't necessary, yet it feels like our voices are being ignored. With Costco already planning 24 gas pumps offering cheaper fuel, there's simply no need for fueling stations just across the street. It's painful to think that something like this could be forced upon us when there's a perfectly suitable location right off the highway, like the empty weigh station west of the current Petro Can. It's a deep sorrow to imagine our quiet, country residential area being overrun like this, so close to our schools and daycares. Our community deserves better. We will all remember this at the next election cycle.

Bill Ballantyne

53 Gracewood Estate sw

[REDACTED]

Bill Ballantyne

[REDACTED]

From: [Brenda Spilker](#)
To: [Legislative Services](#)
Subject: proposed changes to area structure plan
Date: Saturday, September 7, 2024 2:41:24 PM

We have two concerns:

1. the RR33 on and off ramps on both sides of Hwy 1 are deemed to be adequate even with substantial commercial and residential growth forecast. A priority is placed on the intersection of RR33 and RR250 to accommodate a major gas station property (is it a truck stop like the one on Hwy 1 and Hwy 22?). We disagree with this analysis.

The on and off ramps for Hwy1 are not long enough. Trucks and cars do not pull over and allow cars to merge onto the highway going eastbound and such a short ramp coming off Hwy 1 (heading west) forces backlogs behind slow moving vehicles wanting to exit or significant braking events for drivers wanting to exit. The shortness of the ramp and the sharpness of the turn immediately after exit and leading up to RR 33 aggravates the problem. Many close calls have occurred when exiting cars suddenly slow down or brake with long lines of cars behind them. A simple lengthening of the exit lane (obviously requiring a widening of Hwy 1) would make more sense as a priority. In addition, as was experienced in Cross Iron Mills circumstance, the long line of cars exiting Hwy 1 to get to Costco and now also to the gas station is going to swell the traffic count considerably. One has only to look at the volume of traffic on summer weekends on Hwy 1 and the volume of traffic coming to/from Hwy 250 causing line ups because the lanes to enter and exit RR 33 are only single lane. It is like that now before any Costco traffic exists, Harmony is fully built out and other subdivisions proceed in Springbank. The improvement of the Hwy 1 exit needs to be a major priority before someone is killed.

2. There is a subdivision in Rockyview called Westview Estates in which we have lived since 1990. The West View ASP and resulting neighbourhood has the potential to cause a lot of confusion and disruption for mail service, deliveries and service vehicles, not to mention GPS apps. We hope that a naming protocols for this West View Area will ensure that this does not happen. There is a Westview Drive already in Calgary. There is a house there with the same number as ours and we have frequently had mail and services go to that house instead of ours.

Thank you,

Brenda and Mark Spilker
39 Westview Estates.

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Brenda M Spilker



Kirin Wrzosek

From: Cal Johnson [REDACTED]
Sent: Wednesday, September 11, 2024 1:48 PM
To: Legislative Services
Subject: Fwd: Suncor/Petrocan Proposal - PL20230127, PL20230128 , and Bylaw C-8557-2024 and Bylaw C-8557 -2024

Subject: Suncor/Petrocan Proposal - PL20230127, PL20230128 , and Bylaw C-8557-2024 and Bylaw C-8557 -2024

I wish to provide my comments on these proposed Bylaws, amendments and redesignations.

1. Traffic

Having sat through each of the DAB hearings on the Costco project, I am painfully aware of the many traffic and safety issues that are attendant upon this Suncor application. It was evident from the Costco hearings that the proposals to mitigate traffic are inadequate, even for the huge traffic volumes that will be generated by Costco alone. Suncor is a sophisticated developer of properties and isn't going into this without a well-documented knowledge of what it takes to make a 24 pump multi-purpose fuel depot economically viable. All of this using the same access and egress that Costco is proposing to use. You only have to see the traffic generated at their existing Jumping Pound site to realize what a massive addition this will be. Until a comprehensive and fully funded traffic proposal is in place, this application is premature and ill advised.

2. Safety

With 5 schools in close proximity, the safety issues are daunting. To think that there aren't going to be dangerous interactions resulting from this massive commercial/industrial development in what is essentially a country residential area is naive. Some of the drivers accessing the schools will be students who have only just obtained their licenses and who will be unfamiliar with the numerous challenges of dealing with transport trucks, delivery vehicles, large recreational vehicle and heavy tourist traffic. What could go wrong? Lots. Related to the traffic issue, this proposal should be put in suspension pending a comprehensive traffic proposal to address all of these issues. As they say, if you build it they will come...and indeed they will come with a swath of unintended, but easily predicted consequences.

I would also note that I am a long-time bicycle user of this area and frequently travel from the south end of RR 33 to the north end beyond Township Rd 250. It is already a dangerous journey but one which many of us undertake. This proposal would effectively wipe out any form of safe access for bikers such as myself.

3. Springbank Community concerns.

Through the multi-year saga that has involved the development of a new proposed ASP, the comments from Springbank residents have been loud, consistent and clear. They don't want this type of mega commercial development in a country residential community. It is a blight on an otherwise beautiful landscape. What benefits do the residents get? I see virtually none. I would hope that our council representatives aren't willing to throw central and north Springbank under the wheels of a tax revenue bus. We can all find fuel for our vehicles at many other alternate locations, as can all of these other users who would access this over developed site. Don't compound your Costco problems with this planning misstep.

Cal Johnson

244129 Horizonview Road



Micah Nakonechny

From: [REDACTED]
Sent: Tuesday, September 10, 2024 2:24 PM
To: Legislative Services; Bernice Leyeza; Division 2, Don Kochan; Division 1, Kevin Hanson; 'Crystal Kissel'; 'Samantha Wright'; Division 5, Greg Boehlke; Division 6, Sunny Samra; Division 7, Al Schule; Matt Boscarior
Subject: Bylaw C-8556-2024, Bylaw C-8557-2024, File PL20230127, File PL20230128, PL20230158
Attachments: PetroCanLetter_Sep24.docx

Attached is my response to the request to allow a Suncor/Petro-Canada Integrated Energy Center to both the Bylaws of Rocky View County and to all the installation of same at Range Rd 33 and Township Rd 250, North Springbank.

Cynthia Clarke
251242 Rocky Range View
NE09-25-3 W5M

September 10, 2024

Cynthia Clarke
251242 Rocky Range View (at RR33)
NE09-25-3 W5M
Calgary, AB T3Z 1K8

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

Bernice Leyeza, BLeyeza@rockyview.ca
Legislative Services legislativeservices@rockyview.ca

Additional recipients below.

FILE: Bylaw C8556-2024, Bylaw C-8557-2024, PL 20230127, PL 20230128, 20230158

For 35 years my daily travels take me through the intersection of RR-33 and Twp Rd-250 – the central access point of North Springbank. This is my main exit/entry to my property on North Range Rd 33. I use this intersection all days of the week and at different times of the day. I have witnessed the steady growing use of this intersection, but by far the bulk usage is all landowners west of RR-33 – particularly Harmony, Springbank Airport, Springbank Airport Business Corridors, and Edge School. Their volume is overwhelming most days.

The projected growth plans for this intersection are overwhelming with respect to daily vehicle usage with no current commitment by the County nor the Province to amend the current two-lane overpass (across Hwy#1), other than the proposed two roundabouts, before construction of the Costco and potentially the Petro-Canada service centre commence. There is no mention of the expansion of the Hwy#1 overpass to date.

Roundabouts will not solve the resultant traffic choking of this intersection – when factoring in Costco's average daily vehicle usage (+800 per hour), and an "Integrated Energy Center" which is an oversized transport truck stop, the continued future growth of Harmony, and, future growth of the YYC-YBW Springbank airport business corridors.

Added to these numbers is vehicles accessing Calaway Park, most of which comes from Calgary. Weekend vehicle visits for these businesses spikes dramatically, not to mention the backup on eastbound Highway #1.

The addition of a Suncor/Petro-Canada Truck stop is not compatible with the current country residential system and will only add pressure to our under-developed roads and our small emergency response system.

To use the new construction of roundabouts as an argument that they will solve the traffic issues at this 4-corner usage is inappropriate. Long and tandem transport trucks will only add a complication to the mix as they must navigate two roundabouts.

A full-service long-haul truck stop needs its own entrance and exit off the highway – like the current Petro Canada has at its existing location at Hwy. 1 and Hwy. 22. This permits vehicles to use the facility without imposing traffic on other road users or residential areas.

The truck traffic volumes that the Petro Canada will generate will add to the 800+ cars per hour at the Costco, and the Calaway Park vehicle visits during the spring-summer-fall months. It will add dangerous traffic volumes to the only way in/out from our community.

Schools – The three Springbank schools, and numerous pre-school establishments in the area use school buses, in addition to parents driving children to and from the schools, and students driving themselves to and from school. There is also bicycle traffic along this route. None of this should have to mix with large transport trucks, and RV's and campers using this truck stop on their way to the mountains and beyond.

The Edge school is right next door and the Daycare at the United Church right across the road.

Safety – A truck stop of this size will only invite transient folks to enter the Springbank community – who otherwise would not know this country residential area existed - opening us up to potential criminal intent.

RCMP only patrol this area 2X a week at night and 2X a week in the daytime. Will the RCMP increase their personnel to accommodate the projected growth of this area of Springbank. Crime is attracted to these types of developments, which will have easy access off/onto Hwy #1.

With an abundance of land at its current location, Suncor should work with the Alberta Government to rework the access points of the current Petro-Canada truck stop property.

I cannot support the addition of such an unwise decision of a massive Suncor/Petro-Canada truck stop to the country residential community of North Springbank.

Cynthia Clarke

RR33 - North Springbank

Copied to:

Don Kochan, Div 2: DKochan@rockyview.ca

Kevin Hanson, Div 1: Khanson@rockyview.ca

Crystal Kissen, Div 3 : CKissel@rockyview.ca

Samantha Wright, Div 4: SWright@rockyview.ca

Greg Boehlke, Div 5: GBoehlke@rockyview.ca

Sunny Samra, Div 6: SSamra@rockyview.ca

Al Schule, Div 7: ASchule@rockyview.ca

Matt Boscarior

Micah Nakonechny

From: Yager Management [REDACTED]
Sent: Monday, September 9, 2024 4:47 PM
To: Legislative Services; Bernice Leyeza
Subject: Proposed Petro-Canada gas station RR 33 and TWP Rd. 250 - SOLVE TRAFFIC ISSUES NOW!
Attachments: Rockyview Harmony 03.07.21.pdf; Rocky View Costco 03.30.23.docx; RVC PetroCanada 01.22.24.pdf; Bingham Rocky View 03.13.23.pdf; Harmony Expansion Proposal 03.14.23.pdf

Attention Rocky View County Council:

This note it to state my unqualified opposition to the above development prior to a clear plan for the timing of access road improvements to and from our home. All we have seen for ten years is steadily increasing traffic of all types without any material investment and improvements in transportation infrastructure.

I remain amazed that RVC would be asking for input for yet another high traffic industrial/commercial facility at this location south and east of Springbank airport without yet beginning any work on upgrading the RR3/Highway 1 overpass or any other roads in our community. This includes RR 33 north and south of Highway 1 and RR 250 east and west of the above intersection.

We have lived at 33046 Rocky Range View for over 36 years. This is about 2 km north and slightly west of the above contemplated development. In that time the only improvement to the roads has been adding shoulders to RR 33 north of TWP road 250 and changing the three-way stop at the intersection to a four-way stop. As developments such as Harmony, Mickelson International Golf Course, Edge School, and the expansion of light industry office/warehouse space at the airport have progressed, my position on all these matters has been clear and remains unchanged...when will you fix the main access roads which are becoming increasingly dangerous as traffic rises steadily?

Our response to the continued growth at Harmony which now includes light industrial office space and warehousing is contained in the attached letter from 2021.

The next step was Costco, a completely unexpected addition to the concept of Bingham Crossing. This traffic increase would be unprecedented. The above file Rocky View Costco was our oral response to a public hearing held in March of 2023. This letter was never read aloud because of time commitments, but it was handed to those in charge of the proceedings. Also attached a letter at the same time.

The PetroCanada station plan appeared earlier this year. Our written submission which included both Costs and the PetroCanada is attached. The issues remain the same and have for several years.

My wife I have attended public gatherings about the future of this part of Rocky View County since the early days of Harmony and Bingham Crossing a decade ago. We provide written submissions to all of these when asked for input. Our response to Bingham switching gears and Harmony wanting to move from pure residential from early 2023 are attached.

There's a pattern emerging here.

Rocky View County announces projects and asks for input. We prepare written responses or appear in person. Nothing changes.

Before you send out requests to residents for comments on yet another high traffic development in this area of your county, please send someone out the RR 33 Highway 1 overpass or the intersection of RR 33 and TWP Rd 250 when Calaway Parking is filling on a nice summer day; when the schools are emptying or filling every weekday from September to June: when the residents of Harmony are going to or returning from work; when Edge School is filling or emptying at all times of day including the evenings when recreational activities take place.

As I have pointed out several times in the above correspondence, there is a blind spot caused by the overpass when entering RR 33 from either Highway 1 westbound or eastbound. It is just a matter of time before a serious accident occurs.

Then think through the utter chaos that will take place with the addition of Costco or PetroCanada without a material expansion of the road network.

Rocky View County does not need the Costco or PetroCanada station to justify the essential expansion to our transportation infrastructure.

It is already years late.

David Yager

33048 Rocky Range View

Calgary, Alberta, T3Z 1K1

Please respect the confidentiality of the email among sender and recipient(s).

Kirin Wrzosek

From: Douglas Morton [REDACTED]
Sent: Thursday, September 12, 2024 4:29 PM
To: Legislative Officers
Subject: Re: Bylaw C-8556-2024 and Bylaw C-8557-2024 - File PL20230127, PL20230128, and PL20230158

I live at 19 Country Lane Point, T3Z 1H9

Sent from [Outlook for iOS](#)

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: Thursday, September 12, 2024 4:27:27 PM
To: [REDACTED]
Cc: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: RE: Bylaw C-8556-2024 and Bylaw C-8557-2024 - File PL20230127, PL20230128, and PL20230158

Hi there Douglas

Thank you for your email.

As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included in the Council Agenda.

Since the deadline for applications is today at 4:30p.m. if you are able to provide your address to legislative services by tomorrow, your letter will be provided to Council at the September 25, 2024 Public Hearing.

Thanks,

KIRIN WRZOSEK

Legislative Officer | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520-6312

KWrzosek@rockyview.ca | www.rockyview.ca

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From: [REDACTED]
Sent: Thursday, September 12, 2024 3:41 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 - File PL20230127, PL20230128, and PL20230158

My family has lived in North Springbank for 20 years.

I would like to express my EXTREME OPPOSITION to this proposal.

I believe that well designed truck stops should be in isolated areas adjoining major routes /highways.

Surely there are better locations available, away from schools, churches, and daycares.

This area is already going to be a lot more congested with the new Costco.

I have never written to Rockyview County before on development issues.

I will be taking a day off work on September 25th to visit your offices to express my displeasure at this proposal.

Douglas Morton



Kirin Wrzosek

From: Effy & Peter Klironomos [REDACTED]
Sent: Thursday, September 12, 2024 3:00 PM
To: Legislative Services
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158

We are opposed to the Petro Canada application at the Northwest Corner of RR33 and Twp 250, specifically Applications PL20230127, PL20230128, and PL20230158.

We are longtime residents of Country Lane Estates and drive through the aforementioned intersection multiple times a day.

We'd like to start by stating that this proposition seems completely mismatched to our area. We cannot understand why a major fuel station would be brought into our community? This proposed truck stop is not compatible with our country-like residential area.

Also, through multiple questionnaires and surveys collected by Rockyview County, the residents of this area have already made it abundantly clear that more commercial ventures are not needed or wanted.

The proposed truck stop would be next to schools, a daycare and a church, and it would absolutely affect their operations, and cause safety concerns.

This proposed truck stop will bring trucks off the highway. The movement of these massive vehicles within the intended traffic area is irresponsible and dangerous. And we cannot ignore the possible unintended consequences that this truck stop may bring into our community, such as elements of prostitution and drugs.

Also, how can this proposed gas station best provide service to its intended primary users (18 wheel trucks) by moving it off a main highway and into a country community? Opening this truck stop cannot be considered a prudent or wise business proposition. Petro Canada's current location is optimally located at the intersection of two major highways (Hwy #1 and #22x). Alternatively, the empty weigh station immediately West of the current Petro Canada station at Hwy 22 would be an ideal location.

And if we look at what everyone else is doing, how can anyone justify the logic of this truck stop opening knowing that no other truck stop from Calgary to Edmonton along Hwy 2 is located in the middle of a country residential area near schools and daycares?

The traffic issues that would ensue will be nightmarish. The current traffic load of Harmony's growing population, and the area's students going to and from school every morning and afternoon is pushing the intersection to its limits. Not to mention the traffic chaos that erupts every summer on busy days at Calaway Park, and even worse when the Springbank Air Show runs. And it will all only get exponentially worse with Costco opening.

Rockyview County has so much land and so many options to build a community of properly placed businesses, without compromising the quality of life and safety for the residents of its county. This truck stop proposition is like trying to stuff a square peg into a round hole.

The approval of Petro Canada's application to move their truck stop into our community would be truly detrimental and must not happen.

Please listen to these major concerns and do not allow this application to move forward.

