

**Micah Nakonechny**

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**From:** Brad Jones [REDACTED]  
**Sent:** Wednesday, January 15, 2025 3:33 PM  
**To:** Legislative Services  
**Cc:** Legislative Officers; Division 3, Crystal Kissel; Division 4, Samanntha Wright; Andrew Chell; [REDACTED] Cathy chalack; cheryl morison; JoAnn Jones  
**Subject:** Bylaw C-8588-2024 (1011-501) Bearspaw ASP Impact Statement  
**Attachments:** Bearspaw ASP impact Brad Jones.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Rockyview legislative services, Councillors and staff, family, and neighbours,

Please find attached my impact statement for the Bearspaw Area Structure Plan.

Thank you,

I look forward to hearing that our lands will be removed from the current ASP.

Brad Jones

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[REDACTED]  
Brad Jones, MSc  
[REDACTED]

January 15, 2025

Dear Rocky View County,

This letter is in response to the latest Draft of the revised Bearspaw Area Structure Plan, Bylaw C-8588-2024 (1011-501).

My name is Brad Jones, and I reside on SW 19-26-2-W5.

Along with the rest of my family, we carry on agricultural operations on sections 17, 18, 19, and 20, and have done so for many generations within this county, with the Jones family having settled in the Balzac area in 1903.

As an aggregate, myself, sisters Cheryl Morison and Cathy Chalack, and mother JoAnn Jones, own all of Section 17-26-2-W5 (except for a small acreage on the NE 1/4), the North 1/2 of 18-26-2-W5, and all of sections 19-26-2-W5 and 20-26-2-W5.

My neighbour, Maureen Marston owns SW 18-26-2-W5 and has asked to be included here as she shares our concerns and conclusions.

Specifically, we do not want our lands to be included in the current Bearspaw Area Structure Plan.

Some of the impacts on me and my family are:

**1 - Undue added stress, loss of wages, and wasted tax payer dollars due to improper communication and overreach**

When the first drafts of the Bearspaw ASP were released, they did not include any of our lands. Further, we received assurances that we would not be added to the ASP and as such we did not attend any future meetings for presentations on these matters as we did not believe they pertained to us.

However, the latest draft received (dated Dec 24th, 2024) now includes us. This was done without our consent, consultation, or even prior notice.

Our lands should never have been included in the ASP without consent from us, or, at the very least, the courtesy of advance notice, consultation, and a reasonable time for preparation and response.

The current draft is dated Dec. 24th, 2024.

The notice I received was issued Jan. 2, 2025.

I did not receive my notice until late last week on or around Jan. 9, 2025 (possibly impacted by the well known Canada Post mail strike disruption).

With the hearing scheduled for Jan. 28, 2025 and an impact statement deadline of Jan.15, 2025,

We had to scramble in order to prepare our impact statements as a result of our lands having been added to the ASP.

Further, this was not enough time to engage additional professionals such as Lawyers or Accountants whom typically would be consulted in these matters.

Add to this that the public consultations for the Agriculture Master Plan do not even start until Friday January17, 2025 at Madden. How do the ASP and Ag MP co-exist or conflict? What impacts will that have on us?

We can't know this until we've had a chance to review both and ask any questions that arise. Unfortunately, we cannot, because the ASP impact statements need to be in 2 days earlier.

Whether intentional or not, the timing and scheduling unfortunately appears to be designed to disadvantage agricultural land owners.

This is a busy and stressful time of year. We are in the middle of lambing and calving. I also work as a consultant, with several projects currently demanding my time.

I and my family have had to set aside considerable time at last minute in order to prepare our impact statements as best we can and attempt to deal with this unreasonable timeline.

This is time that I should have been attending to lambing and could have put towards billable hours for my clients.

I appreciate the time and responses from Councillors Kissel, and Wright, as well as planner Andrew Chell for their communication with me via phone and email in discussing these matters.

Note that all of the above get compensated for their time here. I, nor my family, do not.

The loss of billable hours equates to a loss of wages for me.  
Further, this is added stress for an already stressful time of year.

