

Michelle Mitton

From: bmanzara1 [REDACTED]
Sent: Wednesday, February 24, 2021 4:02 PM
To: Xin Deng; Legislative Services Shared
Cc: SB Manzara
Subject: [EXTERNAL] - BYLAW C-8112-2020 | Application Number: PL20200098(04209001) | OPPOSE THE APPLICATION

Follow Up Flag: Follow up
Flag Status: Completed

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RE: Opposition to Application Number PL20200098(04209001)

FROM: Brett & Susie Manzara – owners of adjacent property 240191 Valeview Road at NE-4-24-27 W4

To whom it may concern,

My family and I bought a property (**NE 4-24-27 W4**) adjacent to the property referred to in this proposal in early 2017 as a family farm and residence. We had the intention of the property being our place of retirement because it had no long term plans for development. Our property and the one referred to in this application are both shaped the same and are the same size at ~130 acres. Since then we have had to move to Ontario for family reasons and have plans to either sell this property in the next two years or make the decision to move back. Please accept this written submission as an objection to the proposed **Application PL20200098 (04209001)** to consider **Land Use Bylaw C-8112-2020**.

Our understanding is also that this application's purpose is to re-designate parcel **SE 09-24-27-W4M** for the purposes of truck and storage. This is not in line with the current land use planning in the area.

Our major concerns and questions are listed below:

1. Property Value Impacts:

- a. We own the ~130 acres directly adjacent and to the south of this proposal. The increased traffic, change in land use, long term planning of the area and other uncertainties are significant driving factors that are decreasing land values in the area when they should be rising.

2. Area and Road Safety Concerns:

- a. This is a gravel road and the increased traffic will impact the state of the road. Will this road become chip/tar or paved?
- b. This area is mainly agricultural use and quiet, private residences – with the majority of the traffic on this road serving either the large farms in the area or small, private residences. How will the increased traffic accommodation be addressed? You are turning this farm route into an industrial traffic route that comes with issues relating to theft, security, increased population and traffic safety. It is not just large parcels of lands w/ farmers and one residence.
- c. There has already been an increase in theft in the area and there are safety concerns. Will there be increased RCMP presence?

3. Zoning uncertainty:

- a. **IDP-Study-Area Wheatland/Rockyview** - There is an intermunicipal development study happening between Rockyview County and Wheatland County that appears to land on the east side of Valeview Road.

Between this bylaw amendment and re-designation, this leaves even more uncertainty on the long term zoning of this area.

4. **Noise and Visual Impacts:**

- a. How does the developer plan to manage noise from the storage yard? Will there be sound barrier fencing?
- b. How does the developer plan to manage the visual impacts of the new yard? The current status of the property hosts a renter that stores equipment already and is impacting area property values. Will there be tree screen or shelter belts to cover up the yard?

5. **Subdivision process:**

- a. A few years ago we engaged Rockyview for guidance on how to carve out the residence of our land to separate the farmland. The guidance we received was this would be ~\$4k/acre to the entire parcel for a county transportation subsidy...Is this being applied to the ~130 acres on parcel **SE 09-24-27-W4M**?

Based on our comments above, along with the lack of a long term plan for this area for future urban development, we encourage the board to reject this application until an approved long term plan is in place. This is the wrong precedent to set right now for the area. We will also be including a video submission prior to the public hearing, along with a written submission from our legal counsel.

Brett and Susie Manzara

[REDACTED]

NE-4-24-27 W4

Michelle Mitton

From: Chris Brosnon [REDACTED]
Sent: Saturday, February 20, 2021 1:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020

Follow Up Flag: Follow up
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RE:

Application #PL20200098 (04209001)
BYLAW C-8112-2020

Sent from:

Chris Bronson
3 Willow View
Rocky view county
T1X 2G7
SE ¼ 9-24-27 W4

I OPPOSE the proposed resignation from Agricultural General District (A-Gen) to special, Future Urban Development District (S-FUD). This resignation to accommodate temporary truck storage adjacent to my residential property will among other things, greatly increase traffic and noise in the area. The gravel road already does not receive proper maintenance for the amount of traffic it has now. Adding commercial truck traffic will greatly reduce road quality.

