

From: [REDACTED]
To: [Stefan Kunz](#)
Subject: [EXTERNAL] - Comments regarding Webber athletic facility proposal PL20200105\130
Date: November 13, 2020 11:50:41 AM

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

Dear Stefan Kunz,

This email pertains to
File Number: 04722001
Application Number: PL20200105\130
Division 2

I and my husband live in Murray Estates directly east of this development. I look out across this field. I would like to say that we agree with the points of concern Roxane Schmidt has addressed in her letter to you yesterday and particularly the issue of light pollution. I was under the understanding that in the Springbank ASP there was a dark sky policy. That is of a huge concern for all of us who have enjoyed this standard for decades. Increased traffic is another huge concern. At times it is already very busy. What are the plans to address this? The mosquito problem here has become unbearable with the advent of the many ponds that developers have installed in the new subdivisions surrounding us. We see they are presently digging a pond. What are their plans to mitigate this issue when there is standing water?

This development will impact us.

Thank you for your consideration,
Paul and Sharon Schinkel
20 Murray PL
Calgary AB
T3Z3L4

Sent from my iPad

From: [REDACTED]
To: [Stefan Kunz](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - File Number 04722001; Application No. PL20200105/130 ; Division 2 re
Date: November 10, 2020 2:17:52 PM

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To Whom It May Concern:

Please note that my wife and I do not oppose the proposed development itself, but are concerned with the increased traffic the development will generate.

There are 2 routes that will be affected by the development of a private school and associated recreational facilities, namely: Springbank Road and Lower Springbank road.

At present, the traffic at the intersection of RR31 and Springbank Road is problematic in the morning between the hours of roughly 7:30 am and 9:00 am – when most vehicles are either travelling to Springbank School or downtown. This is an intersection that has stop signs on RR31, which means that the traffic turning onto Springbank Road in either direction, or travelling directly through the intersection, has to allow for the vehicular traffic to clear before moving into the intersection. There have already been some serious accidents at the intersection, and during this time period it is often difficult and dangerous to cross Springbank Road. The development of a new school will significantly increase vehicular traffic at this intersection. We believe a round about at this intersection is overdue (as opposed to the installation of traffic lights).

The same comments are also applicable as they relate to the intersection of Lower Springbank Road and RR31. Although this intersection is not presently as busy as the aforementioned intersection, the increase in traffic will no doubt create the same situation: a potentially dangerous intersection.

In our view, if you approve the development, Rocky View County also needs to ensure that the infrastructure is in place to handle the increased traffic.