This additional stress, loss of wages, and expenditure of County Councillor and staff time was unnecessary and could have been avoided if we had simply been consulted ahead of time (proper communication).

Unfortunately, someone at the county decided to add our lands without proper consultation or notice (an egregious overreach and very poor communication).

For a county where Agriculture comprises the primary land use by acreage, it is disconcerting that there appears to be very little understanding or insight into Agriculture within the county's planning processes.

## **2 - Disruption of current Agricultural Operations**

Our lands straddle the current ASP boundary, with sections 18 and 19 being inside the plan, and 17 and 20 being outside of it. This effectively cuts our operation in half.

If this plan were to pass as is, half our land would be under the Bearspaw ASP with the other half outside under the more general MDP (Municipal Development Plan).

I and my family use our lands as an aggregate. And need to be able to plan accordingly.  
Having two halves of our land being under different management plans simply adds complexity (not to mention managerial and administrative costs).

A major part of an Agricultural operation (like any business) is succession planning. This will be difficult to do if each half of our lands are under different rules.

For example, the ASP introduces the ability to subdivide a quarter into multiple smaller pieces.  
Whereas under the MDP, it's only the first parcel out that is allowed currently by default with additional subdivisions requiring justification. In communication with Andrew Chell, it was suggested that the county could stop allowing additional subdivisions under the MDP.

It is alarming to learn that the county would even consider rejecting reasonably justifiable subdivision applications.  
Hopefully this was purely conjecture on Andrews part.

Regardless, this is an example of the difficulties (and hence negative impact of having half of our operational lands being within the Bearspaw ASP.

Further, the ASP and MDP having different rules governing what is 'allowed' as agricultural operations.  
So we need to come up with and maintain multiple operation plans.  
In essence, the county is interfering and dictating what we can and cannot do as an agricultural operation.

Nothing is guaranteed in agriculture. The best defence against uncertainties, has been, and always will be, flexibility and the opportunity and freedom to adapt to the changing climates (both economic and weather).

The Bearspaw ASP adds restrictions, and removes traditionally viable options for us.  
And again, only half of our lands would be under these new restrictions.

This is effective interference in and disruption of our ongoing (and future) operations.

## **3 - Threat to future options for my descendants**

As mentioned in 2, one of the major planning activities for any Farm or Ranch is succession planning.  
Part of the reason my family has been able to carry on farming and ranching for 120+ years is because we strive to plan ahead.  
Not just for the next years, but for what our next generation will be doing.

In this area, my children will have a very difficult time trying to grow our operation.  
Additional land for cattle, sheep, or crop is not readily available close by.  
Cathy and her family have already had to move part of their operation previously for similar reasons.

Further, most ongoing operations need to use their land as collateral for an operating line of credit. The amount of this LOC as well as the rates are directly related to the value of the land.

The ASP adds restrictions to our current and future operations. Dictating not only that it be for agricultural purposes only, but going further and outlining more specifically what those purposes can be.

How can any business operate effectively when forced to operate under two different sets of operational rules?

If some activities are allowed under the MDP, and different activities under the ASP, this directly interferes with our decisions about how best to use our land not only currently but also in planning for the future.

None of us are prescient enough to know with any level of certainty what the future holds.

However, it is likely that the pressures for residential development will grow.

It certainly appears that one of the more likely outcomes will be my children selling our current land and having to re-locate our operation, requiring considerable capital.

If and when we decide that the best option is to sell our land. The limitations and restrictions introduced by the ASP would severely limit future potential buyers, and hence clearly reduce our lands value.

Not only does his impact (reduce) potential operating loans, it would also reduce the capital available for potential re-location options.

Would the county be willing to compensate my children for their reduced options for relocation?

This is a very clear and real threat to the future options of my children and their future families.

#### **In summary**

There are many additional impacts that, given more time to prepare, I'm sure I could add to this list.

I believe my sisters and mother are preparing their own impact statements. While these may have additional or overlapping concerns, they will all have the same conclusions:

Our lands should never have been added to the Bearspaw Area Structure Plan without our consultation or consent.