This is a quiet residential agricultural neighborhood. This application is not compatible with that. A large commercial trucking endeavor will destroy our quiet rural lifestyle and most certainly severely negatively impact property values.

The proposed area is extremely swampy and will require extensive preparation work which will cause long term disruption to the neighborhood. This will create a lot of dust and construction noise which is quite concerning to myself and my family.

There is a natural water drainage through this property. Blockages have resulted in flooding to our local community water well pumphouse which is located on the proposed property under a caveat. I would like to see the Environmental impact study for disrupting this natural water drainage. The natural drainage can be easily viewed from google earth satellite view. What

assurances to residents have that a commercial endeavor such as this will not in the future negatively impact out water supply?

This application has been poorly thought out and will have detrimental negative impacts financially for the local residents. There has been no environmental impact report provided. Local water quality will ultimately be impacted. It will increase road traffic with heavy trucks that will destroy the road we have to drive on everyday. It will seriously decrease the quality of life we have come to enjoy in Rocky View County.

I OPPOSE the resignation for these reasons.

Chris Bronson

Michelle Mitton

From: Gordon Cooper [REDACTED]
Sent: Friday, February 12, 2021 12:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BY-LAW C-8112-2020 - OPPOSED

Follow Up Flag: Follow up
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RE: File #04209001
Application #PL2020098
Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 respecting the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property.

The proposed redesignation is not compatible with the other existing uses within our neighbourhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavour such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which preparation work would create a long term disruption to the neighbourhood.

I **oppose** this redesignation for the reasons previously stated herein.

Gordon W. Cooper
19 Willow View
Rocky View County, AB
T1X 2G7

Michelle Mitton

From: Mary-Ann Bullard [REDACTED]
Sent: Saturday, February 20, 2021 8:48 PM
To: Xin Deng; Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: ROCKY VIEW COUNTYFebruary 20.docx

Follow Up Flag: Follow up
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To: Municipal Clerk's Office....please find our response to the above BYLAW C-8112-2020 in the document attached.

Regards,
Mary-Ann/Garry Bullard
3 Willow Vale
Rocky View County, AB
T1X 2G6

ROCKY VIEW COUNTY

February 20, 2021

Municipal Clerk's Office

Re: **BYLAW C-8112-2020** (Application Number: PL20200098 {04209001})

We wish to **object** to the above proposed application for development for the following reasons:

- We are concerned that this proposed land use re-designation if approved, has the potential of becoming an unsightly 'junk yard'.
- Traffic along Vale View Road would be steadily increasing to accommodate large vehicles using Vale View Road to travel south to Glenmore Trail as well as north to access Highway #1 – and the proposed truck storage facility.
- This proposal is described as 'temporary truck storage' which indicates there would be continuous traffic on a short and long-term basis.
- Our property is directly south of the proposed development on Vale View Road – and we would be directly affected by the traffic using the Vale View Road to access this proposed facility. Large trucks and trailers presently go up and down Vale View Road and we don't want any further traffic.
- "Temporary" truck storage – indicates the use may become something else - once this development is approved? Heavy vehicles will be travelling up and down Vale View Road – which is already a concern for dust and flying gravel.
- There is a growing concern amongst property owners being affected by this additional storage development and residents are not happy with the existing lack of regulations to monitor 'junk yards' and vehicle dumping/abandonment.

We **DO NOT** support this Application request.

Regards,

Mary-Ann and Garry Bullard
3 Willow Vale
Rocky View County, AB
T1X 2G6

Michelle Mitton

From: Matt Haasen <Matt@BlueConCalgary.ca>
Sent: Sunday, February 14, 2021 11:57 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8112-2020
Attachments: Rocky View Letter re Storage[3].pdf; ROCKY VIEW LETTER[1].pdf

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Please see the attached letter in opposition to this proposed development. I would encourage others to write in as well.