Emphatically opposed,
Effy and Peter Klironomos

Micah Nakonechny

From: Ena Spalding [REDACTED]
Sent: Monday, September 9, 2024 6:17 PM
To: Legislative Services
Cc: Division 2, Don Kochan
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158 - PetroCanada gas station

Re the upcoming Public Hearing (Sep 25) to amend the North Springbank Area Structure Plan and change the land designation from "Special, Public Service District (S-PUB)" to "Commercial, Highway (C-HWY) District" that would facilitate the development of a Gas/Electric Station and auxiliary commercial establishments by Suncor (Petro-Canada), I strongly object to these change(s)/amendment(s) for the following reasons:

- The proposed location at the SW corner of Range Rd 33 and Twp Rd 250 is a safety hazard. It is adjacent to Edge School, immediately south of a community church and daycare, and across the road from Bingham Crossing mall, where a huge Costco warehouse with gas station was recently approved.
- The traffic flow design for the proposed Gas/Electric Station is unacceptable. It should be accessed via a direct pull-off from the highway like truck stops everywhere - NOT a turnoff to roundabouts on county roads (which already serve a mall, schools and many residential areas) and then requiring traffic to make a 180 degree turn back down the same road then another turn into the station. Trucks trying to do this complex manoeuvre will be grinding loudly all the way for an unnecessary length of time (versus a direct pulloff from Hwy 1).
- Because the location is near five schools, the school buses, young student drivers, parents driving kids to and from school, as well as students and adults on bicycles, will be forced to share the road and proposed roundabouts with transport trucks, RVs and other non-local vehicles, as well as the traffic queuing up for cheap Costco gas across the road.
- This type of commercial development is completely inappropriate in a country residential area, next to community amenities, such as as schools, church and daycare.
- Springbank does not need any more commercial development as RVC Council acknowledged based on two recent economic reports completed for RVC.
- Costco will already have 24 gas pumps at the adjacent mall so there is no need for even more pumps across the road.

I urge RVC Council to reject this application to amend the North Springbank Area Structure Plan and change the land designation from "Special, Public Service District (S-PUB)" to "Commercial, Highway (C-HWY) District".

Thank you

From: Ena Spalding

178 Artists View Way, Springbank

Kirin Wrzosek

From: Erika Kubik [REDACTED]
Sent: Monday, September 9, 2024 2:45 PM
To: Kirin Wrzosek
Cc: Don Kochan; Legislative Officers
Subject: Re: Opposition to Petro development

Hi,

I live at:

8 crocus ridge Crt

Thanks,
Erika

Sent from my iPhone

On Sep 9, 2024, at 9:48 AM, Kirin Wrzosek <KWrzosek@rockyview.ca> wrote:

Hi there Erika,

Thank you for your email.

As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included in the Council Agenda.

Once this is provided, your letter will be provided to Council at the September 25, 2024 Public Hearing.

Thanks,

KIRIN WRZOSEK

Legislative Officer | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520-6312

KWrzosek@rockyview.ca | www.rockyview.ca

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From: Erika Kubik [REDACTED]
Sent: Monday, September 9, 2024 6:26 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Cc: Don Kochan [REDACTED]
Subject: Opposition to Petro development

Hi,

I am writing to express concern and strong opposition to this Petro Canada proposal.

While not only does this current clustering of developments (including a Costco) not support the rural/agricultural feel of our community, this Petro Canada's current location is being used as a meet up point for what is usually hundreds of vehicles. It is logical to assume the relocated gas station will be used similarly. How does this have the residents and community's best interests in mind? By bringing in hundreds of people to our community daily, inevitably crime, traffic and transient wanderers will increase in our area. We have seen people sleeping in their cars at the current Petro meet up and truckers using it as a rest point/shower/sleep location. What is most concerning is that this is close to residential homes, and 5 schools including the Edge, Discovery Playschool, Elbow Valley Elementary, Springbank Middle school and the High school; this is not a place where inviting hundreds of transient folks should be located as you should have your residents and especially children's best interests in mind.

I am strongly opposed to this development for many reasons including:

1. This development is not in line with Agricultural/Rural developments and desired feel of this community. Please stop developing this area so densely. It is not desired.
2. This type of development does not belong next to and in close proximity to 5 schools where children play; please minimize transient workers as inevitably the increased traffic will bring crime and problems to our close knit community
3. Please explain how increased monitoring and police services will be implemented and budgeted for if this development is proposed as inevitably, we are going to see increased problems; have you budgeted for this increased service level/cost?
4. Traffic is already wildly out of control at this intersection and the bridge across Range Road 33 is already terrifying and insufficient; we have seen accidents here and witnessed many "near misses". The infrastructure does not support the increase in visitors this area will see daily.

Please contact me with any questions. If it is not clear, I am not in support of this development.

Erika Kubik

Micah Nakonechny

From: Graham [REDACTED]
Sent: Tuesday, September 10, 2024 10:42 AM
To: Legislative Services
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 - File PL20230127, PL20230128, and PL20230158
Attachments: Rockyview Bylaw C-8556-2024 Southgate Objection.pdf
Importance: High

Please find attached opposition to the Proposed Amendments to land Use Bylaw C-800-2020
Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158

Thank You,
Graham Southgate.
15 Country Lane Terrace
Calgary, Alberta T3Z 1H8
[REDACTED]
[REDACTED]

Legal Notice:

This transmission may contain privileged or confidential information. Any unauthorized distribution, copying, disclosure or dissemination of this transmission or taking of any action in reliance on the contents of this transmission is strictly prohibited. If you are not (one of) the intended recipient(s), if you receive this transmission in error or if it is forwarded to you without the express authorization of Graham Southgate, please destroy this transmission and contact him immediately.

To:
Rocky View County
Legislative Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2

From
Graham Southgate
15 Country Lane Terrace
Calgary, AB T3Z 1H8
NE - 16 - 25 - 03 - 05
Lot/Block /Plan
27 - 3 - 9211867

September 10, 2024

Proposed Amendments to Land Use Bylaw C-8000-2020

Opposition To the following:

Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158

Please accept my opposition to the proposed amendments based on the negative impact a Commercial Truck Stop would have on our residential community. The proposed intersection is already congested with traffic and would not improve with added commercial trucks impeding the normal flow of residential traffic.

Respectfully,



Graham R. Southgate

From: [Jackie Glen](#)
To: [Legislative Services](#)
Cc: [Matt Boscarol](#); [Don Kochan](#)
Subject: BYLAW C-8556-2024 AND BYLAW C-8557-2024 - Petro Can Public Hearing Sept. 25
Date: Sunday, September 8, 2024 4:01:35 PM
Attachments: [Petro Canda Truck Stop concerns Sept 25 Public Hearing. 2024.pdf](#)

September 8, 2024

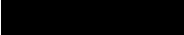
Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Legislative Services

CC: Don Kochan and Matt Boscarol:

Please find attached a PDF with my comments for submission to the upcoming Sept. 25th Public Hearing on the Springbank Petro Canada land redesignation and change to the N. Springbank ASP.

PLEASE see the submission in the attached PDF!

Sincerely,
Jackie Glen
Idlewild Est.
Springbank


September 7, 2024

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

To: Councillors Kevin Hansen, Don Kochan, Crystal Kissel, Samantha Wright, Greg Boehlke, Sunny Samra, Al Schule, Planning and Matt Boscarol: PLEASE read my comments!

This email is written in opposition to the applications to redesignate land to make way for the massive Highway Truck Stop in the heart of Springbank – specifically:

BYLAW C-8556-2024 AND BYLAW C-8557-2024

PL20230127 (amendment to North Springbank ASP)

PL20230128 (redesignation of S-PUB to C-HWY)

I oppose the proposed changes as they are not only absurd, the changes will negatively affect myself, my family, our community, the young folks moving into Springbank to raise their kids, the retired, those with school age kids, kids in daycare and more...

The North Springbank ASP designates the subject land is institutional in figure 3. The proposal is to change the land use to Highway, Commercial.

Economic Studies quash this change to the North Springbank ASP and the Land Use change:

The Springbank Economic studies clearly indicated there is no need for any more commercial in this area. The Governance Committee (Council) acknowledged this at the Jan. 16th 2024 meeting on the Springbank ASP. The Governance Committee/Council clearly knows this is not needed, nor is it wanted by residents.

There are huge concerns including Safety, Location, Traffic congestion, Goals and Visions for this Country Residential area, Pollution, Tactics used by the applicant, and the clear message of multiple economic studies – **this land absolutely should not be rezoned highway commercial!!**

Safety:

There are 5 schools and two daycares in the area. The Edge school is immediately adjacent to the West, and a daycare is immediately across the road to the north.

Transport trucks - many always in a hurry and drivers talking on their phones - plus RV's and campers do not mix with school buses, parents driving their kids to and from school/daycare and young student drivers driving themselves to school – driving on narrow roundabouts.

Our school trustee is genuinely concerned about this truck stop.

It is a huge safety concern for bicyclists riding through this Truck Stop traffic. Transport trucks – noted for distracted driving and speeding, and campers, do not “see” as well as regular vehicles, putting bicyclists at risk. This area is used by local and by Calgary bicycle riders. Again – this truck stop is not a mix for this area.

This is NOT the location for a massive highway truck stop:

The Petro Can may need to relocate, but unfortunately for them this is not the right location!

Springbank is a country residential area, and a massive truck stop is absolutely not compatible.

If you use the “walking man” on google maps – and look at all the truck stops on Hwy 2 from Calgary to Edmonton – NONE of them are in the middle of a country residential area nor close to schools!

Costco will have 24 gas/diesel pumps at a lot cheaper price than the 24 (incl. 4 charging) Petro Can is proposing. There is no way on this earth this area needs 48 fuelling options!

Traffic – already doomed for this intersection!

Already the traffic just from Calaway Park backs up onto the westbound (exit) lane from Hwy. 1 onto Range Rd 33. Add this with the Costco 800+ vehicles per HOUR, Bingham Crossing, the additional ~4,000+ homes, 10,000 people still to be built in Harmony, additional country residential in the areas, the addition of approx. 300 acres of Springbank Airport commercial/light industrial, Harmony’s amenities incl. 300,000 - 400,000 visitors a year alone to their Nordic Spa - almost 1,000 visitors a day alone – and now can you see what a traffic nightmare this area will become? Traffic will be a safety hazard created by Rocky View. Please do not add to this nightmare!

Goals and Visions:

A massive Petro Canada truck stop in this location absolutely goes against the goals and visions of a Springbank Area Structure plan – to maintain Springbank as a distinct and attractive country residential community.

RR 33 and Hwy. 1 Bridge Upgrade:

In an email between a Springbank resident and J. Lau (AB Transportation) – the interchange upgrade at Hwy 22 - near the existing Petro-Can location “is not in our program and is not known when it will be”. It could be years before the Petro Can needs to relocate.

AB transportation currently has the **RR 33 interchange upgrade estimated for 2040.**

If Balzac is any indication, it can be well over 20 years before any bridge upgrades are even started - and the Petro Can cannot be built until such time as the bridge is upgraded.

Tactics:

Urban Systems used tactics to limit feedback – they did not have a public hearing and did not meet firsthand with local community groups.

There were only approx. a dozen residents in the 1600m “notification zone” who were notified by RV Planners. The 1600m notification zone missed notifying hundreds of homes who use the intersection of RR 33 and Twp 250 and will be directly impacted! SB residents only hear by word of mouth on such an impactful monstrosity! Any feedback reported by Urban Systems (Petro Can) would in no way reflect actual levels of community concern.

City of Calgary:

A City of Calgary letter of Jan. 6th clearly states - Springbank is not a Growth Area – and the CMRB Regional Growth Plan does not support this use outside of a Preferred Growth Area.

Closing notes:

This massive truck stop does not belong in this country residential area – already overtaxed with future traffic congestion and will create serious safety and environmental hazards in the community.

Council acknowledges this is a country residential area, with no need for more commercial.

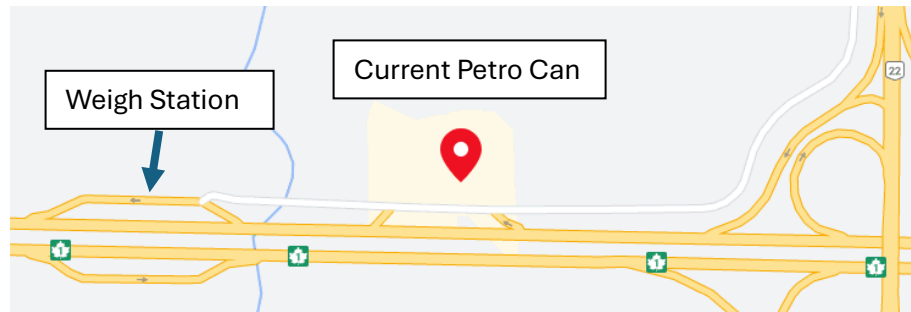
Springbank is not a preferred growth area therefore does not support this application use.

This enormous truck stop belongs right off the highway, farther West and needs a huge parking lot to go with it to alleviate traffic going to and from the mountains. There is an abandoned weigh station immediately West of the existing truck stop – this would be a much better location! *(see inset map below)*

The land in question is conditionally sold – the condition is the land gets redesigned. Is it possible this land will sit idle for the next 16 or likely more years – OR is it possible Suncor - once the land is rezoned, will find another more suitable location in the meantime and then sell the land to developers to build another massive commercial enterprise on this location and further destroy the area???

We trust council will uphold their acknowledgement that this is a country residential area with 5 schools and a daycare in the area and continue to support the residents you represent - to stop this massive highway truck stop in its tracks. It simply does not belong in this location whatsoever.

Thank you,
Sincerely,
George and Jackie Glen
19 Idlewild Est.,
Springbank



Micah Nakonechny

From: Rocky View Forward <info@rockyviewforward.com>
Sent: Wednesday, September 11, 2024 4:00 PM
To: Legislative Services
Subject: Submission for Sept. 25th public hearing: Bylaws C-8556-2024 & C-8557-2024
Attachments: rvf-petro-canada-publichearingsubmission-final.pdf

Greetings:

Please find attached the submission from Rocky View Forward for the September 25th public hearing dealing with Suncor's redesignation application and MSDP to relocate its Petro-Canada truck stop from Hwy 1 / Hwy 22 to North Springbank.

If you have any questions about our submission, please let us know.

thanks,
Janet Ballantyne for
Rocky View Forward
240036 Range Road 35
Rocky View

Subject: September 25, 2024 Public Hearing regarding Bylaw C-8556-2024 and Bylaw C-8557-2024 – PL20230127, PL20230128, and PL20230158

From: Rocky View Forward, September 11, 2024

We are opposed to Suncor's redesignation application and the associated Master Site Development Plan for the relocation of its Petro-Canada "integrated energy centre" from its current location at the Hwy 1 / Hwy 22 interchange to the intersection at Range Road 33 and Township Road 250 in the North Springbank community.

The reasons for our opposition include:

- Inconsistency with existing and proposed land use for the subject parcel
- Incompatibility with existing land uses in the area
- Internal inconsistencies and attempts to mislead in the applicant's proposed MSDP
- Reliance on the dated Castle Glen functional traffic study from 2009
- Skepticism regarding the stated reasons for the proposed relocation
- Inadequacy of the applicant's required public engagement.

Each of these is dealt with in detail in the remainder of our submission.

Inconsistencies with existing and proposed land uses for the subject parcel

The existing North Springbank ASP and the current draft Springbank ASP, which is scheduled for a public hearing the week after the Petro-Canada public hearing, both identify the subject parcel for institutional uses and it is currently designated as a Special, Public Service District parcel. In contrast, Suncor is proposing to redesignate the land to a Commercial, Highway land use district.

The fact that the public hearing must consider amending the North Springbank ASP to accommodate the proposed land use clearly demonstrates that Suncor's proposal is inconsistent with the County's land use strategy for the area.

While Suncor is correct that earlier drafts for the revised Springbank ASP identified its parcel as a possible location for future commercial development, those drafts have been superseded and are no longer relevant. At the very least, Suncor should have the integrity to delay its public hearing until after council has dealt with the Springbank ASP. It is unreasonable to expect council to ignore the direction it gave Administration in May regarding the appropriate land use for this parcel, especially when Council is scheduled to deal with the ASP so soon.

As well, the references Suncor makes to the County Plan are based on those earlier drafts of the Springbank ASP. As they state in their MSDP, Policy 14.9 of the County Plan indicates that ASPs will provide the framework for highway business area development. Both the existing North Springbank ASP and the draft Springbank ASP

being considered at the Oct. 2nd public hearing provide that framework and neither identify this parcel for future commercial uses.

Incompatibility with existing land uses in the area

Suncor is proposing to relocate its 24-hour truck stop to the parcel at the south-west corner of Range Road 33 and Township Road 250. It has indicated that it anticipates a relocation of its existing operations, with minimal changes. That operation has both retail fuel pumps and commercial cardlock pumps. It sees a constant flow of semi-trailer trucks, assorted smaller commercial trucks, recreational vehicles and private cars all stopping to refuel and/or use the restaurant and convenience store facilities. Long haul truckers also use the location as a rest stop and Petro-Canada provides a large parking area as well as showers and a laundromat to facilitate its use for this purpose.

The immediate neighbours at its proposed new location are a private school, a church, a daycare centre, and several residential parcels. While it is true that its proposed location is across Range Road 33 from the future Bingham Crossing commercial land uses, development in the western portion of Bingham's land will be "village style" commercial businesses and a seniors residential development as provided in its MSDP. In the same way that the existing land uses immediately adjacent to Suncor's parcel are incompatible with a 24-hour truck stop, these future uses at Bingham Crossing are also not compatible with a 24-hour truck stop.