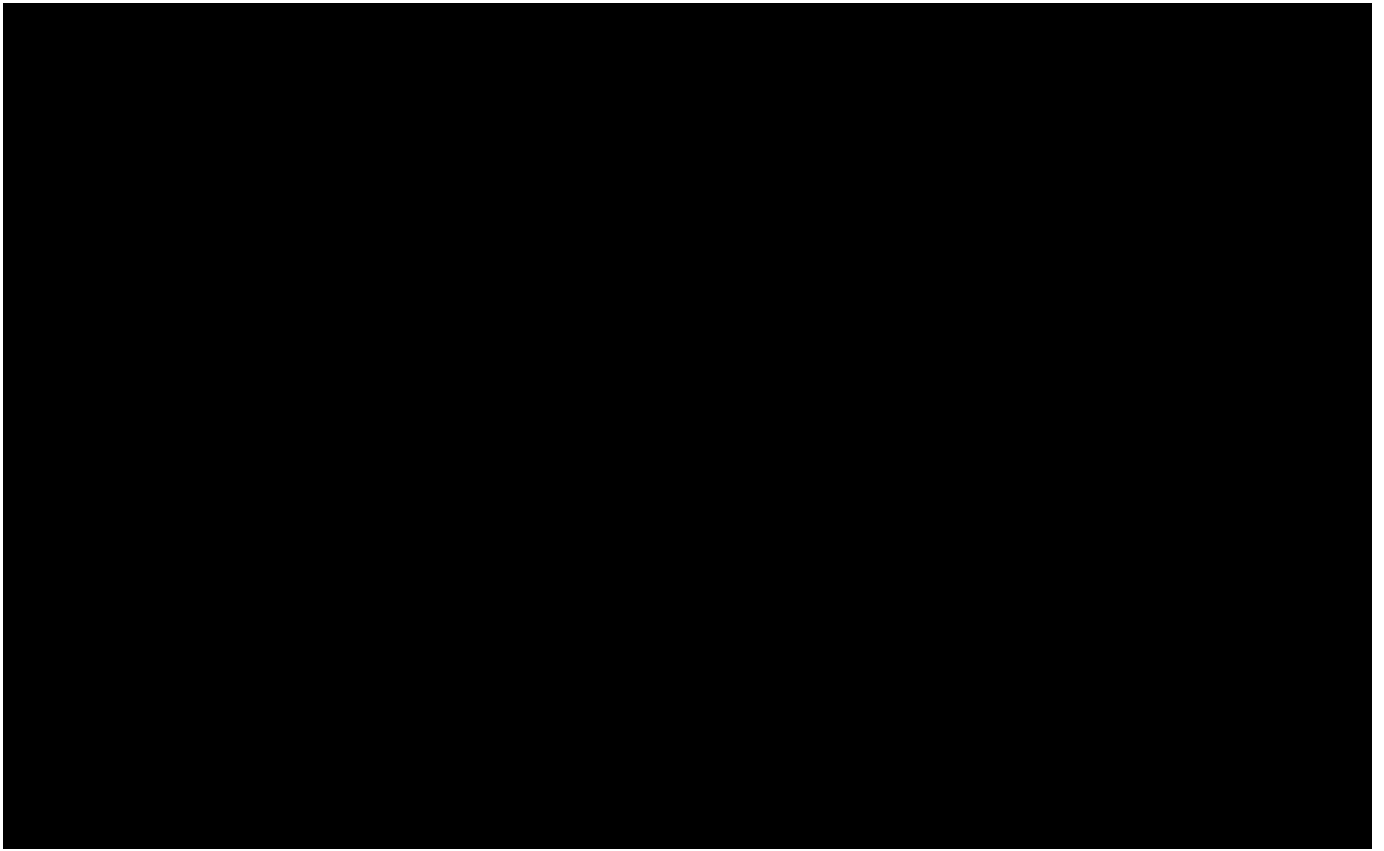
Please feel free to contact either my wife or I if you require any further information. My cell number is [REDACTED]

Thank you.

Gary and Joan Laviolette
31066 Morgans View SW
Calgary, Alberta T3Z 0A5

Gary Laviolette QC, P. Eng.





From: [Paul Graham](#)
To: [Stefan Kunz](#)
Cc: [Cam](#); rod@planningprotocol12.com; [Tom Rudmik](#)
Subject: [EXTERNAL] - File Number: 04722001
Date: November 10, 2020 8:11:30 PM
Attachments: [image001.png](#)

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Rocky View County
Planning Services Department
Attention: Planner - Stefan Kunz

Dear Sir:

RE: File Number: 04722001

Application Number: PL20200105/130

Division: 2

Dear Sir:

With reference to the above file number pertaining to West Aspen Holdings Ltd. Application to allow for the development of a private school and associated facilities.

As an adjacent owner of the land subject to the application, Master's Academy Educational Society is supportive of Rocky View County allowing for a second school site adjacent to Master's land (Plan 1110903; Block 1; Lot 1) of some 69.68 acres rezoned in June 2006 as DC-116 to accommodate a private school and other facilities.