RE: File #04209001

Application #PL2020098

Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 with respect to the referenced application.

I have been a resident of Rocky View for just over 20 years. Both my family residence and my construction business contribute to the tax base in Rocky View. I strongly oppose this new proposed development on the grounds that Rocky View has become a dumping ground for the "collection" of more junk cars/trucks and trailers already and enforcement currently does virtually nothing to stop the spread of this unsightly mess. I acknowledge that although this application sets a process for a legal storage lot, the fact remains that Rocky View does very little to police the activities after their approval.

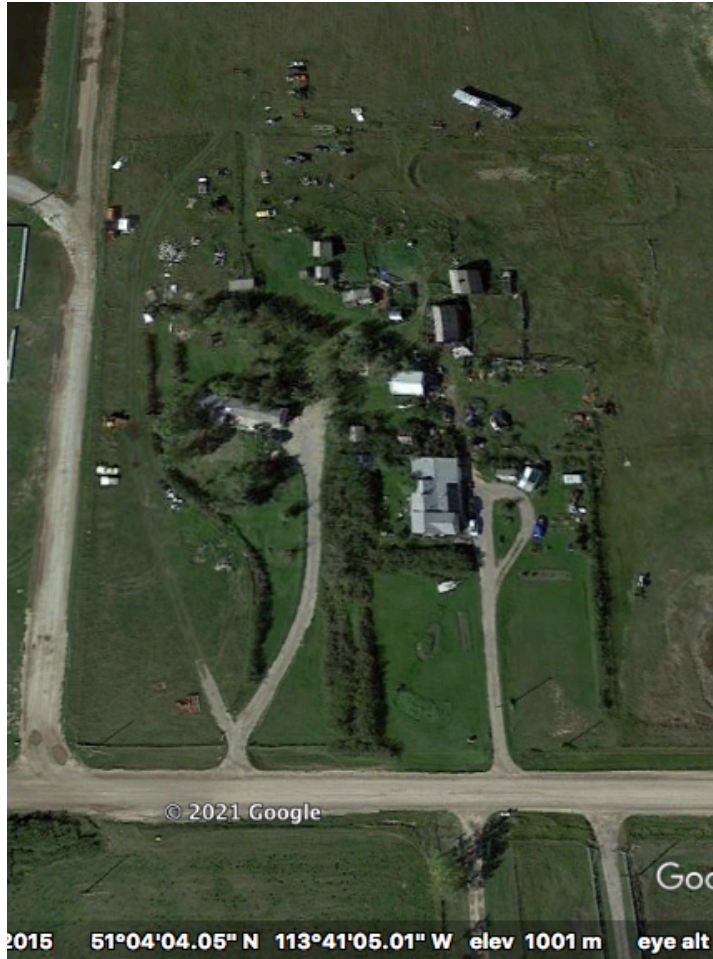
I'd like to give a few examples of some "storage facilities" that I allude to-although I am not aware if these facilities are legal or not. Regardless, this type of activity should be followed up on by Rocky View Bylaw.



Example 1. Exactly one mile directly west of the proposed development. Is this type of hoarding legal and does this property have the required permits to store these accumulation of junk vehicles? Has anyone ever checked this property for permits? Are there any environmental infringements with the decaying accumulation of these vehicles?



Example # 2, three miles northeast of the proposed development. Does this unsightly and probable environmental mess have permits? Is the water in that area that color because of any fluids leaking from some of the stored vehicles?



Example # 3. Also 3 miles northeast.

I could go on all day adding pictures of unsightly properties in Rocky View that many (like myself) feel are illegal and in violation of environmental guidelines and County bylaws and should have been cleaned up decades ago. Ironically, it is apparent that Rocky View allows this on the east side of Calgary, but oddly enough, you will not find one of these so-called storage facilities on the west side. Can you imagine any of these examples I've shown amongst the residents of Springbank? Do you think those taxpayers would speak out? I'm betting so, and any councilor that would allow it there had better enjoy their one and only term in council because they would most likely never be re-elected if this were allowed. I feel Rocky View is in no position to approve any new lands for storage until they monitor and enforce the existing facilities that store vehicles or junk whether it be legal or not.