The level of traffic associated with Petro-Canada's operations and the reality that those operations continue 24 hours a day, 7 days a week is also totally incompatible with the residential communities immediately north along Range Road 33 and east along Township Road 250. The residents of those communities must travel by this parcel every time they come and go from their homes. To the best of our knowledge, there are no other 24-hour truck stops located this close to existing rural residential communities. Elsewhere, the incompatibility of the land uses has been recognized.

Internal inconsistencies in Petro-Canada's MSDP

Petro-Canada's clear intention is to replicate its existing operations at Hwy1/Hwy22. In contrast, its MSDP attempts to downplay the reality of a 24-hour truck stop along the busy Trans-Canada Highway. The MSDP repeatedly asserts that there will be no "long term or overnight parking" at the proposed location. However, an essential component of 24-hour truck stops is that they are used by long haul truckers as rest stops.

The commonly agreed-upon distinction is that short term parking is usually for a few minutes to a few hours while long term parking is typically for more than one day. Since this distinction does not exclude any of Petro-Canada's current ongoing operations, why are they so insistent that there will be no "long term or overnight parking"? The obvious answer is that it is an attempt to obscure reality.

At its existing facility, long-haul truckers regularly use the location to fulfill their regulated requirements for rest stops. Section 13(1) of the federal Commercial Vehicle Hours of Service regulations mandate that drivers must have at least 8 consecutive hours of off-

duty time after 13 hours of driving time. Petro-Canada clearly anticipates that long-haul truckers will continue to use its location for their off-duty rest time. Otherwise, it would make no sense to include the significant amount of parking for semi-trailer trucks or to provide showers and laundry facilities as well as a 24-hour restaurant.

The reality of this ongoing 24-hour activity emphasizes the complete incompatibility of Petro-Canada's operations and the surrounding land uses.

Reliance on dated functional traffic study

Unlike many applicants, Petro-Canada has not released its technical studies, including its Transportation Impact Assessment. Based on the minimal information provided in its MSDP, that TIA appears to conclude that the Stage 2 interchange upgrades identified in the 2009 Castle Glen functional traffic study need to be in place to support its proposed development.

The engineering and design of the Stage 2 upgrades outlined in that now-aging functional study is currently being updated by the County, Bingham Crossing and Harmony. The Castle Glen study clearly never anticipated the volume or nature of traffic from either Costco or a Petro-Canada truck stop. As a result, it is premature to approve Petro-Canada's proposed relocation before updated infrastructure requirements are determined. Otherwise, how can Council have any confidence that the interchange upgrades will be sufficient to deal with the added demand from Petro-Canada's 24/7 operations?

The Petro-Canada MSDP also fails to provide any commitment to pay a share of the Stage 2 upgrade costs which they clearly require for their relocation to be feasible. It is unacceptable that they expect to have the land redesignated now, yet not contribute to the interchange upgrade that must be in place before they relocate.

Reality of Petro-Canada's need to relocate

Petro-Canada is basing its application on Alberta Transportation's plans for further upgrades to the Hwy 1 / Hwy 22 interchange at some point in the future. Although Petro-Canada is presenting this as the reason that is forcing them to relocate, the interchange upgrades are not part of ATEC's planning horizon. As a result, it is premature to make any decision on the appropriateness of their proposal.

Petro-Canada's recent decisions clearly signal that it anticipates remaining at its current location for the foreseeable future. Just over a year ago, it closed for about six months to completely rebuild its facilities at Hwy 1 / Hwy 22. This resulted in missing an entire summer vacation season which is a particularly busy time for retail traffic at its existing location. If they truly believe they need to relocate in the near to medium term, why did they incur those costs?

It is tempting to conclude that a significant part of Petro-Canada's objective is to compete with Costco by providing retail gas service with shorter queues.

Inadequacy of the applicant's required public engagement

The County Plan requires that applicants undertake community consultations in the preparation of Master Site Development Plans and include a summary of those consultations and results in the MSDP.

As is required, Petro-Canada's community consultations are summarized in its MSDP. What that summary fails to mention is that its initial consultations completely ignored the sizable residential community north and east of its proposed location. Contacting two community associations and the area councillor in lieu of reaching out to residents who will be directly affected by Petro-Canada's proposal is a lazy and inconsiderate approach to public engagement.

It was only after questions from area residents that Petro-Canada held a single one-hour online webinar to provide residents an opportunity to raise questions and/or voice concerns. Having attended the one-hour session, we can honestly say that it was a formulaic exercise that provided residents with no meaningful engagement. The fact that Petro-Canada had already finalized its MSDP before that meeting is clear evidence that it was, at best, a box-ticking exercise.

If Petro-Canada actually intends to be a responsible member of the North Springbank community, it should understand the importance of engaging the affected community as it developed its plans.

Conclusion

There are numerous reasons supporting the inappropriateness of Suncor's application to relocate its Petro-Canada "integrated energy centre" to North Springbank. We encourage council to follow both common sense and the statutory land use strategy of the North Springbank ASP and refuse this application.

Kirin Wrzosek

From: John Schouten [REDACTED]
Sent: Thursday, September 12, 2024 4:30 PM
To: Legislative Services
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – PL20230127, PL20230128, and PL20230158

Oppose the Amendment to North Springbank ASP - PL20230127

Oppose the Redesignation of PL20230128 from S-PUB to C-HWY

Oppose the PL20230158 MSDP

Rationale:

The the outdoor football field from The Edge is adjacent to the proposal.

Negative impact for the outdoor football field and other constituents in the area such as the church, and daycare.

Not in alignment with the Springbank North ASP.

Figure 3 - Page 18 from Springbank North ASP - Parcel is approved for "Institutional Use"

RVC Land Use Bylaw - "Institutional Use"

Meant to provide for the **development of Institutional, Educational and Recreational** uses.

<https://www.rockyview.ca/Portals/0/Files/Government/Bylaws/RVC-Land-Use-Bylaw.pdf>

Local homeowner at NW-10-24-03-W05M

Regards,

John Schouten

Micah Nakonechny

From: Jon Truswell [REDACTED]
Sent: Tuesday, September 10, 2024 11:15 AM
To: Legislative Services
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 - File PL20230127, PL 20230128 and PL 20230158

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

I am a resident of Country Lane Estates at 27 Country Lane Point and am writing to express my opposition to the location of the Proposed Petro Canada Highway Truck Stop at Hwy 1 and RR 33 (the "Truck Stop").

I have been a Springbank resident for over 11 years and generally welcome development of surrounding area in a measured way. For example, I view Harmony, Bingham Crossing and Costco as welcome developments to our area. However, I have significant concerns with the location of the Truck Stop.

As a general comment, I would generally not be opposed to the Truck Stop if it were located directly off Highway 1 and access to it was from that highway. However, the proposed location of the Truck Stop raises several concerns:

1. The location creates a significant safety risk for residents and users of the area. The location is next to Edge School and across from a daycare. That location sees significant bicycle, vehicle and school bus traffic daily. To have significant volumes of large trucks in the area is going to create a material risk of harm given that commercial vehicles will need to exit the highway, drive up RR 33 and then into the station and leave the same way. It should also be noted that the area sees a significant number of inexperienced student drivers and bicyclists.

2. The road infrastructure, including the overpass and RR 33 is not capable of handling the increased traffic from commercial expansion from Costco and Bingham Crossing (as well as the continued growth of Harmony), let alone the Truck Stop. While I can appreciate that some improvements are being planned, adding large trucks with regular access to that exit and RR33 will likely cause significant gridlock.

3. The Truck Stop should not be located next to a school, across from a daycare, and in an area that it is already scheduled to see significant commercial and residential growth in the coming years. It seems to me that it is better placed in an area somewhat removed from regular traffic, to a safer area where there is much less risk of harm. Frankly, the location at the junction of Hwy 1 and 22 made much more commercial sense to me as a logical location, and from a trucking point of view, wouldnt direct access off a highway with lesser traffic volume make more commercial and safety sense?

Thank you,
Jon Truswell

27 Country Lane Point

Micah Nakonechny

From: Kirk Wilson [REDACTED]
Sent: Wednesday, September 11, 2024 4:31 PM
To: Legislative Services
Subject: PetroCanada Gas Station at RR33/Twp 250

Good afternoon,

This is my submission for the public hearing regarding the proposed PetroCanada gas station at RR33/Twp250. As a resident that is within 2 km of the site, I am categorically **opposed** to this proposal and believe it will be a material detriment to the community and surrounding businesses and home owners. My objections are:

- **Proximity to Edge School.** With approximately 330 students from grades 4-12, the placement of this gas station introduces significant risk to the students in terms of traffic, noise, and the introduction of a place to walk to for a "hang out" as there is no other location proximal to the school.
- **Traffic increase.** The number of long-haul tractor-trailer units that utilize the existing PetroCanada station at Hwy 22/Hwy 1 could mean significant traffic delays for local residents and Edge School users. I have witnessed trucks/traffic lined up on Hwy 1 at all hours of the day and week at the existing location, so there is no reason to reasonably think it would be any different at the proposed location. The amount of traffic coming off Hwy 1 westbound would be expected to increase many times over and the local road system (even with upgrades associated with the Costco development) will not be adequate.
- **Existing gas station.** With the approval of the Costco facility that includes a gas station, there is no need to have another gas station in such close proximity..
- **Water issues.** a major consideration is how does this development deal with both potable and waste water. North Springbank residents have been dealing with this issue for years and adding a major development like the one proposed adds addition strain to the already strained system.

Please, please decline this proposed development.

Kirk Wilson
12 Crocus Ridge Pl
Calgary, AB
[REDACTED]

Micah Nakonechny

From: Kristin W [REDACTED]
Sent: Friday, September 13, 2024 3:04 PM
To: Legislative Officers
Subject: Re: PetroCanada on Twp Rd250 west of RR33

Address 250127 RR41 Calgary Ab
Kristin W

> On Sep 13, 2024, at 8:33 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:
>
> Hi Kristin,
>
> My apologies - as per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this at your earliest convenience?
>
> Thank you,
>
> MICAH NAKONECHNY
> He/Him/His
> Legislative Officer | Legislative Services
>
> ROCKY VIEW COUNTY
> 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
> Phone: 403-520-6366
> MNakonechny@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-869761acb6a071ea&q=1&e=7ba73f87-cb38-4e13-9367-44a835df54b1&u=http%3A%2F%2Fwww.rockyview.ca%2F>
>
> This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.
>
> -----Original Message-----
> From: Legislative Officers
> Sent: Friday, September 13, 2024 8:30 AM
> To: Kristin W [REDACTED]
> Cc: Legislative Officers <LegislativeOfficers@rockyview.ca>
> Subject: RE: PetroCanada on Twp Rd250 west of RR33
>
> Good morning Kristin,
>
> Thank you for submitting your comments on this application. They will be provided to Council for the public hearing scheduled for September 25, 2024.
>
> Have a great day,
>
> MICAH NAKONECHNY
> He/Him/His
> Legislative Officer | Legislative Services
>
> ROCKY VIEW COUNTY
> 262075 Rocky View Point | Rocky View County | AB | T4A 0X2

> Phone: 403-520-6366

> MNakonechny@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-869761acb6a071ea&q=1&e=7ba73f87-cb38-4e13-9367-44a835df54b1&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

> This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

>

> -----Original Message-----

> From: Kristin W [REDACTED]

> Sent: Thursday, September 12, 2024 9:02 AM

> To: Legislative Services <LegislativeServices@rockyview.ca>

> Subject: PetroCanada on Twp Rd250 west of RR33

>

> This proposal is absolutely crazy-just too ridiculous. Being opposite a church, beside a school, on a residential road and having to deal with big transport trucks, traffic from Harmony and school buses is crazy!!!

> I was coming home from the Heritage club along RR33 ,going north towards Springbank Church at about 4PM and the traffic was already jam packed.And a Costco is going in too!!!!Definitely not enough thought has gone into this!!

> Kristin W

Kirin Wrzosek

From: Maureen Bennett [REDACTED]
Sent: Thursday, September 12, 2024 2:13 PM
To: Legislative Services
Cc: Marion Bennett; Maureen Bennett
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – PL20230127, PL20230128, and PL20230158
Attachments: Suncor- rebuttle against development PDF.pdf

September 12, 2024 2:12 pm**File Number: 04733008****TransCan Highway Truck Stop 3 Applications, PL20230127, PL20230128, PL2023158**

Attention Planning Service Department, Rocky View County:

This letter is from an adjacent property owner. We are against amending the North Spring Bank Structure Plan and redesignating the subject lands from Special Public Service to Commercial, Highway District and against building a Trans- Canada Highway Truck Stop, which Suncor is calling an Energy Centre.

Health Concerns- The proposed location of the Suncor Truck Stop is directly beside The Edge School for Athletes and across the street from a preschool that runs 5 days a week located in Springbank United Church. There are almost 400 students in grades 4-12 attending the Edge School as well as 100s of public users of the Edge's sports facilities. Like all truck stops, where drivers are required by law to take extended breaks, there will always be idling trucks at the Truck Stop putting harmful pollutants into the air. Children are the most vulnerable and are most likely to develop Asthma and other respiratory issues from fossil fuel pollutants. **The greater the air pollutants the higher the risk.** Even without the truck stop the children at these two facilities are already exposed to air pollution from Highway One and Springbank Airport. Adding another much bigger polluter (idling trucks) would make the risk much worse. At the preschool the children spend extended periods playing outside every day. At the Edge school the Southern Outdoor Sports Field is located directly beside the large commercial truck parking/idling location. The representative for Suncor, Urban Systems suggested that there would almost always be a NW wind blowing pollution away, but when you examine wind weather info for the area this is not true.

Road Safety Dangers- Range Road 33 is the main road linking North and South Springbank. We are already seeing heavier traffic on Township Road 250 and Range Road 33, mostly because of development in the nearby Harmony hamlet. Soon we will have a huge increase in traffic because of the Costco that is tentatively approved for the Bingham development. Every day school buses and residents navigate Range Road 33, often multiple times a day. Introducing large commercial haul trucks to this road and the proposed traffic circle adds a significant traffic danger to children riding on school buses

and resident car traffic. As well, all this increased traffic is going to create a traffic jam for North Springbank residents. A much better location for the Truck Stop would be close to where it is currently located, West of Highway 22 on the Jumping Pound Road. (-close to the intersection of Township Road 250 and Highway 22)

Impact on Nearby Businesses and Residents- This is the only place in Canada where developers are trying to build a major Trans Canada Highway Truck Stop right beside a school and public sport facility, that can often have 1000+ students and public using the facilities in attendance. The Edge School for Athletes completely opposes this development and has major concerns including having to evacuate buildings when the pollutant air intake reaches dangerous levels inside facilities. Springbank United Church is also against this development and has many concerns including the health of the preschool children and its impact on the preschool business that might need to relocate because of the negative impacts from the truck stop. Besides air pollution there are noise and light pollution concerns as well. The noise coming from the highway and airport is already too much, having large noisy trucks continuously would be unbearable. This development goes completely against the findings from the recent Springbank Resident Survey that is supposed to be taken into consideration with the proposed new Area Structure Plan.

Suncor's Poor Record of Informing the Public and Cleaning Up when Fossil Fuel Spills and Hazards are Detected- All the residents living close to the proposed development have property and water wells that could be contaminated by runoff and fossil fuel spills.

- 4,500 litres of gas spilled in Charlottetown Petro- Canada Incident in August 2022, the owners, Suncor Energy initially said there was no evidence of a fuel spill and stated that it was a possible malfunction of measuring equipment, an independent consultant was brought in and confirmed that an underground tank had spilled thousands of litres of gas [4,500 litres of gas did spill in Charlottetown Petro-Canada incident, consultant finds | CBC News](#)

- Airdrie spill on an empty lot that Suncor is responsible for cleaning up has adversely impacted the owners of the lot, still not cleaned up properly [What's under that Petro-Canada station, you say? | The Narwhal](#)

- Judge fines Lake Louise Petro-Canada gas station owner, manager and company for improperly cleaning up a gasoline spill [Judge fines Louise gas station owner, manager and company - RMOutlook.com](#)

- NWT Environment and Climate Change Minister learned about a spill of nearly 6 MILLION LITRES not from Suncor or the regulator, instead from the media ['Irritated' N.W.T. minister learned of Suncor spill into Athabasca River when media called | CBC News](#)

In conclusion, as a neighbour living across the street from this property we are opposed to a major TransCanada Highway Truck Stop being built at this location. Page 12 of 187

Sincerely,

Maureen Bennett, Marion Bennett

250039 RGE RD 33

September 12, 2024

File Number: 04733008

TransCan Highway Truck Stop 3 Applications, PL20230127, PL20230128,
PL2023158

Attention Planning Service Department, Rocky View County:

This letter is from an adjacent property owner. We are against amending the North Spring Bank Structure Plan and redesignating the subject lands from Special Public Service to Commercial, Highway District and against building a Trans- Canada Highway Truck Stop, which Suncor is calling an Energy Centre.