We do not consent to our lands being included within the Bearspaw Area Structure Plan.

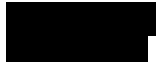
We want our lands removed from the Bearspaw Area Structure Plan, Ideally, before the Public Hearing.

I look forward to hearing that the boundary of the ASP has been changed to remove our lands.

Sincerely,

Brad Jones

263072 Bearspaw Road



**From:** [Ivan Stark](#)  
**To:** [Legislative Services](#)  
**Subject:** Fw: Bylaw C-8588-2024 (1011-501).  
**Date:** Monday, January 13, 2025 10:46:34 PM  
**Attachments:** [image001.png](#)

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I STRONGLY OPPOSE any new aggregate extraction within the Bearspaw ASP area. Residential development has expanded significantly and the conflict between residential and aggregate extraction is too adverse. I support the terms as proposed in section 9.0:

## 9 AGGREGATE RESOURCE EXTRACTION

Due to the presence of aggregate mineral deposits, areas within Bearspaw have historically been excavated for this resource. Typically, the nature of these extraction operations involves potential nuisance factors such as noise, dust, and traffic. As residential development expanded in Bearspaw, there has been an increase in land use conflicts with existing aggregate resource extraction operations. In accordance with the vision of Bearspaw as a country residential community, new aggregate extraction activities will not be supported within the ASP area. Existing operations may continue, but once extraction operations cease, it is required that the site be reclaimed and converted to an appropriate use.

### Objectives

- No new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area.
- Existing operations shall be reclaimed after operations cease, and the land convert to an appropriate land use.

### Policies

#### General

- 9.1.1 No redesignation of land shall be permitted for any new or expanding aggregate resource extraction operation.

#### Existing Aggregate Resource Use Under Direct Control Bylaw DC-34

- 9.1.2 Notwithstanding Policy 9.1.1, the existing operation approved under Land Use Bylaw DC-34 and identified on Map 5 of this Plan as "Existing Aggregate Extraction" may continue to operate under the authority of that Bylaw. Any applications for development within these lands shall ensure:
- a) Compliance with relevant County plans, guidelines, and requirements;
  - b) Mitigation of impacts to adjacent properties, which include impacts due to noise, dust, traffic, and any other nuisance;
  - c) No impact to the surface or groundwater of the surrounding area; and
  - d) Continued compliance with a valid Development Permit.

Ivan Stark

76 Cheyanne Meadows Way  
Church Ranches

**Micah Nakonechny**

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**From:** JoAnn Jones [REDACTED]  
**Sent:** Wednesday, January 15, 2025 3:24 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)  
**Attachments:** public hearing.pages

To Rockyview County Council  
RE: Bearspaw Area Structure Plan. Bylaw C-8588-2024 (1011-501)

Please see the attachment.

January 15, 2025

RockyView County Council Public Hearing

RE: Bylaw C-8588-2024 (1011-501) Draft of Bearspaw Area Structure Plan

My name is JoAnn Jones, I live at NE 18-26-2-W5

I have lived in RockyView County all my 83 years and my family has been ranching and farming in this County since my father-in-law, Arthur Hole, homesteaded east of Airdrie in 1900, and the Jones family relocated east of Balzac in 1903. We have lived at our current location for nearly 50 years, on land that was purchased by the family in the 1930s.

Never have I known such blatant disregard for landowner's property rights as our family has experienced regarding this decision to include our lands in the Bearspaw Area Structure Plan.

My family and I would certainly have attended the planning sessions for the Bearspaw Area Structure Plan if our lands had been included, but they were not. We were informed several times that we were not included. As recently as September 2024, none of our property was included in the Bearspaw Area Structure Plan.

We were astonished and appalled to receive on January 9th, a Notice of Public Hearing dated January 2nd, 2025, showing that, as of December 24th, 2025, Sections 19-26-2-W5 and 18-26-2-W5, were included in the Plan. We had not received any kind of notification of this change. It seems to me that the persons planning this addition, looked at the map as a chess board and decided to move properties around as if it were a game.