Lastly, my motive for moving to this quiet community on Vale View Road 21 years ago was to get away from larger commercial activity. As I have mentioned earlier, my construction business operates in an existing Industrial subdivision in Rocky View, and as President of that industrial park (The Patton

industrial Association), our Board of directors in the Park approves and polices the architectural controls of the entire park. From my experiences of living in Rocky View, this does not happen in any of these “one of” developments, and consequently they become eyesores for the rest of the community in short order. I have been cautiously watching the commercial strip adjacent to the #1 Highway (at the north end of Vale View Road), and I did approve of this development when it was being planned because it provided a buffer between the highway and the acreage developments. It made sense to me. The developers have established a clean business and storage area and maintain it to a high standard. Approving any other lands amongst the acreage developments (away from the highway) is pushing the bounds of enjoyment for the people that move to these areas. Some may consider any opposition groups as “NIMBY’s” when opposing new developments, but if you care to join me in a tour around the east side of Rocky View in a Covid safe vehicle, I would be glad to take you around and show you some of the sites I speak of. It is high time that the citizens and council in Rocky View begin to take some pride in their areas and to enforce the stop to the collection of junk on properties and to only allow the expansion of storage facilities in areas where industrial development make sense. No offense is meant towards this applicant, but I’ve watched history repeat itself far too many times in Rocky View County.

Thank You.

Denise & Matt Haasen

23 Willow Vale

Rocky View County

Matt Haasen

President

Blue-Con Excavating Ltd.

285010 Wrangler Way

Rocky View County.



ROCKY VIEW COUNTY

Fleming, Wendy J

NOTICE OF PUBLIC HEARING

March 9, 2021

at or after 9:00 a.m.

Rocky View County Council will hold a Public Hearing on the date and time indicated above to consider the proposed bylaw below. Due to the County Hall being closed in response to Covid-19, Public Hearings will be held electronically and a livestream of the proceedings may be viewed at www.rockyview.ca.

Bylaw C-8112-2020 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020**Application Number:** PL20200098 (04209001)

Application Details: An application by Terradigm Development Consultants Inc. on behalf of Amandeep Singh Brar to consider Bylaw C-8112-2020 to redesignate a portion of SE-09-24-27-W04M from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on a 20 acre of the land. Located approximately 0.8 km (0.5 miles) south of Highway 1 and on the west side of Vale View Road.

Any person who deems that they or their property is affected by the proposed bylaw will be provided an opportunity to be heard at the Public Hearing. A copy of the proposed bylaw and associated staff report will be made available to the public in the agenda package on the County's website or at the County Hall beginning at 12:00 PM on **Wednesday, March 3, 2021**. Questions regarding the proposed bylaw may be directed to **Xin Deng** at 403-520-3911 or email at xdeng@rockyview.ca.

You may address Council on the proposed bylaw by submitting a written submission to the Municipal Clerk's Office with **BYLAW C-8112-2020** in the subject line using one of the following methods:

- Email to legislativeservices@rockyview.ca
- Mail or delivery to the County Hall
- Fax to (403) 520-1659

Written submissions must include your name and address or legal description, and please clearly indicate whether you support or oppose the proposed bylaw and provide reasons. Written submissions must be received by **4:30 PM on Wednesday, February 24, 2021** to be included in the agenda package for the Public Hearing.

Addressing Council during the Public Hearing:

Please note that the County Hall remains closed to the public due to Covid-19 and is proceeding with the public hearing electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation. Members of the public who would normally provide submissions in person at the public hearing may provide their submissions as noted below:

- a) If it was your intention to appear in person to present in favor or in opposition of the application during the public hearing, you may submit a pre-recorded video or audio presentation to be played during the public hearing. Pre-recorded presentations can be no longer than 5 minutes if you are speaking on behalf of yourself and 10 minutes if you are speaking on behalf of a group.