Health Concerns- The proposed location of the Suncor Truck Stop is directly beside The Edge School for Athletes and across the street from a preschool that runs 5 days a week located in Springbank United Church. There are almost 400 students in grades 4-12 attending the Edge School as well as 100s of public users of the Edges's sports facilities. Like all truck stops, where drivers are required by law to take extended breaks, there will always be idling trucks at the Truck Stop putting harmful pollutants into the air. Children are the most vulnerable and are most likely to develop Asthma and other respiratory issues from fossil fuel pollutants. **The greater the air pollutants the higher the risk.** Even without the truck stop the children at these two facilities are already exposed to air pollution from Highway One and Springbank Airport. Adding another much bigger polluter(idling trucks) would make the risk much worse. At the preschool the children spend extended periods playing outside every day. At the Edge school the Southern Outdoor Sports Field is located directly beside the large commercial truck parking/idling location. The representative for Suncor, Urban Systems suggested that there would almost always be a NW wind blowing pollution away, but when you examine wind weather info for the area this is not true.

Road Safety Dangers- Range Road 33 is the main road linking North and South Springbank. We are already seeing heavier traffic on Township Road 250 and Range Road 33, mostly because of development in the nearby Harmony hamlet. Soon we will have a huge increase in traffic because of the Costco that is tentatively approved for the Bingham development. Every day school buses and residents navigate Range Road 33, often multiple times a day. Introducing large commercial haul trucks to this road and the proposed traffic circle adds a significant traffic danger to children riding on school buses and resident car traffic. As well, all this increased traffic is going to create a continuous traffic jam for North Springbank residents. A much better location for the Truck Stop would be close to where it is currently located, West of Highway 22 on the Jumping Pound Road. (-close to the intersection of Township Road 250 and Highway 22)

Impact on Nearby Businesses and Residents- This is the only place in Canada where developers are trying to build a major Trans Canada Highway Truck Stop right beside a school and public sport facility, that can often have 1000+ students and public using the facilities in attendance. The Edge School for Athletes completely opposes this development and has major concerns including having to evacuate buildings when the

pollutant air intake reaches dangerous levels inside facilities. Springbank United Church is also against this development and has many concerns including the health of the preschool children and its impact on the preschool business that might need to relocate because of the negative impacts from the truck stop. Besides air pollution there are noise and light pollution concerns as well. The noise coming from the highway and airport is already too much, considering our close proximity to this development having large noisy trucks continuously would be unbearable. This development goes completely against the findings from the recent Springbank Resident Survey that is supposed to be taken into consideration with the proposed new Area Structure Plan.

Suncor's Poor Record of Informing the Public and Cleaning Up when Fossil Fuel Spills and Hazards are Detected- All the residents living close to the proposed development have property and water wells that could be contaminated by runoff and fossil fuel spills.

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- Airdrie spill on an empty lot that Suncor is responsible for cleaning up has adversely impacted the owners of the lot, still not cleaned up properly [What's under that Petro-Canada station, you say? | The Narwhal](#)

- Judge fines Lake Louise Petro-Canada gas station owner, manager and company for improperly cleaning up a gasoline spill [Judge fines Louise gas station owner, manager and company - RMOutlook.com](#)

- NWT Environment and Climate Change Minister learned about a spill of nearly 6 MILLION LITRES not from Suncor or the regulator, instead from the media ['Irritated' N.W.T. minister learned of Suncor spill into Athabasca River when media called | CBC News](#)

In conclusion, as a neighbour living across the street from this property we are completely opposed to a major TransCanada Highway Truck Stop being built at this location.

Sincerely,

Maureen Bennett, Marion Bennett
250039 RGE RD 33

Kirin Wrzosek

From: Murray Selzer [REDACTED]
Sent: Thursday, September 12, 2024 5:25 PM
To: Legislative Officers
Subject: Re: Proposed Land Use Change

Hi Kirin, I apologize for the missing information. My address is: 15 Country Lane Bay Rockyview County, AB R3Z 1J8.

Regards,
Murray Selzer

> On Sep 12, 2024, at 4:29 PM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

>

> Hi there Murray,

>

>

> Thank you for your email.

>

> As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included in the Council Agenda.

>

> Since the deadline for applications is today at 4:30p.m. if you are able to provide your address to legislative services by tomorrow, your letter will be provided to Council at the September 25, 2024 Public Hearing.

>

> Thanks,

>

> KIRIN WRZOSEK

> Legislative Officer | Legislative Services

>

> ROCKY VIEW COUNTY

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

> Phone: 403-520-6312

>

> KWrzosek@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-869761acb6a071ea&q=1&e=af4a4df4-82a3-4092-861c-19ea2fb48317&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

> This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

>

> -----Original Message-----

> From: Murray Selzer [REDACTED]

> Sent: Thursday, September 12, 2024 3:47 PM

> To: Legislative Services <LegislativeServices@rockyview.ca>

> Subject: Proposed Land Use Change

>

> Rockyview Council Members

> To Whom It May Concern,

> It is my opinion that the proposal to change the land use designation to allow Petro- Canada to build a new gas bar and convenience stores be abandoned. Historically I have avoided offering my opinion because I understand that change is

needed in order to progress. In this case I believe the location has been poorly chosen, the two feeder roads (Range Road 33 and Township Road 250) are woefully inadequate. The roads are too narrow and the intersections are inadequate even with proposed changes for Bingham Crossing Project. As a longtime resident the increase in traffic in the last 3-4 years is significant for the existing infrastructure, we have seen more accidents on a straight stretch of the highway near the existing overpass in the last year than in the 25 previous years combined. The addition of large truck traffic onto and off of the highway without dramatic and extensive infrastructure improvements will not improve safety concerns. Who would be responsible to pay for the upgrades required, the Developers, Alberta taxpayers or Residents of Rockyview?

> Most, if not all residents of North Springbank purchased their properties to escape the hustle and bustle of urban living and the traffic congestion that comes with commercialization. I believe there must be a more appropriate location for a truck stop and convenience store that would better serve Truckers and Traveller's than the proposed Range Road 33 location.

> Respectfully,
> Murray Selzer`
>

Kirin Wrzosek

From: Richard and Heather Clark [REDACTED]
Sent: Thursday, September 12, 2024 12:39 PM
To: Legislative Officers
Subject: Re: BYLAW C-8556-2024 AND BYLAW C-8557-2024 Suncor truck stop

Thank you. Sorry for that. I have resubmitted the observations as shown below. Feel free to 'tidy' it up.
Thanks again / R

On 9/12/2024 8:29 AM, Legislative Officers wrote:

Hi there Richard,

Thank you for your email.

As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included in the Council Agenda.

Once this is provided, your letter will be provided to Council at the September 25, 2024 Public Hearing.

Thanks,

KIRIN WRZOSEK
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-6312

KWrzosek@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

Petro Pass notes - BYLAW C-8556-2024 AND BYLAW C-8557-2024

Here are some point form notes relating to the proposed land use on the SW corner of RR33 and Twp 250.

1. The proposal has been referred to as a gas station or 'energy center' or "gas/electric station". It is actually a truck stop. 'Energy center' is a good euphemism – a "good way to talk about a bad thing." The use of these words might be taken as an attempt to hide (assumption) the true nature of the plan.
2. There is wonder about the rationale for leaving the current location – Hwy 1/22 area. Why not redevelop the Hwy 22 location/ there is sufficient room.
3. Consider moving further west to the Jumping Pound interchange where there is a full existing interchange site?

4. Alberta Transportation has an excellent opportunity to provide a solution. There is land at the existing site, and there is vacant weigh station land with existing approaches.
5. Storage tanks ---
 1. The proposal talks about landscaping and beautification. Absent is any discussion about environmental liability. RVC will be the end holder of any liability.
 2. For an insight into potential contamination, suggest googling – ‘gas station fuel tank leak’. There are examples of newer technology, and spill cases. Note - Sears and Suncor, North Hill mall.
 3. A suggestion might be that aboveground tanks be used to avoid/minimize the potential of ground water contamination, and the long-term liability for RVC.
6. Traffic
 1. The truck stop will have a significant increase on traffic. This will mostly be non local traffic from travellers passing thru.
 2. Anticipate 12 to 18 heavy transports at the facility at any given time
 3. Estimate could be as high as 65,000 light vehicles, and 3,300 transport trucks per year to purchase fuel. Plus 180 fuel tanker trailer trucks to fill the tanks. (Canadian Fuel Assoc)
7. Development
 1. SB residents have repeatedly asked to maintain the country residential, rural character of SB.
 2. The proposal is the start of a wave of commercial development.
 3. Is the long-term goal to make the corridor similar to that between Airdrie and Calgary? Let the residents know.
 4. The land use redesignation makes a change from public interest to commercial interest.
8. Observations
 1. It appears there is a movement to develop a commercial corridor. Residents have little influence or input to these major decisions.

End

R Clark - Springbank Resident, 244090 Range Road 31

=====

Kirin Wrzosek

From: Ryan Cheyne [REDACTED]
Sent: Friday, September 13, 2024 6:24 AM
To: Legislative Officers
Subject: Re: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158

Good Morning Kirin,

Thank you for including my letter to council,

I live in North Springbank on Rocky Range View. It is about 2 miles straight north of the proposed Costco and Gas station.

Thank you kindly,

Ryan

On Thu, Sep 12, 2024 at 4:27 PM Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Hi there Ryan,

Thank you for your email.

As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included in the Council Agenda.

Since the deadline for applications is today at 4:30p.m. if you are able to provide your address to legislative services by tomorrow, your letter will be provided to Council at the September 25, 2024 Public Hearing.

Thanks,

KIRIN WRZOSEK
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
[262075 Rocky View Point | Rocky View County | AB | T4A 0X2](#)

Phone: 403-520-6312

KWrzosek@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Ryan Cheyne [REDACTED]
Sent: Thursday, September 12, 2024 3:22 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158

Good Afternoon,

I am writing in response to the proposed Petro Canada gas station and truck stop that is being proposed in our neighbourhood. I would like to start by saying I completely disagree and oppose this idea and feel like it is unnecessary for a multiple of reasons. My family and I moved to this neighbourhood 3.5 years ago to raise our children in this community which was out of the city and had more of a "small town and country lifestyle" community vibe. We were aware when we originally purchased our home that Bingham Crossing was planned to be constructed in the years to follow, which we were actually OK with, as it was proposed to be a small shopping area, with quaint shops such as a coffee bar, small shopping shops, and a high end grocery market (perhaps a small store like Blush Lane) as well as a seniors center, we were expecting a vision somewhat similar to an Aspen Landing in Aspen woods in SW Calgary as it was laid out in both the rockyview newsletters and the Bingham Crossing website. We were completely blindsided by the fact that all of that changed within a year of our purchase and all plans changed scrap all plans listed prior and a decision was made to put in a BOX Store and it being Costco nonetheless (which in my opinion seems unnecessary on it's own, as all residents of Springbank can drive 15-20 minutes to a Costco in either direction of the ring road that being, Sage Hill or Tsu tinna Nation Stores) Regardless, our community's fate is set and a Costco going in even to the dislike of most residents in the community. Now the proposal of a truck stop that is being proposed right next door is completely uncalled for, both my children are in day care and Kindergarten directly across the street from the proposed truck stop and in the upcoming years will be attending Elementary school just down the road. Not only is the extra traffic a safety hazard for all in our community but you are also giving more access to passer byers to people's driveways and homes in our community. On top of the extra "moving" in and out traffic that we already will have with the costco, has there been any thought on the amount of unwanted or absurd parking that will happen once it is built? The highway 22 and highway 1 location has, on any day, hundreds of parked cars on the gravel road meeting to go to the mountains, bike rides, carpools etc. Does that mean this station also will be a pit stop/parking lot for people to meet up to go skiing/hiking etc. How will anyone ever enforce this? A few other items listed below should be thoroughly noted as well;

- This proposed location is a **safety hazard** - the location is near **5 schools** and **Page 54 of 187** with school buses, young student drivers, parents driving kids to and from school, and the bicycling community - all sharing narrow roundabouts with massive transport trucks and campers.
- Traffic is already going to be a nightmare without the additional huge transport truck/camper traffic.
- **It does not belong in a country residential area Next to Daycares and Preschools**
- We don't need or want any more commercial in our area and Council and two economic studies acknowledged there is no need at a Jan.16th Area Structure Plan meeting.
- Costco will already have 24 gas pumps with cheaper gas - there is no need for another 24 fueling stations at the Petro Can across the road!
- The empty weigh station immediately West of the current Petro Can at Hwy 22 would be an ideal location as well it already has gravel roads which are only in and out of here, which people can still access and park at if they want to carpool to the mountains.
- No other truck stop from Calgary to Edmonton along Hwy. 2 is located in the middle of a country residential area near schools and daycares, why should this one be any different.
- Keep our community and kids safe!

Thank you for your time,

Ryan

Micah Nakonechny

From: Sarah Brouwer [REDACTED]
Sent: Wednesday, September 11, 2024 3:51 PM
To: Legislative Services
Subject: Petro Canada Public hearing submission.

As a resident of Rockyview County in the subdivision of Harmony, I do not want Petro Canada to build a truckstop in the midst of daycare's schools, churches and next to already planned shopping center. These are all services and amenities for people that would require the ability to move freely and safely. A truckstop is not a safe place for pedestrians and cyclists.

As a long-haul truck driver now retired I believe there are other locations better suited than the one proposed. I have cut and pasted the points well below.

- This proposed location is a **safety hazard** - the location is near 5 schools and a daycare - with school buses, young student drivers, parents driving kids to and from school, and the bicycling community - all sharing narrow roundabouts with massive transport trucks and campers.
- Traffic is already going to be a nightmare without the additional huge transport truck/camper traffic.
- It does not belong in a country residential area.
- We don't need or want any more commercial in our area and Council and two economic studies acknowledged there is no need at a Jan.16th Area Structure Plan meeting.
- Costco will already have 24 gas pumps with cheaper gas - there is no need for another 24 fueling stations at the Petro Can across the road!
- This needs to be located right off the highway like truck stops in other parts of Alberta, in other provinces and in the USA are located.
- The empty weigh station immediately West of the current Petro Can at Hwy 22 would be an ideal location.
- No other truck stop from Calgary to Edmonton along Hwy. 2 is located in the middle of a country residential area near schools and daycares. (see Google map.

I hope my email is brought forward

& considered as a vote against the proposed land use change and development of the Petro can station.

Sincerely,
Sarah Brouwer

Sent from the Master of the Universe
(Sarah's iPhone)

Kirin Wrzosek

From: Sarah McFarlane [REDACTED]
Sent: Tuesday, September 10, 2024 5:52 PM
To: Legislative Services
Cc: [REDACTED] Bernice Leyeza
Subject: Applications PL20230127, PL20230128 and PL20230158

To Whom it May Concern,

I am opposed to the Petro Canada application at the Northwest Corner of RR33 and Twp. 250, specifically -Applications PL20230127, PL20230128 and PL20230158

My concerns are:

1. A Petro Canada truck stop in this location is contrary to Goals and Visions of the Springbank Area Structure plan; maintain Springbank as a distinct and attractive country residential community
2. The truck stop location will dramatically worsen the traffic from developments already approved for this area (Costco and Harmony at its build out). A massive truck stop needs its own entrance and exit off the highway (e.g. as is the case for the existing Petro Canada - Hwy. 1 and RR 22). Alberta Transportation does not foresee upgrading that intersection in the short or, even medium, term!! Traffic will be a mess - schools, residents, already approved development (e.g. Costco).
3. The County's own **economic study** concluded there is no need for any more commercial/light industrial than what is already approved:
<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/Springbank/Springbank-ASP-Commercial-Demand-Analysis.pdf>
4. Truckers fuel up, eat, shower, sleep and do laundry at these trucks stop. This can result in a significant number of idling trucks. This creates toxic fumes and brings up issues of pollution.

Please vote against changing the land designation and allowing this development to move forward.

Sarah

Sarah McFarlane
Division 2 resident
170 Huggard Road

Micah Nakonechny

From: Sheri Coutts [REDACTED]
Sent: Thursday, September 12, 2024 1:39 PM
To: Legislative Services
Subject: BYLAW C-8556-2024 AND BYLAW C-8557-2024 DIVISION 2: Petro-Canada Public Hearing

Sheri and Gerald Coutts
264 Country Lane Drive

We are opposed to the change of land designation: BYLAW C-8556-2024 AND BYLAW C-8557-2024 DIVISION 2

Do not allow Suncor to create a massive Highway Truck stop at the SW corner of RR33 and twp. 250. Do not rezone this property for many reasons:

1. This business just doesn't work with the current adjacent properties of a church, daycare, sports school and busy hockey arenas and country residential area:

* Having a Petro Canada next to a school (grades 4-12) will soon become a hang out for preteens and teens. The fact that the schools in Springbank are far from commercial developments has always been a plus for county parents in the past.

* It is at the corner of a proposed future senior residence in Bingham Crossing. Many seniors living in Springbank are interested in staying in the community and would welcome a senior living residence. Who wants to live next to a 24 hour business not to mention the light and noise pollution.

2. Increased traffic is a major concern even if Suncor is paying for the increased infrastructure to improve the roads. I hope that the county looks beyond the money coming from Suncor in taxes and thinks about the **community first**. This corner has young drivers going to school, parents picking up young children from school and daycare. Hockey players and families using the hockey arena during the day, evenings and weekends.

Traffic comes from the ever growing Harmony Community, local residents, plus the quiet communities north on Range Road 33. We moved here looking for a quiet rural community. A gas station on top of a Costco is just too much!

Do not add huge transport trucks and Truck/camper traffic to an already busy intersection. Enough is enough.