What on earth were you people thinking? Making a living in agriculture is definitely not a game.

We have had little time to read and discuss this as a family, however, after reading the Draft Plan of the Bearspaw Area Structure Plan, I realized the following:

1. There would be too many restrictions on agriculture in this Plan. In order to stay viable, farms and ranches must be able to change with the changing climate and markets. They need to be creative and able to add other sources of income.
2. By singling out these two sections, it separated them from the rest of our family's property, namely Sections 17-26-2-W5 and 20-26-2-W5. There are different names on these sections, but it is the same family that works in agriculture together on all of them. Our neighbour, Maureen Marston who owns and lives on SW18-26-2 -W5 requests that her land also be removed from Bearspaw Area Structure Plan.
3. For those reasons, I must insist that Sections 19-26-2W5 and 18-26-2-W5 be removed from the Bearspaw Area Structure Plan.

**From:** [Greenhough, Lauren \(Edmonton\) CAN](#)  
**To:** [Legislative Services; Planning Policy](#)  
**Cc:** [Soetaert, Dale V \(Edmonton\) CAN](#)  
**Subject:** Bearspaw Area Structure Plan Comments  
**Date:** Wednesday, January 15, 2025 10:51:12 AM  
**Attachments:** [image001.png](#)  
[Letter to RVC re Bearspaw ASP \(10.23.2024\).pdf](#)

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Hello,

Please find a letter outlining comments from Heidelberg Materials regarding the Bearspaw Area Structure Plan. We would appreciate if this letter is included as part of the public hearing scheduled for January 28, 2025.

**Lauren Greenhough**

Environment & Sustainability Manager – N.AB & NE.BC  
Sustainable Resource Development

T 780 420-2552

M 825 967-0184

[lauren.greenhough@heidelbergmaterials.com](mailto:lauren.greenhough@heidelbergmaterials.com)

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[Book time with Greenhough, Lauren \(Edmonton\) CAN](#)



Suite 100, 15015 – 123 Avenue  
Edmonton, AB T5V 1J7  
[heidelbergmaterials.ca](https://www.heidelbergmaterials.ca)



## Heidelberg Materials North America

## Sustainable Resource Development

Suite 100, 15015 – 123 Avenue

Edmonton, AB T5V 1J7

Phone (780) 420-2552

October 23, 2024

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

**Subject:       Bears paw Area Structure Plan  
                    September 2024 Draft**

Dear Members of the Rocky View County Council,

I am writing on behalf of Heidelberg Materials Canada Limited (Heidelberg), a leading provider of aggregate materials in the greater Calgary area. Heidelberg owns property, including sand and gravel rights, within Rocky View County, including the Bears paw area. We have recently reviewed the draft Bears paw Area Structure Plan (ASP) that proposes significant restrictions on the development of aggregate resources within Rocky View County. We are deeply concerned about their potential impact on our operations and the broader community and wish to formally express our opposition to the draft ASP currently under consideration.

Our primary concern lies with the provisions within the ASP restricting aggregate operations. As a key stakeholder and holder of sand and gravel rights in the region, we believe that the current draft imposes undue restrictions and limitations on aggregate extraction activities, which are vital to the local economy and infrastructure development.

**Key Concerns:**

1. **Prohibition on New Aggregate Resource Extraction Operations:** The draft ASP proposes changes that prohibit new aggregate resource extraction operations. Policy 7.4.1 of the ASP is in direct contradiction with Alberta's Land Use Policies which aim to balance economic development with environmental stewardship and community interests. Alberta's policies emphasize the efficient use of natural resources to benefit all Albertans. Aggregate extraction is crucial for construction and infrastructure projects and a blanket prohibition on aggregate extraction undermines Alberta's goals of resource optimization, integrated land management, economic development, and balanced environmental stewardship.