The video or audio presentation must include your name and the municipality in which you live, and if you are speaking on behalf of a group you must also provide the names and municipalities of the people you are speaking on behalf of. Audio must be submitted as a MP3 and cannot be more than 20MB in size, and video must be submitted as a MP4, MOV, or WMV format, and cannot be more than 300 MB in size. Files must be submitted to the following link

<https://app.box.com/f/f27dcfa5a49e4bfe906aeb9f4c7460d3> and **must be submitted no later than noon the day before the public hearing.**

- b) If it was your intention to appear in person to provide submissions in favor or in opposition of the application during the public hearing, you may also submit an email live during the public hearing to be distributed during the public hearing. Your email submission must include the bylaw number in the subject line and your first and last name and municipal address or legal land description in the body of the email.

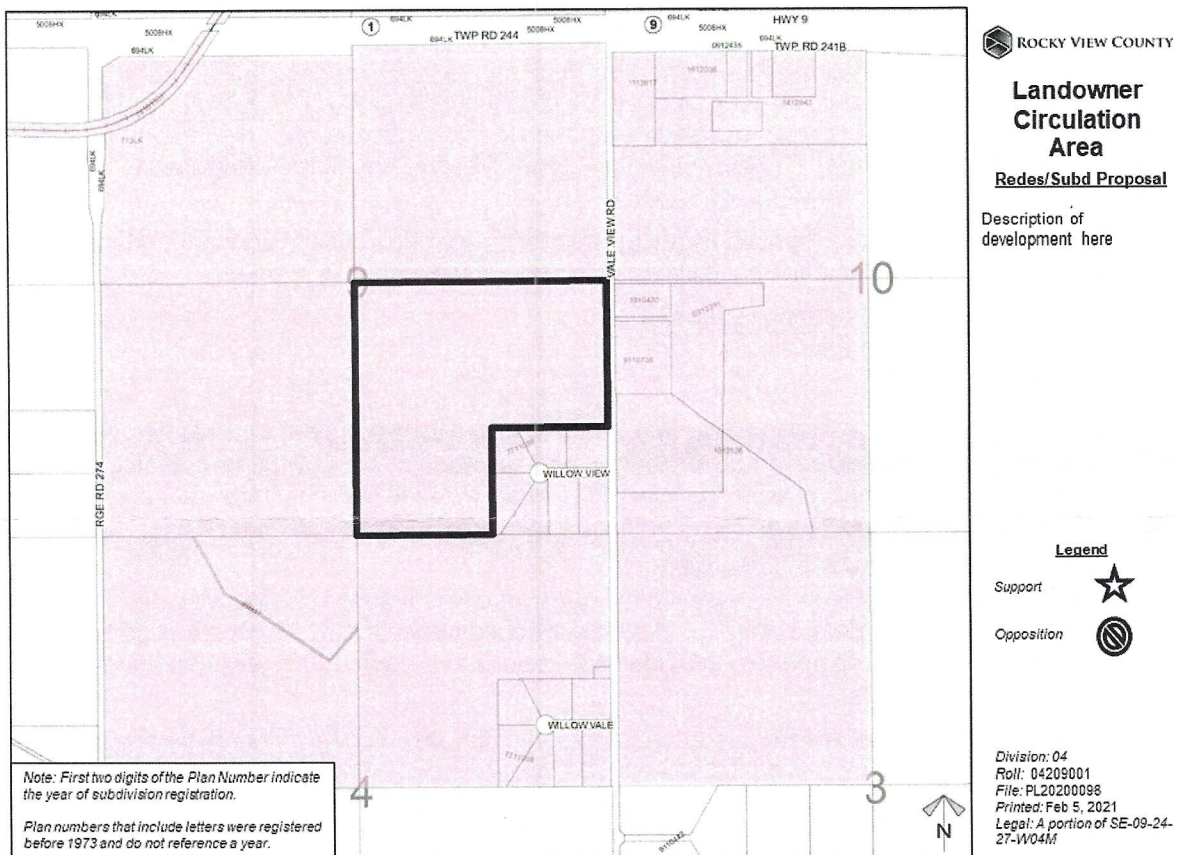
Email submissions must be sent to PublicHearings@rockyview.ca as early as 9:00am on the day of the public hearing or during the public hearing. Council will be provided time to review email submissions during the public hearing. Emails received after the appropriate portion of the public hearing (in favour or in opposition) will not be provided to Council for consideration.