3. How many gas pumps is too many?

If Costco has 24 gas pumps with cheaper gas, why add more?

4. Location:

Why this location? Why not another location right off the Highway like truck stops in other parts of Alberta? Some have suggested the empty weigh station west of the current Petro Canada location. This would be a better option for the community in North Springbank. Others have suggested the former Wild West location on the south side of Hwy #1 which is already zoned commercial.

5. Infrastructure:

It is very obvious that we need an upgrade to the Range Road 33 overpass, it is already past its prime and is dangerous with the increasing volume of traffic. We need upgrades now for the current volume of traffic flow, do not add a Petro Canada station too.

DO NOT REZONE!

UPGRADES TO ROADS and OVERPASS FIRST PRIORITY PLEASE

Micah Nakonechny

From: Simone Byers [REDACTED]
Sent: Tuesday, September 10, 2024 10:20 AM
To: Legislative Services
Cc: Division 2, Don Kochan; Division 1, Kevin Hanson; Division 4, Samantha Wright; Division 3, Crystal Kissel
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158 - PetroCanada gas station

Regarding: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158 – Petro Canada gas station

Please, please do not approve an amendment to the North Springbank Area Structure Plan to change the land designation from "Special, Public Service District (S-PUB)" to "Commercial, Highway (C-HWY) District" that would facilitate the development of a Gas/Electric Station and auxiliary commercial establishments by Suncor/Petro-Canada.

The Highway 1/RR33 interchange is the access point for ALL of North Springbank Residents to local community services: Schools (by bus, car, bicycle), Sports (Springbank Park for All Seasons), Springbank Heritage Centre and several Churches. Range Road 33 is the Springbank Centre Lifeline where traffic issues already exist. Even with an interchange upgrade (which will be a major community interruption), the added Costco traffic will definitely impact traffic flow. Massive semis grinding off of the highway do not fit in a residential community.

Two recent economic reports completed for RVC have definitively established that Springbank does not need any more commercial development.

Costco is providing 24 gas pumps at the adjacent mall, what is the need for even more pumps across the road?

Truck stops mean just that: a place for trucks to stop and idle while drivers catch some regulation down time. Imagine the diesel fumes and noise! There are schools and homes nearby plus a Senior's Residence has been promised for Bingham.

RVC us in a perfect situation to encourage the Province and Suncore/PetroCan to work together to design an upgraded interchange at Highways 1 and 22 that includes a vastly improved Truck Stop. This location at the intersection of two very busy major highways is a much more fitting and logical location than trying to cram a huge truck stop with questionable access into an established residential community.

I urge all Council Members to imagine living in North Springbank with our limited access to local Community Services and please do the "Right Thing" and reject this application.

Sincerely,

Simone Byers

178 Lariat Loop
North Springbank

Micah Nakonechny

From: Springbank Self Storage <info@springbankselfstorage.com>
Sent: Wednesday, August 28, 2024 1:41 PM
To: Legislative Services; Division 2, Don Kochan; Division 3, Crystal Kissel
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024- PL20230127, PL20230128, AND PL20230158

August 28, 2024

RE: Bylaw C-8556-2024 and Bylaw C-8557-2024- PL20230127, PL20230128, AND PL20230158

To Whom It May Concern:

I am a resident who will be directly affected by these proposed amendments. I live at 33062 Township Road 250 and I also own Springbank Self Storage & RV's Ltd located at 250082 Mountain View Trail. I have written previously to address and object to these amendments and the purpose for making them and I am writing again to object.

That Council would even waste their time debating these proposals mystifies me and the fact that none of the residents in areas in North Springbank that will be directly affected by them are receiving the Notice of Public Hearing also mystifies me. These are the people who will be directly affected should these amendments pass since Range Road 33 is a major feeder road on which the school buses to all the schools in Springbank travel daily. The risk of a major accident would be 100% increased should a major truck stop be allowed to locate on the south west parcel located at RR33 and TWP Rd 250. It is their children who will be at risk! Should they not have a say in this?

Traffic in the area has increased greatly in the last 10 to 15 years but should a major truck stop (and that is what is being proposed no matter what you wish to call it) go in on that corner, not only will traffic increase in the area, crime too will come. Illegal parking along the other range roads will begin happening as well. Looking at the existing truck stop located further along the highway we see huge numbers of cars parked all along the side road adjacent to it. We also see transients living in some of these cars and trucks. With a truck stop across the road from my home I expect my family's risk of encountering some of this type of thing will be greatly increased. The Edge School is located directly beside this parcel, is the Municipality prepared to police this area?

Bingham Crossing and the huge Costco Center that has been passed and will someday in the near or distant future create problems enough in this area, we do not need a Truck Stop. My family business was one of the first to come to the area in 2001. We have experienced some break ins and vandalism to our business in the past and have policed our business ourselves when needed to protect our business. However we and the other businesses located on Mountain View Trail are nonintrusive to the area. We create some traffic but this is seasonal mostly. Truck Stop is year round and in winter the large transport trucks never turn off their engines. There are cattle and horses in the pastures in this area, to say nothing of how many people live and work in the area, who will be breathing all that wonderful air surrounding the truck stop.

I could continue to cite reasons for not making these amendments for another page or two, but I am hoping that our Municipal Council and the Municipality Planning Board and engineers will see how totally wrong that type of commercial business in this area is. To our Municipal councilors I say take a drive out to the existing truck stop and see what it draws in on any given week end or even week day. Ask yourselves, do we really want to risk our children's lives by adding more traffic and crime to the area. Do we really need the tax dollars? A more appropriate zoning and commercial enterprise should be considered.

Diane Ryman and Jack Ryman
Residents and Business Owners

33062 Township Road 250
Springbank Self Storage Ltd
250082 Mountain View Trail .

Sent from [Mail](#) for Windows

Micah Nakonechny

From: AJ.Booker [REDACTED]
Sent: Thursday, September 12, 2024 12:21 PM
To: Legislative Services
Subject: Bylaw C-8556-2024 & C-8557-2024

Hello,

I am in support of the proposed Bylaw C-8556-2024 to amend the North Springbank ASP and C-8557-2024 to redesignate the lands and establish the MSDP.

This development is in line with the intent of the existing North Springbank ASP, the combined ASP rejected by the CMRB, and the current proposed Springbank ASP. Concentrating growth in this area in the Hamlet Growth Area and along the Highway 1 corridor are the right decisions. Adjacent to current institutional, industrial, commercial, and airport uses **this development will provide necessary services to the growing population.**

Any other concerns are mitigated through the controls laid out in the MSDP proposed.

Given that stage two interchange improvements must be completed I have no concerns over increased traffic as the traffic to this facility will represent a very small portion of traffic at this key interchange. By approving this development there is also the opportunity of making the interchange developments, and overall highway 1 corridor improvements between Calgary and Highway 22, more favorable for the province as their only major land appropriation with commercial activity will have a secured location to move to.

Thank you.

AJ Booker
17 Arrowleaf Landing

Kirin Wrzosek

From: Ben Crutchfield [REDACTED]
Sent: Sunday, September 8, 2024 8:09 PM
To: Legislative Services
Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – File PL20230127, PL20230128, and PL20230158

To whom it may concern,

I am a resident of idlewild estates and it was brought to my attention that there is a public hearing on Wednesday September 25th at 9am regarding a land use change designation, with the purpose being to construct a petro canada truck stop on the SW corner of the RR 33 / Twp rd. 250 intersection. I would like to note that I am in favor of this development as it will provide additional services to the local and Western Calgary area.

Regards,
Ben Crutchfield
Resident, 11 idlewild estates Calgary AB, T3Z 1J1

Kirin Wrzosek

From: Jim Willson [REDACTED]
Sent: Monday, September 9, 2024 2:54 PM
To: Legislative Officers
Subject: RE: proposed fueling site at RR33 and TpRd 250

RE Bylaw C-8556-2024 and Bylaw C-8557-2024 – PL20230127, PL20230128, and PL20230158

Our address is 27 Springbank Meadows T2Z 2L8

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: September 9, 2024 8:58 AM
To: [REDACTED]
Cc: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: RE: proposed fueling site at RR33 and TpRd 250

Hi there Jim,

Thank you for your submission.

Can you please provide the following information to accompany your letter to Council for the public hearing on Sept 25, 2024:

- Please specify which application this is for; and
- Please provide your address or indication as to where you live to be included in the Council package, as per our Procedure Bylaw.

Thank you,
Kirin Wrzosek

KIRIN WRZOSEK
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-6312

KWrzosek@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Jim Willson [REDACTED]
Sent: Saturday, September 7, 2024 2:10 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: proposed fueling site at RR33 and TpRd 250

Please pause and consider all elements

- 1 Trucks require large turning radius. Short turns increase the likelihood accidents and injury.
- 2 Noise and pollution next to school? Common for engine to park at idle.
- 3 This is already a very busy intersection and is becoming more so with developments along Tp 250 and Harmony.
- 4 Services include runoff for a large paved area.
- 5 An optimum truck fueling site is larger and more accessible.

Sincerely

Jim Willson
Springbank Meadows

Re: Bylaw C-8556-2024 and Bylaw C-8557-2024 – PL20230127, PL20230128, and PL20230158

Bernice Leyeza <BLeyeza@rockyview.ca>

Fri 9/13/2024 1:50 PM

To: Annelyse Tycholis [REDACTED]

Good afternoon, Annelyse:

It will be at the County Hall, address can be found under my signature. I copied Legislative Officers should you have any questions regarding the Public Hearing.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

Rocky View County

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

Phone: 403-520-8182

BLeyeza@rockyview.ca | www.rockyview.ca



From: Annelyse Tycholis [REDACTED]

Sent: Tuesday, September 10, 2024 8:54 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Bylaw C-8556-2024 and Bylaw C-8557-2024 – PL20230127, PL20230128, and PL20230158

Hello,

May I ask the location of the **Public Hearing for huge PetroCanada gas station at RR33/Twp 250 adjacent to Edge School, Sep. 25, 9 am**

Thank you,

A

Re: question on who to send comments to for the Petro Can Public Hearing

Jackie Glen <gglen@telus.net>

Thu 9/5/2024 2:13 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Thank you for the clarification.

Jackie

On Thu, Sep 5, 2024 at 2:10 PM Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

No worries! The comments that we have received are included in the Council package.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: George Glen [REDACTED]

Sent: Thursday, September 5, 2024 12:21 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Re: question on who to send comments to for the Petro Can Public Hearing

Thank you Bernice.

One more question.

What happens with all the comments sent in previously (months ago)...Do the councillors see all of those comments?

Jackie

Sent from my iPhone

On Sep 5, 2024, at 10:50 AM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Morning, Jackie:

Please find the attached Public Hearing Notice, which contains the information addressing your questions.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Jackie Glen [REDACTED]

Sent: Thursday, September 5, 2024 9:27 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: question on who to send comments to for the Petro Can Public Hearing

Bernice:

(1)

What email address do folks send in their comments to be read by council for the public hearing (or read at the public hearing) Sept. 25th for the proposed Petro Can truck stop in Springbank? Do they still send them to you?

(2)

What is the deadline for sending in comments?

(3)

What heading should folks put - in the subject line? Public Hearing - File 04733008?

Thank you,

Jackie Glen

(403) 701-6277

<Public Hearing Notice - Bylaw C-8556-2024.pdf>

Re: Petro Canada

Bernice Leyeza <BLeyeza@rockyview.ca>

Wed 8/7/2024 10:22 AM

To: K W [REDACTED]

Good morning, Kevin:

I am the file manager for the PetroCan file. Your letter has been received and filed accordingly. Please let me know if you have any further questions related to this file.

Bernice Leyeza

Planner 2 | Planning and Development Services

Rocky View County

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

Phone: 403-520-8182

BLeyeza@rockyview.ca | www.rockyview.ca



From: K W [REDACTED]

Sent: Tuesday, August 6, 2024 11:52 AM

To: Planning Policy <planning_policy@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Don Kochan [REDACTED]

Subject: Petro Canada

In case my previous letter was not considered, it is attached again.

Since that letter was sent, Petro Canada held a webinar for the community of which no new information was presented and questions were selectively answered before ending the session promptly at the hour mark. This is not public engagement and the County should not be led to believe that Petro Canada has meaningfully engaged the community in any way or manner.

Kevin

Via Email

January 29, 2024

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

Attention: Bernice Leyeza

Re: Petro Canada Truck Stop File 04733008

I do not support inappropriate development and, as such, do not support the Petro Canada truck stop under Applications¹ PL20230127, PL20230128 and PL20230158 as it will personally and directly adversely affect me.

I am not well versed in the *Municipal Government Act* or in the delegated authority of the County, nor am I expert in planning, development, or transportation, however I will outline several concerns with this witless attempt to commercialize the community of Springbank.

Speculative

The proposed Springbank site is being planned due to the potential expropriation of the Jumping Pound site. Petro Canada's preference would be to retain the Jumping Pound site; however, a potential expropriation of the lands would require relocation to a new facility.

The realtor² with the listing for the subject property confirmed that Petro Canada has not outright purchased the land. Is it permissible to make application for land that is not yours?

The purpose³ of planning and development is for orderly, economic, and beneficial development, to maintain and improve the quality of the physical environment, without infringing on individuals except for an overall greater public interest. A potential truck stop is not in the greater public interest.

Springbank ASP

You are encouraged to speak with your Executive Director of Community Services to understand the County's recent learnings leading up to and arising from the January 16, 2024, Governance Committee meeting about the Draft Springbank ASP.

¹ <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedMSDP/MSDP-Proposed-Petro-Canada-Springbank.pdf>

² January 19, 2024, conversation between Jonathon Popowich, Realtor, and J. Glen

³ Section 617, Municipal Government Act

In response to the then proposed commercial and industrial land uses in the Draft Springbank ASP the majority (60.4%) of general survey responses were opposed to location/scale of business uses. The targeted surveys of residents who live north on RR33 and within 800m provided stronger opposition where 67.5% of respondents were opposed to additional commercial development. A further breakdown of the data of residents who live north on RR33 resulted in 100% opposition to commercial land uses.

The Governance Committee recognized the folly of this level of commercialization and directed staff to revise the Draft ASP with the intent to maintain the existing land use strategies and policies contained in the three predecessor Springbank ASP's. Simply, North Springbank will not be further commercialized, and this site ought to remain with the designation Special, Public Service (S-PUB) District.

Public Engagement

The Circulation and Notification Policy (C-327)⁴ used by RVC to determine who receives notice by being adjacent to or in the immediate vicinity of the proposal is guidance. Policy is not statute and staff ought to exhibit independent and strategic decision making when considering who may be affected by considering factors beyond a radius prescribed in policy (i.e., ~246 homes north on RR33 whose only access is RR33). The Foundation of Administrative Justice offers a course on decision making⁵ where one can learn the blind adoption of policy fetters the discretion of the decision maker.

Petro Canada and Urban Systems also ought to exhibit similar strategic thinking rather than downplaying the level and nature of concerns with their proposal in the summary "Within a two-week period after the communication was shared with community members, a total of 5 emails were received and replied to by the project team."⁶

As previously described about the Draft Springbank ASP, residents who live north on RR33 and within 800m (of ~TWP250/RR33) are 67.5% opposed to additional commercial development and residents who live north on RR33 (beyond 800m) are 100% opposed to commercial land uses.

Ingress/Egress

The RR33-TWP250-HWY1 corridor isn't an existing road structure capable of supporting existing or proposed traffic volume including the Petro Canada truck stop. The Bingham Crossing Proposed Road Network Improvements will not solve the existing or future transportation concerns. The 4-lane upgrade and roundabouts proposed by Bingham will only move more vehicles quicker to a queue for the 2-lane bridge on RR33 (over HWY1).

According to the Springbank ASP Transportation Network Analysis the County is already aware that Range Road 33 is currently described as a Regional Arterial two-

⁴ <https://www.rockyview.ca/Portals/0/Files/Government/Policies/Policy-C-327.pdf>

⁵ <https://foaj.ca/courses-clinics-and-workshops/decision-making/>

⁶ Page 19, Petro-Canada Springbank Integrated Energy Centre MSDP

lane rural paved standard road with a peak of 700 daily vehicle trips. The intersection at TWP250/RR33 is shown not to currently operate at an acceptable standard for primary traffic movement.

Experientially, the 4-way stop at RR33-TWP250 is already a danger zone Monday thru Friday during the morning and afternoon rush hours. As well, the right-hand lane of westbound HWY1 will back up with traffic exiting to RR33 as vehicles wait during rush hours and Calaway Park opening. This is a result of the addition of the Edge School, growth at the Springbank Airport and about 361 occupied (of 4,500) homes in Harmony.

The Alberta Transportation 2009 CastleGlenn Functional Planning Study on traffic did not model the effects of intensive commercial activity impacts (at Bingham, Costco, Petro Canada, etc.) The proposed Costco will add up to 810 vehicles per hour⁷ (not daily vehicle trips, but hourly) to RR33.

Thankfully Petro Canada agrees their Transportation Impact Assessment⁸ forms part of their application, ought to be in the public realm and willingly shared with the community, contrary to the lack of transparency with Rocky View County's intransigence about releasing application documents except under FOIP.

According to Bunt, the proposed truck stop will generate for RR33 peaks of 212 vehicles in the AM and 185 vehicles in the PM with 85% of those vehicles coming from/to HWY1.⁹

In summary, the Transportation Impact Assessment concludes that the Petro Canada truck stop is not feasible until such time there is a 4-lane bridge for RR33 traffic over HWY 1. Bunt says, "Analysis in this report was completed with Stage 2¹⁰ improvements in place as needed to accommodate the proposed development."