Sincerely,



Paul Graham
Chief Operations Officer
P | 403.242.7034 ext. 2410
W | www.masters.ab.ca
A | 4414 Crowchild Tr. SW Calgary, AB T2T 5J4

JH Erasmus
230 Morning Vista Rise
Calgary, AB T3Z 0B2
November 13, 2020

Planning Services Department

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

To whom it may concern

File Number: 04722001

Application Number: PL20200105\130

The referenced file number and application refers:

Current construction work being undertaken on this property, I believe under permit PRDP20201213, seems to backfill this area to a height in excess of approximately 8 (eight) meters above the natural ground level (I do not have the means to accurately measure this and the assumption is based on a comparison to the equipment working in the area). In the conceptual development work plans and approval documents for Springbank Creek the documents state that the properties on the East side of Range Road 32 would not have their mountain views affected as none of the buildings would exceed a height of 15 (fifteen) meters and that building rooftops would be below the tree-line to the west of the development. With the backfill already reaching heights that are concerning to my neighbors and I, I would like to know what steps are taken to ensure to meet the original intent of building rooftops not higher than the tree-lines to the west.

As a second point of concern, can we be updated on the rest of the development? The original plans indicated the private school in the block east of the current revised proposal (previously designated as Block B), with residential lots at the space where the school will go now. Is the plan to move the residential part of the development to this former block B? What will the access roads, building heights and other specific data for this portion of the development look like?

Thank you for the time to consider my concerns.

Yours truly



JH Erasmus

ROXANNA SCHMIDT

4 Murray Pl
Calgary, AB.
T3Z 3L4

November 12, 2020

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

Dear Stefan Kunz:

I am writing this letter in response to a letter from the County regarding a proposed development located in the Springbank area.

File Number: 0472201

Application Number: PL202200105/130

I am quite concerned as to what I see happening in Cell Block A for the proposed Athletic Fields. There has been extensive excavation done which indicates to me that Webber Academy is being allowed to move forward beyond the DP that they received in June of 2020, to excavate and place fill. The original Springbank Creek Conceptual Scheme indicated a school to be built in **Cell B**, but by looking at the proposed development for **Cell Block A** red flags have risen for me. My concerns are listed below and would like to see them addressed before changes are allowed to happen with the approved Springbank Creek Conceptual Scheme.

- Will the facilities be available for rent from outside user groups?
- Septic and wastewater treatment. The original plan had a treatment facility. What are the plans for the proposed changes?
- Increased traffic on Lower Springbank Road is a safety concern for the existing subdivisions as will the comprised integrity of the peaceful country life we moved out here to enjoy 40 years ago. Currently, there are many speeders on this portion of the road and it will only get worse with more traffic.
- What is the plan for Lower Springbank Road? Will it be extended to RR 33 and who will be incurring the cost for that extension?
- Where is the proposed development getting their potable water from?
- How will traffic be controlled at Lower Springbank Road and RR 32? Currently, there is a stop sign for west bound traffic.
- What about the speed limit which is currently 80 for RR 31-RR 32 will we see a reduction in the speed limit in consideration of the existing subdivisions that back on to the road for safety as well as noise reduction?
- Mosquito control is also an issue. Having been a long time resident of the County we have never experienced mosquitos as we do now with all the storm water ponds that have been installed in the new surrounding subdivisions. It is almost impossible to enjoy time outdoors in the summer months because the mosquitos are so bad.
- When will future residential development commence? What will be happening in Cell B if the proposed school is allowed to proceed in Cell A? What will the residential parcel sizes be?
- On the enclosed Proposal diagram what is indicated by the blue rectangle?
- Light Pollution is another negative aspect I have considered. With the proposed Athletic Facilities as mentioned above there is the reality for extraordinary lighting to light the fields for use as potentially after hours during the night for security reasons. Again compromising the reason people move to the country to escape the perpetual city brightness.

Thank-you, kindly for taking my concerns into consideration before moving forward with any further approvals. I realize the development is inevitable but I personally would like it to see it occur with careful consideration of existing subdivisions and not compromising the integrity of a rural community.

Sincerely,

Roxanna Schmidt