Please Note:

Personal information contained in your written submission is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of public participation in Rocky View County's decision-making process. Written submissions may be made available to the public prior to or at the Public Hearing in accordance with section 40(1)(c) of the *FOIP Act*.

Your name, legal land description, street address, and any opinions provided in your written submission may be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, will be redacted prior to making your written submission available to the public. If you have questions regarding the collection or release of this information, please contact Legislative Services at (403) 230-1401.

SITE MAP



Dated: **Tuesday, February 9, 2021**
Michelle Mitton
Legislative Coordinator

Michelle Mitton

From: Matt Warman [REDACTED]
Sent: Wednesday, February 24, 2021 8:23 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: Rocky View County Opposition.docx

Follow Up Flag: Follow up
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Good Morning,

Please see attached written submission regarding BYLAW C-8112-2020

Thank you,

Matt Warman

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

File#04029001

Application #PL2020098

RE: BYLAW C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9th, 2021 in regards to the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property. The increase in traffic adds an increased safety risk to an otherwise quiet rural road.

The proposed redesignation is not compatible with the other existing uses within our neighborhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavor such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which would create long term disruption to the neighborhood.

I **strongly oppose** this redesignation for the reasons previously stated herein.

Matt Warman

7 Willow View

Rocky View County, AB

T1X 2G7

Michelle Mitton

From: MeghenandRyan McKenzie [REDACTED]
Sent: Sunday, February 14, 2021 3:41 PM
To: Legislative Services Shared; Xin Deng; Division 4, Al Schule
Subject: [EXTERNAL] - Letter of Objection for PL2020098

Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

Regarding application PL20200098, we would like to submit an official objection to the application for the redesignation of a portion of SE 09-24-27 W4M from Agricultural, General Use (A-GEN) to Special, Future Urban Development (S-FUD). It is our understanding that our neighbours have voiced concerns regarding the unsightliness of having a truck storage facility in the middle of agriculture land, and while we do have the same concerns in this regard, we would like to submit our objection for the following reasons:

1. Lack of Public consultation

- An application of this nature that will bring a significant volume of traffic to the area has a significant impact to area residents as well as our property values. To our knowledge, there has been zero consultation for this application, nor any response from the applicant when inquiries were made. Prior to first reading of this application, we have attempted to contact Steve Grande with Terradigm Development Consultants to inquire and voice concerns over this application, with no returned phone calls to date. This is not acceptable. An applicant should be held responsible to at the very least respond to area residents when concerns are brought forward. A proposed redesignation of this size and the impacts it will have on adjacent properties should warrant a public consultation, as well as details outlining the proposed development, proposed uses, servicing strategies etc.

2. Adjacent land uses

The proposed redesignation is not compatible with the adjacent and surrounding land uses. Small acreages as well as ranch or farmland predominantly surround the parcel to the north, south and west. There is a small portion of currently developed industrial parcels to the NE, but this is very limited in size in comparison to all the other surrounding land uses.

3. Engineering & Transportation Concerns

How will traffic be managed? Is there going to be a designated access to and from this parcel with the significant increase in traffic, or are all gravel roads open for them to use as well? How will storm water be managed? These types of issues should be addressed via public consultation, or at the very least, a returned

phone call from the applicant.