Remora Effect

At the existing HWY22-HWY1 Petro Canada truck stop location there is a gravelled road (TWP245A) linking the truck stop back to HWY 22. This service road has developed unfettered and likely unapproved into a daily, and at times overnight, parking lot for hundreds of vehicles of people ride sharing to recreate in the Rocky Mountains.

The MSDP submitted by Petro Canada is bereft of any description of the treatment and plans for these co-habitants when they relocate with Petro Canada should Petro

⁷ Page 12, Springbank Petro Canada Transportation Impact Assessment, Bunt & Associates Engineering, September 21, 2023.

⁸ Springbank Petro Canada Transportation Impact Assessment, Bunt & Associates Engineering, September 21, 2023.

⁹ Page 16, Springbank Petro Canada Transportation Impact Assessment, Bunt & Associates Engineering, September 21, 2023.

¹⁰ Stage 2 includes the addition of a second bridge structure over Highway 1 to accommodate a total of 4-lanes on Range Road 33 (2 per direction) and Range Road 33 roundabouts would be upgraded to dual lane designs (Township Road 250, Highway 1), Page 7, Springbank Petro Canada Transportation Impact Assessment, Bunt & Associates Engineering, September 21, 2023.

Canada be permitted to move to RR33. Or perhaps the County has turned a blind eye to the parking lot on TWP245A and is equally or more bereft.

A new consequence to the current commercialization in and around the rural fabric of Springbank is the attraction of an element of society that is opportunistically surviving off the honest work of others. Rural crime is on the rise and the crime rate is 36 per cent higher in rural Alberta than it is in urban areas, according to a 2021 report¹¹ by Statistics Canada. The police-reported crime rate in rural parts of Alberta was 7,632 per 100,000 people in 2021 compared to urban areas of Alberta where the rate was 4,958 per 100,000. Promoting additional commercialization is creating more opportunity for the element of criminality to travel through the Springbank community to scout potential targets.

Siting

There is a conundrum as to which party is more believable as Petro Canada and Alberta Transportation and Economic Corridors are in a parley.

According to Petro Canada, “The proposed development is being sought to facilitate the relocation of Suncor’s existing Jumping Pound Integrated Energy Centre located northwest of the Highway 22 and Trans-Canada Highway 1 interchange. The relocation of Suncor’s Jumping Pound facility is a result of planned improvements by Alberta’s Ministry of Transportation and Economic Corridors (TEC) to the highway interchange. TEC has indicated to Suncor that they intend to expropriate portions of the Jumping Pound facility to facilitate required interchange improvements. The land required through the expropriation will no longer permit the existing Jumping Pound facility to operate.”¹²

According to Alberta Transportation and Economic Corridors “At this time, further upgrade of the Highway 1 @ Highway 22 interchange is not on our Program and it is not known when it will be. At such time as the interchange will be upgraded, discussions will be had with Petro Canada at that time.”¹³

Alberta Transportation said in 2021 that “Highway Safety Rest Areas (SRAs) are considered an integral part of North American highway systems”¹⁴. Perhaps Petro Canada and Alberta Transportation and Economic Corridors should work collaboratively to explore a more appropriate site than RR33-TWP250. As example, there is an abandoned weigh scale/pull out site immediately west and adjacent to the existing Petro Canada. This would be a more desirable location as Petro Canada still garners the traffic count on HWY 1 and HWY 22, this is a reasonable brownfield development, the negotiating partners are the same (GOA and Petro Canada), a more permanent (and

¹¹ <https://www150.statcan.gc.ca/n1/pub/85-002-x/2022001/article/00013-eng.htm>

¹² Page 2, Petro-Canada Springbank Integrated Energy Centre MSDP

¹³ September 21, 2023, email exchange between Jerry Lau of Alberta Transportation and Economic Corridors and K. Magnuson.

¹⁴ Page 7, <https://open.alberta.ca/dataset/2b5c861b-3de9-41f5-9d80-522f0c34550c/resource/53810f17-d8c7-4a99-b2d9-a53d57ffaf0c/download/trans-highway-geometric-design-guide-chapter-f-2021-02.pdf>

legal) solution could be achieved for the day trip parked vehicles, improve safety by providing places for travelers to periodically rest, provide suitable places for emergency stops and access to toilet facilities, satisfy the needs and operating legislated requirements of the trucking industries and should ATEC ever upgrade HWY1-HWY22 intersection it will already accommodate the traffic count.

Relief Sought

A Petro Canada truck stop does not respect the rural character of the surrounding Springbank community or reflect the Springbank lifestyle.

The existing transportation infrastructure (RR33 bridge, RR33-HWY1 interchange, RR33, RR33-TWP250 interchange) nor the proposed Bingham Crossing Proposed Road Network Improvements will sustain the vehicle count of the truck stop. There is no commitment by Petro Canada to improve (physically or financially) the transportation network.

This proposal is perhaps the inanest concept (now that Costco is approved) for the four corners of HWY1-RR33 and speaks volumes about the type of neighbor the Edge School is (for not retaining this land as school zoning and sharing their access off TWP250) and Petro Canada is (for seeking this site).

There is no information in the public realm in support of the applications that provides the applications are anything but speculative. Planning staff ought to have refused the applications for being administratively and technically incomplete. As Planning staff missed that process step and moved the applications to circulation/notice they are now compelled to recommend to Council the applications are administratively and technically incomplete.

Respectfully,



Kevin Wilkinson
Idlewild Estates

Cc: Don Kochan
Matt Boscarol

Re: !! Letter of Objection to Springbank Integrated Energy Centre

Melissa Pockar [REDACTED]

Thu 8/15/2024 10:31 AM

To: Bernice Leyeza <BLeveza@rockyview.ca>

Cc: robert pockar [REDACTED]

Thank you for the confirmation, Bernice.

Kind regards,
Melissa

On Aug 15, 2024, at 9:31 AM, Bernice Leyeza <BLeveza@rockyview.ca> wrote:

Good morning, Robert and Melissa:

Thank you for your comments. We are in the final phase of reviewing the application and will package your comments together with previous comments received during the circulation phase. Council will receive a package of all the submitted comments before the public hearing.

If you have any questions, please let me know.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Pockar Family [REDACTED]

Sent: Wednesday, August 14, 2024 8:14 PM

To: Bernice Leyeza <BLeveza@rockyview.ca>

Cc: robert pockar [REDACTED]

Subject: !! Letter of Objection to Springbank Integrated Energy Centre

Dear Ms. Lyeza:

Please find attached our adamant opposition to the development of a Springbank Integrated Energy Centre adjacent to the Edge School where our children are students.

If you are not the appropriate contact to file this objection, kindly let us know so we can re-route this correspondence appropriately within Rocky View County.

Please confirm receipt of this submission.

Kind regards,
Robert & Melissa Pockar

Robert & Melissa Pockar

163 Mountain River Estates
Calgary, AB T3Z 3J3

August 14, 2024

SUBMITTED BY EMAIL

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

File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

We are parents of children who attend Edge School and long-term residents of Rocky View County. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

We understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, we are very concerned and adamantly opposed to the development, as proposed. The main reasons for our opposition are noted below.

- The proposed development is NOT a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Air quality is a major concern for our children who attend an athletics-based school. Having a son with asthma, it is unfathomable to have a major fuelling station and the associated large volume of non-point source emissions, including heavy trucks, immediately adjacent to their outdoor playing fields and fresh air intakes for the school. There are known health effects associated with chronic exposure to particulate matter and other vehicle emissions and children are particularly susceptible to these pollutants.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the

access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers. The Edge School has hundreds of young drivers with limited driver experience commuting to and from the school daily – a high risk demographic for vehicle accidents.

The proposed development site is not appropriate for the service centre and truck stop. We ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Robert & Melissa Pockar

Fwd: BYLAW C-8556-2024 AND BYLAW C-8557-2024 DIVISION 2: Petro-Canada Public Hearing

Sheri Coutts [REDACTED]

Thu 9/12/2024 2:53 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

----- Forwarded message -----

From: Sheri Coutts [REDACTED]

Date: Thu, Sep 12, 2024 at 1:38 PM

Subject: BYLAW C-8556-2024 AND BYLAW C-8557-2024 DIVISION 2: Petro-Canada Public Hearing

To: <legislativeservices@rockyview.ca>

Sheri and Gerald Coutts
264 Country Lane Drive

We are opposed to the change of land designation: BYLAW C-8556-2024 AND BYLAW C-8557-2024 DIVISION 2

Do not allow Suncor to create a massive Highway Truck stop at the SW corner of RR33 and twp. 250. Do not rezone this property for many reasons:

1. **This business just doesn't work** with the current adjacent properties of a church, daycare, sports school and busy hockey arenas and country residential area:

* Having a Petro Canada next to a school (grades 4-12) will soon become a hang out for preteens and teens. The fact that the schools in Springbank are far from commercial developments has always been a plus for county parents in the past.

* It is at the corner of a proposed future senior residence in Bingham Crossing. Many seniors living in Springbank are interested in staying in the community and would welcome a senior living residence. Who wants to live next to a 24 hour business not to mention the light and noise pollution.

2. **Increased traffic** is a major concern even if Suncor is paying for the increased infrastructure to improve the roads. I hope that the county looks beyond the money coming from Suncor in taxes and thinks about the **community first**. This corner has young drivers going to school, parents picking up young children from school and daycare. Hockey players and families using the hockey arena during the day, evenings and weekends.

Traffic comes from the ever growing Harmony Community, local residents, plus the quiet communities north on Range Road 33. We moved here looking for a quiet rural community. A gas station on top of a Costco is just too much!

Do not add huge transport trucks and Truck/camper traffic to an already busy intersection. Enough is enough.

3. **How many gas pumps is too many?**

If Costco has 24 gas pumps with cheaper gas, why add more?

4. Location:

Why this location? Why not another location right off the Highway like truck stops in other parts of Alberta? Some have suggested the empty weigh station west of the current Petro Canada location. This would be a better option for the community in North Springbank. Others have suggested the former Wild West location on the south side of Hwy #1 which is already zoned commercial.

5. Infrastructure:

It is very obvious that we need an upgrade to the Range Road 33 overpass, it is already past its prime and is dangerous with the increasing volume of traffic. We need upgrades now for the current volume of traffic flow, do not add a Petro Canada station too.

DO NOT REZONE!

UPGRADES TO ROADS and OVERPASS FIRST PRIORITY PLEASE

Proposed development of a truck stop adjacent to Edge School

Ashley Proceviat [REDACTED]

Sun 1/28/2024 2:11 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Ashley and Cliff Proceviat

119 Lake Placid Place SE
Calgary AB T2J 5R6January 29, 2024 **SUBMITTED BY EMAIL**Rocky View County File No.: 04733008
Planning Services Department Application No. PL20230127
262075 Rocky View Point PL20230127
Rocky View County, AB T4A 0X2 PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-W05M**

WE are the grandparents of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

We understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, We are very concerned and adamantly opposed to the development, as proposed. The main reasons for our opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.
- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. We ask Rocky View County to not approve the plan for this highly incompatible use.

2/7/24, 11:43 AM

Sincerely,

Cliff and Ashley Proceviat

Re: Proposed development next to Edge School

Barry Card [REDACTED]

Tue 1/30/2024 12:23 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Cc: Julie Card [REDACTED]

Thank you Bernice.

Barry Card

M: [REDACTED]

On Jan 29, 2024, at 16:15, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good afternoon, Barry:

As of this writing, no public hearing date has been scheduled. The circulation area will be notified once a date has been determined. You can also check our website: [Council | Rocky View County](#).

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Barry Card [REDACTED]
Sent: Monday, January 29, 2024 2:59 PM
To: Bernice Leyeza <BLeyeza@rockyview.ca>
Cc: Julie Card [REDACTED]
Subject: Re: Proposed development next to Edge School

Hi Bernice,

Thank you for the acknowledgment.

Will you be sharing the public hearing date?

Barry

Email: [REDACTED]

Mobile: [REDACTED]

On Jan 29, 2024, at 1:05 PM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good afternoon, Julie and Barry:

Received your email and the attached letter of opposition to this application. We are in the circulation phase of the application process and will consolidate your comments during the review of PL20230127, 128, and 158. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant once circulation has ended. Council will receive a package of the comments submitted before scheduling a public hearing.

If you have any questions, please let me know.

Thanks,
Bernice Leyeza
Planner 2 | Planning and Development Services

From: Julie Card [REDACTED]
Sent: Monday, January 29, 2024 12:31 PM
To: Bernice Leyeza <BLeyeza@rockyview.ca>
Cc: Barry Card [REDACTED]
Subject: Proposed development next to Edge School

Good afternoon Bernice,

Please find attached our letter outlining the reasons why we are opposed to the proposed development next to Edge School.

Thank you very much.

Julie & Barry Card

Barry Card88 Aspen Summit Cir SW
Calgary, AB T3H 0Z7
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school. We are also residents in the West part of the city and have plans to reside in Rocky View County within the next year. We are members at Mickelson National Golf Course as well so use the area extensively.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option

for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.
- The proposed development is not suitable use adjacent to a major school (Grade 4-12), community recreation complex and sports playing fields due to the highly transient clientele who would use this facility which is a major safety and security concern as a parent.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Barry & Julie Card




Statement of Concern for Suncor Development next to Edge School

[Redacted]

Mon 1/29/2024 11:29 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Cc: 'Sarah Booth' [Redacted]

 1 attachments (166 KB)


Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter of Opposition.pdf;

Dear Bernice Leyeza,

Please find attached our Statement of Concern and opposition of the proposed development on the lands immediately to the east of the Edge School.

Thank you,
Brent Booth

[Redacted]

Brent & Sarah Booth532 Silvergrove Drive NW
Calgary, AB T3B 3Z4


January 29, 2024

SUBMITTED BY EMAIL

Rocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- Suncor currently has an existing facility which was newly renovated further up the highway and therefore can not understand how this location justifiably replaces or compliments this location.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.
- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range

Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop and we are highly opposed to this plan. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brent and Sarah Booth'. The signature is stylized and cursive, with a long horizontal flourish extending to the right.


Brent and Sarah Booth

Objection to Suncor Proposal to Locate Major Truck Stop by School

Cam Danyluk [REDACTED]

Tue 1/30/2024 2:52 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (42 KB)

Opposition to Suncor Development.pdf;

Good Afternoon,
Please see my attached letter of concern.
Thank you.

Cam Danyluk
General Counsel and Vice President Business Development | Athabasca Oil Corporation

W: [REDACTED] | C: [REDACTED] | E: [REDACTED]

January 30, 2024

SUBMITTED BY EMAIL

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

File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

I am a parent of a child who attends Edge School. I am writing to express my concerns about a proposed adjacent development to the School.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. I am very concerned and adamantly opposed to the development, as proposed.

The proposed development is a significant safety concern. As it appears that much of the traffic will occur on Range Road 33, this will create a high risk of accidents and traffic back-ups. Children in buses and private vehicles will be at risk.

The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.

In addition of these, there a multitude of other issues to clearly support that the proposed development site is not appropriate for the service centre and truck stop.

I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,



Cam Danyluk




Opposition to proposed development

Clark Usher [REDACTED]

Mon 1/29/2024 9:51 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (279 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter - Opposed Clark Usher.pdf

Hello,

Please find attached a letter supporting my opposition to proposed development in RVC.

Thanks Clark

Clark Usher149 Brome Bend, Rocky View County
Harmony, T3Z0C8
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,



Clark Usher




Proposed RVC Development in Proximity to Edge School For Athletes

Dale Skulsky [REDACTED]

Mon 1/29/2024 11:52 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (22 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.docx;

Hello Bernice Leyeza,

As a member of the Edge School community since 2017 and with two daughters in the school, I was shocked and extremely concerned to hear of the proposed truck stop development in the land adjacent to the school's property.

Please find attached a formal letter indicating my opposition.

Thanks for your review and consideration. I trust the Rocky View County will make the rights decision regarding this project given the severity of the community impact.

Dale Skulsky

Dale Skulsky136 Edgehill Close NW
Calgary, Alberta, T3A 2X1
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-W05M**

I am a parent of two children who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed.

The main reasons for my opposition are noted below.

- The introduction of a development of this nature introduces several safety, security and health risks to the children at Edge school and the members of the Edge and RVC community. I am actively concerned about the traffic (vehicle and human) that a project of this nature would introduce to an area that has been focused on academics and athletics.
- It has been proven that the introduction of a truck stop of this nature has directly caused the increase in:
 - Adverse health effects due to diesel exhaust
 - Release of benzene & harmful compounds at the pump or from gasoline storage tank vents
 - Excessive truck traffic on neighborhood streets
 - Disturbing levels of noise.
 - Increase in crime and illegal activities

Further and more specific to Edge School and the RVC Community:

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.
- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.


Sincerely,
Dale Skulsky

Letter of opposition to proposed development near Edge School

Emerson Proceviat [REDACTED]

Tue 1/30/2024 2:53 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (155 KB)

Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Opposition Letter EP.pdf

Hello...

As a concerned student at Edge School, please find attached my letter of opposition to the proposed development near Edge School.

Thank you.