As a resident currently living along Valeview Road, which is a gravel road, we have already seen a significant increase in non-resident traffic. The majority of this come from the industrial parcels to the north of us. Traffic comes north off Glenmore Trail instead of taking the paved accesses because it is shorter by 1 mile. We have voiced concerns to the County about this issue and the response has been that the intended access to these parcels is to be off the paved access (which was a condition of the development of those parcels), but because gravel roads are public roads there is nothing that can be done. So now, we are forced to live with this additional traffic, with no addition dust control, decrease in speed limit or municipal enforcement. Road bans or not, we have personally watched fully loaded truck/pups and semi trucks/trailers going 90km/h down our gravel road on multiple occasions. There are some occasions when we cannot even be outside in our yard or on our deck because of the dust that is brought up from these trucks. This application is only going to add to an already frustrating situation, with a significant increase in truck traffic to the area. We would assume that a condition of approval for this application will be to pave the existing paved road further south, but this is a useless condition unless it is enforced and the balance of the roads in the area are turned into local resident only access. In addition to the personal frustrations of the increased traffic to the area, to propose a development of this size should require a formal Traffic Impact Assessment to be submitted, reviewed, and approved by the county prior to the land use being changed. A 20 acre heavy truck storage has the potential to store hundreds of vehicles. This will increase daily trip volumes on the local gravel roads potentially by thousands. Has this TIA been completed?

4. Planning

Development and growth should be proposed in areas where existing land uses are compatible, infrastructure is in place or planned to support the growth. People within the area should also be supportive. These lands are not within an existing ASP, nor is their significant growth around the parcel. There is a significant area of land either currently approved or being approved for applications of this nature. This would include the Janet, Glenmore Trail, Shepherd, HWY 1 and Balzac areas to name a few. Council has directed administration to prepare an ASP for the HWY 1 corridor, which I believe includes this land, but this is not completed yet. Approving this application prior to the adoption of the proposed ASP for the area would be premature.

Since this land is **not** within an approved ASP, I will refer to the currently approved County Plan, and note the sections in which this application contravenes the approved plan:

Policy:

- *6.1 Direct new development to areas of existing infrastructure.* This application does not do this.
- *6.8 Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.* The application does not do this as the areas identified in the approved county plan are Janet for regional business centres, Indus for Industrial Highway, and Langdon for Hamlet Business.

Minimize Land Use Conflicts:

Non-agricultural development adjacent to, or near, an agricultural operation may adversely impact that operation. One way of

addressing land use compatibility is to emphasize the importance of buffering and setbacks.

8.25 Discourage intrusive and/or incompatible land use in the agricultural area.

Highway Business Centres

This application does not meet any of the criteria set for in the County plan policy 14.9 , 14.10 and 14.11 regarding highway business centres.

In addition, policy 14.22 states that *"Proposals for business development outside of a business area should: a. be limited in size, scale, intensity, and scope; b. have direct and safe access to a paved County road or Provincial highway; c. provide a traffic impact and intersection assessment; and d. minimize adverse impacts on existing residential, business, or agricultural uses."* This application does not apply.

Most importantly, the section regarding Industrial storage states the following:

Industrial Storage

Location and design are important factors when considering redesignation and subdivision applications for industrial storage. Unless they are properly sited and designed, industrial storage facilities may adversely impact land values and agricultural operations. They may also create traffic problems in an area by increasing traffic volume and dust.

14.23 Applications to redesignate land for industrial storage shall:

- a. Adhere to policies 14.19 to 14.22;*
- b. Locate in a manner that minimizes traffic and dust on nearby lands;*
- c. Provide a landscape and site development plan to reduce visual impact through the use of existing landscaping or topographical elements and visually attractive perimeter screening that incorporates vegetation, fencing, and/or berms; and*
- d. Provide a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources*

In addition to the existing, approved, County plan, this application would not be compatible with the revised County Plan, should it be adopted. We have not noted the areas in which the application contravenes the plan because until it is approved, it is not a statutory document, but we do want councillors to be aware of this.

I hope you take the above fundamental comments into consideration and **will not** support the application.

We have recently finished building our dream and forever home on our farm, that has been in the family for generations. Farming in the area has become increasingly difficult with the development pressures that are

seen in the Calgary, Chestermere and Rocky View areas. While it does make farming more difficult and a less desirable place to live, we accept this because without growth or development, areas do not prosper. We get this, understand it, and accept it, but growth does not have to come at the sacrifice to those around it. Development needs to occur organically from existing developed areas such as Langdon, Janet, Balzac etc. outward. Not random parcels in the middle of farmland and acreage developments. Developing random parcels in the middle of agriculture land simply is not right. It is wrong. Before anybody on council considers approving this application, I would hope they would ask themselves the question "would I want to live next to this?"

If you have any questions or would like to discuss the above comments further, please feel free to contact me at [REDACTED].

Regards,

Ryan & Meghan McKenzie

234244 Valeview Road

Michelle Mitton

From: Patricia Hyndman [REDACTED]
Sent: Sunday, February 14, 2021 1:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: Keeler CA.PNG

Follow Up Flag: Follow up
Flag Status: Completed

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RE: File #04209001
Application #PL2020098
Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 with respect to the referenced application.

I have been a resident of Rocky View since 1998 and I live on Vale View Road south of the property where the permit is being applied for.

I am in strong opposition to this application. I have seen many properties in the area where Rocky View has allowed people to "store" things and it is disgusting. Since neighbors have been trying for years to have eyesores cleaned up and Rocky View has allowed this to happen, how do we know they won't allow for this to happen with the new development being proposed?

Myself and my neighbors have moved to this area to enjoy peaceful rural living. I know the traffic on Vale View Road will increase with truck traffic coming from Glenmore Trail which will deteriorate Vale View Road worse than it usually is.

Please find attached a picture of a property that my local horse riding club has to ride beside on our yearly Poker Ride. I am not saying that this development will look like this but if it does happen what can we do as neighbors to make Rocky View police this? Why has Rocky View allowed this to happen along with many other properties in our area? I pay good taxes and work hard to maintain my property with pride and I fear that I will have to put up with yet another eyesore even closer to home.

I had a commercial landscaping business in Rocky View for many years with over 100 pieces of equipment that I had to store. I did my proper diligence by setting up the company in an industrial area on 84th Street, buying and developing the property and paying Rocky View the taxes due. I did not bring my business home with me in a rural residential or Agricultural area.

I do not want to live in an Industrial park.

Patricia and David Hyndman

15 Willow Vale
Rocky View County
T1X 2G6



Sent from [Mail](#) for Windows 10

Directions

Q Keoma, AB Canada



Share



Michelle Mitton

From: Teshia Borisenkoff [REDACTED]
Sent: Wednesday, February 24, 2021 7:02 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: Rocky View County Opposition.docx

Follow Up Flag: Follow up
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Please see attached a written submission regarding BYLAW C-8112-2020.

Thanks,

Teshia Borisenkoff

File#04029001

Application #PL2020098

RE: BYLAW C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9th, 2021 in regards to the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property. The increase in traffic adds an increased safety risk to an otherwise quiet rural road.

The proposed redesignation is not compatible with the other existing uses within our neighborhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavor such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which would create long term disruption to the neighborhood.

I **strongly oppose** this redesignation for the reasons previously stated herein.

Teshia Borisenkoff

7 Willow View

Rocky View County, AB

T1X 2G7

Michelle Mitton

From: Wendy Fleming [REDACTED]
Sent: Friday, February 12, 2021 12:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020

Follow Up Flag: Follow up
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RE: File #04209001
Application #PL2020098
Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 respecting the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property.

The proposed redesignation is not compatible with the other existing uses within our neighbourhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavour such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which preparation work would create a long term disruption to the neighbourhood.

I **oppose** this redesignation for the reasons previously stated herein.

Wendy J. Fleming
19 Willow View
Rocky View County, AB
T1X 2G7