Emerson Proceviat

Emerson Proceviat146A Springbluff Blvd SW, Calgary, AB T3H 5R6
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

My name is Emerson Proceviat and I am writing to formally state my opposition to this proposed development near Edge School. I am a current student at Edge School, starting in grade four in 2016 and set to graduate in 2025. At the time of my graduation I will be the last remaining student from the inaugural grade four class in 2016, and will proudly be the longest ever student at Edge. I am writing on behalf of my fellow students and for those who will attend in the years to come. For eight years as a student and as a competitive dancer I made extensive use of the indoor and outdoor community recreation facilities connected to the school and regard the area as a sanctuary.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the

access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. That this request is even being considered, and that the requestors believe this is a safe and appropriate use of land next to the school, the recreational facilities, a church and a daycare is borderline reprehensible. As a student who spends hours every year outside for gym class, running in the Terry Fox Run, participating in school wide athletic events, eating lunch outside and even taking classes in the sunshine I speak on behalf of the hundreds of students like me who consider Edge School our home away from home, and am committed to seeing the integrity and safety of the school environment protected for the hundreds of students who will attend in the future. I imploring Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Emerson Proceviat

Opposition letter to proposed development near Edge School

Florence Geary [REDACTED]

Tue 1/30/2024 2:51 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (151 KB)

Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Opposition Letter FG.pdf;

Hello...

As the concerned grandparents of a student at Edge School, please find attached our letter of opposition to the proposed development near Edge School.

Thank you.

Florence and Jim Geary
[REDACTED]

Jim & Florence Geary326 Tuscany Drive NW, Calgary, AB T3L 2W6
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

We are the grandparents of a student who currently attends Edge School and another who graduated from Edge School in 2022. For the past decade we attended school and competitive dance events at Edge School and made extensive use of the indoor and outdoor community recreation facilities connected to the school.

We understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option

for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. We ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Jim and Florence Geary

Suncor beside Edge - Concerns

Hal Kuntze [REDACTED]

Mon 1/29/2024 9:51 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (2 MB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.pdf

Hello,

Please find attached my letter of opposition to this project as proposed

thank you
Hal Kuntze

Hal Kuntze455 Whispering Water Trail
Rocky view Alberta, T3Z3V1
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I am a resident of Rocky View County and my child attends

I am a resident of Rocky View County. I regularly use the community recreation facilities on the Edge School Site.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of

vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Hal Kuntze

Re: updated Suncor opposition

Hal Kuntze [REDACTED]

Mon 1/29/2024 10:34 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Thank you Bernice.

Have a good day

Hal

Sent from my iPhone

On Jan 29, 2024, at 10:32 AM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Hey Hal,

I will consolidate this updated letter with your original one. Thanks for forwarding.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Hal Kuntze [REDACTED]

Sent: Monday, January 29, 2024 10:00 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: updated Suncor opposition

Hello again,

Please find the updated letter with my opposition to the proposed Suncor facility beside Edge School.

Thank you

Hal Kuntze

Hal Kuntze455 Whispering Water Trail
Rocky view Alberta, T3Z3V1
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I am a resident of Rocky View County and my 3 children attend Edge School (1) and Springbank Middle schools (2).

I am a resident of Rocky View County. I regularly use the community recreation facilities on the Edge School Site.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of

vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Hal Kuntze

Opposition to development

Jackie Usher [REDACTED]

Mon 1/29/2024 9:44 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (182 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter - Opposed Jacelyn Usher.pdf;

Hi,

Here is a letter stating my opposition to a proposed development by Suncor near the Edge School.

Thanks Jackie

Jacelyn Usher149 Brome Bend, Rocky View County
Harmony, T3Z0C8

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
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- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Jacelyn Usher

Jackie Usher



Re: Opposition to proposed petrochemical logistics facility adjacent to Edge School

J & J Cox [REDACTED]

Mon 1/29/2024 9:38 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Hi Bernice —

Thank-you for your email and I appreciate your feedback!

Best,
James

Sent from my iPhone

On 29 Jan 2024, at 09:35, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good morning, James:

Received your email and the attached letter of opposition to this application. We are in the circulation phase of the application process and will consolidate your comments during the review of PL20230127, 128, and 158. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant once circulation has ended. Council will receive a package of the comments submitted before scheduling a public hearing.

If you have any questions, please let me know.

Thanks,
Bernice Leyeza
Planner 2 | Planning and Development Services

From: J & J Cox [REDACTED]
Sent: Saturday, January 27, 2024 5:27 PM
To: Bernice Leyeza <BLeyeza@rockyview.ca>
Subject: Opposition to proposed petrochemical logistics facility adjacent to Edge School

Good Afternoon Ms. Leyeza,

Please find attached, a letter of opposition to the proposed development adjacent to Edge School submitted by Suncor Energy.

In short, I find this to be an extremely poor location upon which to site such a facility given the significant health and safety concerns it will present.

Yours sincerely,

James Cox B.Sc.



James Cox, B.Sc.304 Fireside Way
Cochrane, AB T4C 3A9

January 27, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: **Bernice Leyeza** bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a resident of Rocky View County and my child attends the Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school and travel to the facility two times a day to drop, and pick-up, our child. I also have worked in the petrochemical industry for over 17 years, including within trucking and logistics (& retail) and occupational health & safety fields - both for private industry and the government, and can attest to the legitimacy of the below concerns.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am extremely concerned and adamantly opposed to the development, as proposed. The major reasons I would like to call your attention to are below:

- The proposed development is **not a suitable use adjacent to a major school, community recreation complex and sports playing fields**. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. **The noxious diesel fumes from the noisy idling trucks** and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will **replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22**. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for

work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. **We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.**

- Access to the proposed Petro Canada facility will likely lead to **significant safety issues**. As illustrated on the proposed plan, most traffic to the site will access the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this **highly incompatible use** - and kindly seek an alternative location where the above health & safety concerns are not as prevalent. I would be very willing to discuss my concerns further in person and can be reached at the below coordinates.

Sincerely,

James Cox




██████████
████████████████████

Proposed Fueling Station and change of land use

Janine Cardiff [REDACTED]

Wed 1/31/2024 11:47 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (72 KB)

Rocky View County Proposed Fuelling Station.pdf;


Good morning,

Please find attached a letter addressing my concerns regarding the change of land use and development of a commercial fuelling station adjacent to Edge School.

Thank you.

Sincerely,

Janine Cardiff

Janine Cardiff252 Valley Crest Rise NW
Calgary, T3B 5Y4


January 31, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
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- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Janine Cardiff

Opposition to Proposed Suncor Development in Rocky View County

Janne FISHER [REDACTED]

Tue 1/30/2024 8:23 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (22 KB)

Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.docx;

Bernice Leyeza – Please see my letter in opposition to the proposed development on the lands immediately east of Edge School for Athletes.

Thanks,

Janne

Janne Fisher

Regional Sales Manager

Ferrero Canada Ltd.

Cell: [REDACTED]

Email: [REDACTED]

FERRERO

Janne Fisher83 Strathcona Close SW
Calgary, AB T3H1L2
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-W05M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Janne Fisher

(No subject)

Kuntze, Jill [REDACTED]

Mon 1/29/2024 10:44 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Cc: ktaylor@ilearn.edgeschool.com <ktaylor@ilearn.edgeschool.com>

📎 1 attachments (2 MB)

Parents--Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.pdf;

Please find attached my letter of opposition.

Jill

Jill Kuntze, Principal Territory Manager,
Customer Education Valves & Structural Heart
Western Canada

[REDACTED]
C. [REDACTED]



=====
Private and Proprietary Information
Property of Boston Scientific Corporation
=====

Please note that if you are reporting a product event or patient issue you may send it directly via email to BSCComplaintsCanada@bsci.com



Jill Kuntze455 Whispering Water Trail
Rocky view Alberta, T3Z3V1
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I am a resident of Rocky View County and my children attend Edge School and Springbank Middle schools.

I am a resident of Rocky View County. I regularly use the community recreation facilities on the Edge School Site.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Jill Kuntze

Opposition to proposed development near Edge School

Jordan Proceviat [REDACTED]

Tue 1/30/2024 2:46 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (154 KB)

Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Opposition Letter JP.pdf

Hello...

As a concerned former student of Edge School, please find attached my letter of opposition to the proposed development near Edge School.

Thank you,

Jordan Proceviat

Jordan Proceviat146A Springbluff Blvd SW, Calgary, AB T3H 5R6
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

My name is Jordan Proceviat and I am writing to formally state my opposition to this proposed development near Edge School. I was a student at Edge School from 2016 until my graduation in 2022, and am writing as an alumnus and speaking on behalf of the my sister and the other students who are still at Edge. For six years as a student, and ten years as a dancer I made extensive use of the indoor and outdoor community recreation facilities connected to the school and regard the area as a sanctuary.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
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- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. That this request is even being considered, and that the requestors believe this is a safe and appropriate use of land next to the school, the recreational facilities, a church and a daycare is borderline reprehensible. As a former student and a future community leader I speak on behalf of the hundreds of children who made Edge School their home away from home and am committed to seeing the integrity and safety of the school environment protected for the hundreds of students who will attend in the future. I imploring Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Jordan Proceviat

Rocky View County File No.: 04733008

KAREN SARGENT [REDACTED]

Mon 1/29/2024 4:54 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Rocky View County File No.: 04733008

Planning Services Department Application No.
PL20230127
PL20230127
PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca

Dear Ms. Leyeza,

Subject: Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

Upon review of the application for site use directly East of Edge School, I am very concerned and adamantly opposed to the development.

I am an Edge School employee and parent of a child who attends Edge School. As the Physical Education teacher at Edge School, my classes make extensive use of the indoor and outdoor recreation facilities connected to the school. The proposed development is not a suitable neighbor for a school and recreational use complex with the added high traffic issues and close proximity to vehicle fuels and fumes. I worry about the safety of my students and myself if this project was to proceed.

The proposed development site is not appropriate for the service centre and truck stop. Please consider the children who use the Edge School outdoor spaces for recess, physical education and athletic training purposes. The proposal is not compatible with the neighboring school grounds and I ask Rocky View County to not allow this development to move forward.

Sincerely,

Karen Sargent

Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

Largo-Afonso, Keanan [REDACTED]

Sun 1/28/2024 6:14 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

📎 1 attachments (22 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.docx;

January 29, 2024

SUBMITTED BY EMAIL

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

File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

I am a resident of Rocky View County (Harmony) and my child attends Discovery Corner PreSchool and Elbow Valley Elementary School.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.
- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This

may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Keanan Largo-Afonso

Keanan Largo-Afonso

Principal Account Director - Calgary

Amazon Web Services



Keanan Largo-Afonso25 Pike Bay
Rocky View County – T3Z 0G4
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

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for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Keanan Largo-Afonso

Re: file number 04733008

Bernice Leyeza <BLeyeza@rockyview.ca>

Mon 1/29/2024 12:02 PM

To: Keith Taylor <ktaylor@edgeschool.com>

Cc: Ed Romanowski [REDACTED]

No worries! Will let you know if I have any questions. Thanks,

Bernice Leyeza
Planner 2 | Planning and Development Services

From: Keith Taylor <ktaylor@edgeschool.com>

Sent: Monday, January 29, 2024 10:50 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Cc: Ed Romanowski [REDACTED]

Subject: Re: file number 04733008

Hi Bernice:

Thanks very much for your quick response. We are happy to answer any follow up questions that you have.

Kind regards,

Keith



Keith Taylor

CEO and Head of School

P 403.246.6432 Ext. 110

E ktaylor@edgeschool.com

33055 Township Rd 250, Calgary, AB T3Z 1L4

edgeschool.com

Academics | Athletics | Character

On Mon, Jan 29, 2024 at 9:13 AM Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good morning, Keith and Ed:

Received your email and the attached letter of opposition to this application. We are in the circulation phase of the application process and will consolidate your comments during the review of PL20230127, 128, and 158. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant once circulation has ended. Council will receive a package of the comments submitted before scheduling a public hearing.

If you have any questions, please let me know.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Keith Taylor <ktaylor@edgeschool.com>
Sent: Saturday, January 27, 2024 4:15 PM
To: Bernice Leyeza <BLeyeza@rockyview.ca>
Cc: Ed Romanowski [REDACTED]
Subject: Re: file number 04733008

Hi Ms. Leyeza:

Please find attached a letter opposing the application from Urban Systems to approve the Petro-Canada Springbank Integrated Energy Centre.

We would be more than happy to meet to discuss our concerns further.

Regards,



Keith Taylor

CEO and Head of School
P 403.246.6432 Ext. 110
E ktaylor@edgeschool.com

33055 Township Rd 250, Calgary, AB T3Z 1L4

edgeschool.com

Academics | Athletics | Character

January 24, 2024

BY EMAIL

Rocky View County

File No.: 04733008

Planning Services Department

Application No. PL20230127

262075 Rocky View Point

PL20230127

Rocky View County, AB T4A 0X2

PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Subject: Suncor's Plans to Locate a Major Truck Stop Next to Major School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

Dear Ms. Leyeza:

We understand that Urban Systems (David Capper) on behalf of 1841954 Alberta Ltd. (and Suncor) have submitted applications to amend the North Springbank Area Structure Plan, a redesignation of the subject lands, and approval to allow for the development of an integrated energy centre master plan development. We are adamantly opposed to these applications for several reasons as outlined below.

It is important to note that we are certainly not opposed to development, in general, in RVC or at the site noted above. Upon review, however, we are very concerned and adamantly opposed to the development, as proposed. Please consider the following:

1. **Incompatible Use Next to a Major School and Community Recreation Facilities Complex** - The proposed development is not a suitable use adjacent to a school, community recreation complex and sports playing fields for people of all ages (including school and community games and practices). The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use. There is no common-sense rationale and sufficient justification for a major truck stop and vehicle fueling centre to be located immediately adjacent to a school and public recreation facility. We are concerned why Suncor would insist on locating a major truck refuelling station and stop right next to playing fields, a school, and community recreation facilities.
2. **Noxious Fumes, Exhaust Gases and Noise** - The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host thousands of outdoor users and spectators, major events in the facilities with thousands of indoor users and spectators of all ages from pre-school to mature adults, and 400 elementary, junior and senior high students.

The design, as illustrated, makes the proposed use even worse with the truck fueling station and parking/stop area on the south and west sides of the site closest to the playing fields (within less than 75m), outdoor recreation facilities, school (within less than 75m), and fieldhouse (within less than 150m) where the gym and dance and major fitness facilities are located. How would the smell of diesel fumes and exhaust gases be dealt with, especially since the school and recreation facilities require such high volumes of fresh intake air? There is not a practical solution to stop the spread of diesel fumes and exhaust gases from the proposed Petro Canada facility to the outdoor and indoor facilities at Edge.

There is minimal noise and air pollution from Highway 1 and the Airport. With the location of Suncor's Petro Canada outlet including a truck fueling and rest stop immediately to the east of the school and sports fields (within 150m), the negative impacts of noxious fumes, exhaust gases and noise from the fueling process, idling trucks, discharge of air brakes, truck movements, etc. will be quite significant. It would not be appropriate for the students, athletes, parents and spectators to experience fumes and exhaust gases from Suncor's operation, which may periodically require evacuation of the school and community recreation facilities. Suncor can make a choice not to locate this type of operation next to a school and community recreation facilities.

3. **Suncor-Petro Canada Parking Problems Associated With Its Use** – Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location adjacent to Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that many of these commuter vehicles will end up parking in the Edge parking lots. As a school and community facility, parking facilities are used seven days a week for community recreation users and spectators. If the development were to proceed for its planned purpose and the same use as the Jumping Pound facility, we would ask that Suncor be responsible for the ongoing cost of patrolling and enforcing parking restrictions. We do not believe that this should be an added cost to the County and/or to Edge School to police and enforce parking restrictions.

4. **Need for a more Accessible Site** – Access to the proposed Petro Canada facility will be problematic and there will likely be significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups for those vehicles coming from the south. Due to the semi-trailer traffic, if it were to proceed, a turning lane should be required from Suncor with stacking of at least three semi-trailer trucks to deal with traffic during peak hours of use at the main uses in the area – the School and Sports Complex and the Bingham Crossing Complex. There should also be an acceleration lane for traffic leaving the proposed facility. Further, the proposed development plan shows access and egress along Township Road 250 which also poses problems with traffic back-ups during peak periods and the need for turning and acceleration lanes.

5. **Poor Location for the Waste Treatment Plant and Leach Field** – The waste treatment plant and leach field for the proposed development as shown on the plan are located immediately east (less than 50m) of the major playing field. This is not good planning and design. Such a facility with potential noxious fumes and gases should never be located in such close proximity to playing fields for users and large numbers of spectators. It is highly unusual and inappropriate to locate facilities of this nature in



close proximity to a major public use and community recreation facility. We understand that the waste treatment plant and leach field may not be required if piped sanitary services are available. Further, we understand that the use of the additional lands, if not required for a waste treatment plant and leach field, would allow for more semi-trailer parking. This use would cause further negative impacts on school and community facilities site with more idling trucks, air brake usage, more exhaust, and more noise.

The proposed development site for the service centre and truck stop is not appropriate. We ask Rock View County to not approve the plan, use amendments and permitting for this highly incompatible use.

We would be pleased to meet with you to further discuss our concerns along with alternate uses for the site, excluding a major truck stop and refuelling station. Please connect with Keith Taylor at ktaylor@edgeschool.com or 403-246-6432 ext. 110.

Sincerely,

Keith Taylor
CEO and Head of School
Edge School


Ed Romanowski
Society Board Director, Facilities
Edge School

Proposed Development of a TRUCK STOP next to Edge School

Foley Fam [REDACTED]

Sat 1/27/2024 6:03 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (22 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter Foley.docx;

Please see the attached letter AGAINST the development to accommodate a TRUCK STOP near the Edge School! I sincerely hope that you take the safety of children at school into consideration when you contemplate approving this awful and distasteful proposal.

Thank you
Kelly Elliott Foley
Harmony resident and parent of a child at EDGE

Kelly Elliott Foley63 Choke Cherry Ridge
Harmony T3Z 0G2
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a resident of Rocky View County and my child attends the Edge School and I regularly use the community recreation facilities on the Edge School Site.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Kelly Elliott Foley

Re: Suncor Application

Bernice Leyeza <BLeyeza@rockyview.ca>

Mon 1/29/2024 1:06 PM

To: Kurtis Kisio [REDACTED]

Good afternoon, Kurtis:

Received your email and the attached letter of opposition to this application. We are in the circulation phase of the application process and will consolidate your comments during the review of PL20230127, 128, and 158. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant once circulation has ended. Council will receive a package of the comments submitted before scheduling a public hearing.

If you have any questions, please let me know.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Kurtis Kisio [REDACTED]

Sent: Monday, January 29, 2024 12:34 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Suncor Application

Bernice,

Please see attached letter stating my opposition to the Suncor Development. I have two kids at the Edge School, along with living very close to this proposed site, I strongly disagree with benefit and purpose within our community.

Kurtis Kisio

Kurtis Kisio471 Rodeo Ridge
Calgary, Alberta T3Z 3G2
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I am a resident of Rocky View County and my child attends

I am a resident of Rocky View County. I regularly use the community recreation facilities on the Edge School Site.

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Kurtis Kisio

Proposed Development - File No: 04733008

Leanne McLean [REDACTED]

Sun 1/28/2024 1:37 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (127 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.pdf;

Dear Bernice:

Please see attached a letter outlining our concerns for Suncor's plans to locate a major truck stop next to a school, playing fields and community recreation facility (SW corner Range Road 33 and Township Road 250 - Legal Block 1, Plan 7710987, NE-33-24-03-WO5M).

As indicated in our letter, while we do not wholly reject development of the lands surrounding this facility, we respectfully request RVC does not approve this specific plan due to its incompatibility with adjacent school and recreation facilities.

Regards,

Leanne McLean, MSc., CPHR
[REDACTED]

Leanne McLean

7 Fisherman's Bend

Calgary, AB, T3Z 1B2 (Elbow Valley)



January 29, 2024

SUBMITTED BY EMAIL

Rocky View County

Planning Services Department

262075 Rocky View Point

Rocky View County, AB T4A 0X2

File No.: 04733008

Application No. PL20230127

PL20230127

PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities- SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

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- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

While I am certainly not opposed to development in and around this area, the proposed development site is not appropriate for the service centre and truck stop given its proximity to a school and recreational facility. I strongly urge Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,



Leanne McLean

Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

Lisa Fleck ■■■■■■■■■■

Mon 1/29/2024 9:49 AM

To: Bernice Leyeza <BLEyeza@rockyview.ca>

Lisa Fleck

3058 Linden Drive SW
Calgary, AB T3E 6C5
■■■■■■■■■■

January 29, 2024 **SUBMITTED BY EMAIL**

Rocky View County File No.: 04733008
Planning Services Department Application No. PL20230127
262075 Rocky View Point PL20230127
Rocky View County, AB T4A 0X2 PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. My entire family, including our five children, makes extensive use of the indoor and outdoor community recreation facilities connected to the school. All of my kids train at the Edge School during the hockey season, and daily in the off season - all spring and summer, which includes multiple daily trips to and from the school by car.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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I am incredibly concerned about the volume and type of traffic that will be drawn to the area, with many young drivers making their way along that route daily.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

2/7/24, 11:48 AM

Sincerely,
Lisa Fleck




Major Truck Stop near children's recreation facility

Lisette Lockyer [REDACTED]

Thu 2/1/2024 8:36 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (21 KB)

Lisette letter.docx;

Please see attached my letter of concern regarding the Major Truck Stop next to a youth recreation centre. I am a Pediatric Nurse Practitioner at the Alberta Children's hospital- living in Rocky View County. This is a very concerning development.

Lisette Lockyer801 Sailfin Dr, Rockyview County
T3Z 0G4
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-W05M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I am a resident of Rocky View County and my child attends Edge School for Athletes.

I am a resident of Rocky View County. I regularly use the community recreation facilities on the Edge School Site.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of

vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Lisette Lockyer

Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

Magda Giusti [REDACTED]

Mon 1/29/2024 6:13 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

I am a parent of multiple students going to the edge. I am unfortunately opposed to the new plans that urban systems is trying to approve.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.

Please take this into consideration. For the safety of the kids.

Magda

Opposed to Application No. PL20230127

Maggie Facca [REDACTED]

Mon 1/29/2024 5:21 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Cc: Maggie Facca [REDACTED]

Maggie Facca
25 Grandview Grove
Calgary, AB T3Z 0A7

Email: [REDACTED]

January 29, 2024

SUBMITTED BY EMAIL

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

File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: Suncor’s Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

I am a resident of Rocky View County and my children attend The Edge School and Springbank Middle School.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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2/7/24, 11:44 AM

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Maggie

Maggie Facca


Sent from my iPhone

Proposed Development next to Edge School

Marco Oliverio [REDACTED]

Tue 1/30/2024 9:51 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (22 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.docx;

Hello Ms Leyeza

Please see attached – absolutely 1000% against the development planned for land near the Edge School

The safety of the children attending or using the Edge School and the numerous young drivers needs to be taken serious – this proposed development is unsafe

Thank you

Marco Oliverio
[REDACTED]

Marco Oliverio602 27th Avenue NW
Winston Height – T2E 2A6
[REDACTED]
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158**Attention:** Bernice Leyeza bleyeza@rockyview.ca 403-520-8182**Subject:** Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-W05M

Dear Ms. Leyeza,

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Marco Oliverio

Opposition to Rocky View Development

Margarita Piponski [REDACTED]

Wed 1/31/2024 10:59 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (22 KB)

Rockyview County Development - Opposition Letter.docx

Dear Ms. Leyeza,

Please consider this response in addition to the community feedback that is being gathered.

Kind Regards,
Margarita

Terence and Margarita Houston19 Signal Ridge Pl SW
Signal Hill, T3H2P1
[REDACTED]

January 31, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-W05M**

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Margarita Houston, P.Eng.

Proposed Development of a Truck Stop Next to our Child's School

Nancy Hamel [REDACTED]

Mon 1/29/2024 2:00 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (64 KB)

Rocky View County Proposed Suncor Development SW RR 33 and TR 250.pdf

Hello Bernice,

Please find the attached letter opposing the proposed development of a truck stop next to our child's school.

Many thanks for your consideration,
Nancy Hamel-Balaski

Nancy Hamel-Balaski61 Rockford Road NW,
Calgary AB T3G 0E1
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services DepartmentFile No.: 04733008
Application No. PL20230127262075 Rocky View Point
Rocky View County, AB T4A 0X2PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

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Sincerely,


Nancy Hamel-Balaski

File No: 04733008

Richard Grenville [REDACTED]

Sun 1/28/2024 10:19 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (521 KB)

RVC File No 04733008 Opposition Letter 2024-01-28.pdf;

Dear Ms. Leyeza

Please accept this email and attached letter of opposition regarding the proposed land use changes adjacent to Edge School.

Thank you,
Richard Grenville

Richard and Laurie Grenville
36 Scandia Pt NW Calgary, AB
Scenic Acres, T3L 1T6
[REDACTED]

January 28, 2024

SUBMITTED BY EMAIL

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

File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158

Attention: Bernice Leyeza
bleyeza@rockyview.ca
403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

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Sincerely,

Richard and Laurie Grenville




OPPOSITION LETTER for Suncor's Proposed Development

Ronda Jopp [REDACTED]

Sat 1/27/2024 5:13 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (22 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter - AGAINST the Proposal.docx;

Hi,

Please see attach letter stating my opposition of Suncor's Proposed Development. I am 100% against it.

Thank you,

Ronda Jopp

Ronda Jopp236 Templeton Circle NE
Calgary, AB T1Y 5T6
[REDACTED]

January 28, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Ronda Jopp

Proposed development near Edge school

Rudi Dick [REDACTED]

Sat 1/27/2024 8:07 PM

To: Bernice Leyeza <BLEyeza@rockyview.ca>

Rudi Dick
32 Sleigh Dr
Redwood Meadows AB T3Z 1A1
[REDACTED]

January 29, 2024

SUBMITTED BY EMAIL

Rocky View County
File No.: 04733008
Planning Services Department
Application No. PL20230127 PL20230158
262075 Rocky View Point
Rocky View County AB T4A 0X2

Attention: Bernice Leyeza bleyeza@rockyview.ca
403-520-8182

Dear Ms. Leyeza,

Subject: Suncor’s Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M

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2/7/24, 11:40 AM

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Sincerely,
Rudi Dick


Suncor Truck Stop

Ryan Bowhay [REDACTED]

Wed 1/31/2024 10:50 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Cc: Blaire Lancaster [REDACTED] [REDACTED] rkruger@suncor.com <rkruger@suncor.com>

 1 attachments (1,021 KB)

20240131104348249.pdf;

Ms. Leyeza,

Please find attached my formal objection to the proposed truck stop. I find it shocking that Rocky View County, a designated steward of this community, is even considering this project.

Regards,
Ryan Bowhay

Ryan Bowhay51 Canata Close Calgary AB T2W 1P8
[REDACTED]

January 29, 2024

SUBMITTED BY EMAIL

Rocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

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Sincerely,



Ryan Bowhay


Mobile [REDACTED]

Opposition to proposed development next to Edge School

Ryan Proceviat [REDACTED]

Tue 1/30/2024 2:44 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (153 KB)

Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Opposition Letter.pdf;

Hello...

As a concerned parent of a student at Edge School, please find attached my letter of opposition to the proposed development near Edge School.

Thank you.

Ryan Proceviat

Ryan Proceviat146A Springbluff Blvd SW, Calgary, AB T3H 5R6
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
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Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

My name is Ryan Proceviat and I am writing to formally state my opposition to this proposed development near Edge School. I am a parent of a child who attends Edge School (graduating in 2025) and of another child who graduated in 2022. My children have attended Edge as students since 2016, compete in numerous dance competitions every year at the school, and make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and

other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. That this request is even being considered, and that the requestors believe this is a safe and appropriate use of land next to the school, the recreational facilities, a church and a daycare is borderline reprehensible. I know that I speak along side the voices of many other concerned families, area residents and community stakeholders in imploring Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

Ryan Proceviat

Objection to Suncor Proposal to Locate Major Truck Stop by School

Shannon K. Hayes [REDACTED]

Tue 1/30/2024 10:05 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Cc: Cam Danyluk [REDACTED]

📎 1 attachments (157 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.pdf

Good Morning,

Please see my attached letter of concern.

Thank you for your time and attention, Shannon.



SHANNON HAYES | Partner


D [REDACTED] | F [REDACTED] | E [REDACTED]

LAWSON LUNDELL LLP Suite 1100, 225 - 6th Avenue S.W., Brookfield Place, Calgary, AB T2P 1N2

Vancouver | Calgary | Yellowknife | Kelowna

Disclaimer

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Shannon Hayes1702-25 St SW
Calgary AB T3C 1J6


January 30, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school. I write to express my concerns about a proposed adjacent development.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the

proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop.

I ask Rocky View County to **not approve** the plan for this highly incompatible use.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon Hayes". The signature is written in a cursive, flowing style.


Shannon Hayes

Letter of opposition to proposed development near Edge School

Shannon Proceviat [REDACTED]

Tue 1/30/2024 3:03 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (154 KB)

Rocky View County Proposed Suncoar Development SW RR 33 and TR 250 Opposition Letter SP.pdf

Hello...

As a concerned parent of a current student at Edge School, please find attached my formal letter of opposition to the proposed development near Edge School.

Thank you.

Shannon Proceviat

Shannon Proceviat146A Springbluff Blvd SW, Calgary, AB T3H 5R6
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

My name is Shannon Proceviat and I am writing to formally state my opposition to this proposed development near Edge School. I am a parent of a child who attends Edge School (graduating in 2025) and of another child who graduated in 2022. My children have attended Edge as students since 2016, compete in numerous dance competitions every year at the school, and make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

- The proposed development is not a suitable use adjacent to a major school, community recreation complex and sports playing fields. The high volume of traffic (especially multi-trailer trucks) with difficult access, the smell of vehicle fuels (especially diesel), exhausts from idling vehicles (especially tractor trucks), and the spin-off impacts on parking make this a highly unsuitable adjacent land use.
- The proposed development includes a major semi-trailer tractor and trailer fueling depot. The noxious diesel fumes from the noisy idling trucks and the fuel station should not be located in close proximity to facilities that host many users and spectators, including school aged children.
- Suncor is expecting this new facility will replace the existing Jumping Pound facility located to the west at the northwest corner of the intersection of Highways 1 and 22. It has been common for the access roads to the Jumping Pound facility to be used for parking and a meeting point for pooling of vehicles by people heading to the Rockies for day and overnight use, or into the City for work and

other trip purposes. Often, there are hundreds of vehicles parked on the adjacent roadways. At the proposed location, adjacent to the Edge School and community recreation facilities, such an option for parking is not available. We are very concerned that most of these commuter vehicles will end up parking in the Edge School parking lots.

- Access to the proposed Petro Canada facility will likely lead to significant safety issues. As illustrated on the proposed plan, most traffic to the site will access to the Suncor facility or egress onto Range Road 33. This may create a very high risk of accidents, and traffic back-ups especially with large trucks with multiple trailers.

The proposed development site is not appropriate for the service centre and truck stop. That this request is even being considered, and that the requestors believe this is a safe and appropriate use of land next to the school, the recreational facilities, a church and a daycare is borderline reprehensible. I know that I speak along side the voices of many other concerned families, area residents and community stakeholders in imploring Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,


Shannon Proceviat

Letter regarding proposed development adjacent to Edge School

Stacie Stephenson [REDACTED]

Sun 1/28/2024 2:08 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachments (22 KB)

Parents-Rocky View County Proposed Suncor Development SW RR 33 and TR 250 Letter.docx

Stacie Stephenson
[REDACTED]

Name

Address

Community with Postal Code

Email address

January 29, 2024

SUBMITTED BY EMAIL

Rocky View County

Planning Services Department

262075 Rocky View Point

Rocky View County, AB T4A 0X2

File No.: 04733008

Application No. PL20230127

PL20230127

PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

I am a resident of Rocky View County and my child attends

I am a resident of Rocky View County. I regularly use the community recreation facilities on the Edge School Site.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

2/7/24, 11:45 AM

Re; opposition to land proposal

steven sinclair [REDACTED]

Mon 1/29/2024 9:38 AM

To:Bernice Leyeza <BLeyeza@rockyview.ca>

Steven Sinclair
6996 78 ST NW, Calgary
Silersprings, T3B4Z2
[REDACTED]

January 29, 2024 **SUBMITTED BY EMAIL**

Rocky View County File No.: 04733008

Planning Services Department Application No. PL20230127

262075 Rocky View Point PL20230127

Rocky View County, AB T4A 0X2 PL20230158

Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

Dear Ms. Leyeza,

Subject: **Suncor's Plans to Locate a Major Truck Stop Next to a School, Playing Fields and Community Recreation Facilities - SW Corner Range Road 33 and Township Road 250, Rocky View County – Legal: Block 1, Plan 7710987, NE-33-24-03-WO5M**

I am a parent of a child who attends Edge School. We make extensive use of the indoor and outdoor community recreation facilities connected to the school.

Although I do not live in the community, we are in the immediate area of these proposals everyday.

I understand that Urban Systems (David Capper), on behalf of 1841954 Alberta Ltd. (and Suncor), has submitted applications to amend the North Springbank Area Structure Plan; to redesignate the subject lands, and to approve of the development of an integrated energy centre master plan development. Upon review of their application, I am very concerned and adamantly opposed to the development, as proposed. The main reasons for my opposition are noted below.

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Sincerely,

Steven Sinclair

Re: Proposed Development next to Edge

Tova Matchett [REDACTED]

Mon 1/29/2024 10:06 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Thank you for the update.

On Mon, Jan 29, 2024 at 10:01 AM Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good morning, Tova:

Received your email and the attached letter of opposition to this application. We are in the circulation phase of the application process and will consolidate your comments during the review of PL20230127, 128, and 158. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant once circulation has ended. Council will receive a package of the comments submitted before scheduling a public hearing.

If you have any questions, please let me know.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Tova Matchett [REDACTED]

Sent: Sunday, January 28, 2024 1:18 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Proposed Development next to Edge

Please see attached letter.

Tova Matchett60 Besse Ave NW
Langdon AB T0J 1X2
[REDACTED]

January 29, 2024

SUBMITTED BY EMAILRocky View County
Planning Services Department
262075 Rocky View Point
Rocky View County, AB T4A 0X2File No.: 04733008
Application No. PL20230127
PL20230127
PL20230158Attention: Bernice Leyeza bleyeza@rockyview.ca 403-520-8182

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The proposed development site is not appropriate for the service centre and truck stop. I ask Rocky View County to not approve the plan for this highly incompatible use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tova Matchett', with a large, stylized flourish at the end.

Tova Matchett