2. **Operational and Property Rights Impacts:** The proposed ASP will prevent Heidelberg from extracting and processing our aggregate materials from our property. Notably, Heidelberg owns the property rights in 243 acres within Section 05-026-02 W5M including an estimated 50 million tonnes of saleable sand and gravel. The proposed community benefits the ASP seeks to achieve will remove our right to utilize our land for aggregate extraction and will effectively deprive us of its economic value and utility without compensation. This restriction not only takes away our property rights threatening the viability of our business but jeopardizes the supply of affordable building materials, potentially leading to increased costs for public and private projects.
3. **Economic Impact:** The aggregate industry is a significant contributor to local and regional economies, providing employment and supporting various infrastructure projects. The restrictive measures in the draft ASP could lead to job losses and increased costs for construction projects, ultimately affecting the broader community.
4. **Consultation Process:** We believe that the consultation process for the draft ASP has not adequately included input from aggregate operators. Representatives of the aggregate industry participated in the Rocky View County Stakeholder Advisory Committee that was tasked with advising Council on a potential Aggregate Resource Plan (ARP). That process is still underway and the final recommendation report described significant discourse and a lack of consensus on locational criteria for aggregate development. A more collaborative approach is necessary to ensure that the plan balances environmental concerns with the economic needs of the community.

**Recommendations:**

1. **Re-evaluate Restrictions on Aggregate Resource Extraction Operations:** We urge Council to re-evaluate Policy 7.4.1 to allow for sustainable aggregate resource extraction operations. We encourage Council to emphasize the importance of balancing economic development with environmental stewardship, in line with Alberta's Land Use Policies.
2. **Economic Considerations:** The ASP should incorporate an economic impact assessment to fully understand the implications of the proposed restrictions on property rights, and local and regional economies. Understanding the economic implications of the ASP can help minimize job losses and ensure the continued supply of affordable building materials.
3. **Enhanced Stakeholder Engagement:** We request that the Council engage in further consultations with aggregate operators to develop a more balanced and mutually beneficial plan.

In conclusion, while we support the overall vision of sustainable development in Rocky View County, we believe that the current draft of the Bears paw ASP requires significant revisions to address the concerns of the aggregate industry. We are committed to working collaboratively with the Council to achieve a plan that supports both environmental sustainability and economic growth.

Thank you for considering our perspective. We look forward to a constructive dialogue on this matter.

Sincerely,



Mike Smith  
VP / GM Materials, Southern Alberta  
Cell: (403) 919-1806  
[mike.smith@heidelbergmaterials.com](mailto:mike.smith@heidelbergmaterials.com)

cc: Alberta Sand & Gravel Association

**Micah Nakonechny**

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**From:** [REDACTED]  
**Sent:** Monday, January 13, 2025 9:00 AM  
**To:** Legislative Services  
**Cc:** Jan Sotocinal  
**Subject:** Concerns Regarding ASP Revision in Rocky View County, Bylaw C-8588-2024 (1011-501)

Bylaw C-8588-2024 (1011-501)

Dear Jan ,

I hope this email finds you well. I am writing to express my concerns about the upcoming revision of the ASP in Rocky View County as a 21-acre landowner directly affected by this plan.

I firmly oppose the proposed revision for the following reasons. When my family and I purchased this 21-acre land, we had intended to subdivide it into 4-5 acre lots for family members. We made significant financial investments based on this plan and would not have proceeded if we had known about the impending ASP revision. I believe that this proposal is unjust and unfair to all residents in the area with similar future plans.

Our vision for development aligns with common-sense principles that prioritize wildlife conservation, respect for neighbors, and equitable access to resources such as well and co-op water. The proposed ASP revision threatens to disrupt these values that are important to us.

Jan, I urge you to address this matter promptly as the potential repercussions of this revision are significant and could have a detrimental impact on our livelihoods. I kindly request your assistance in finding a solution that accommodates the interests of all stakeholders involved.

Please acknowledge receipt of this email at your earliest convenience. Your attention to this matter is greatly appreciated.

Thank you for your understanding and cooperation.

Omar Al Omar  
260175 Range Road 33  
Rural Rocky View County, Alberta T4C 1A2

**Micah Nakonechny**

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**From:** Samantha Stokes <Samantha.Stokes@rosellp.com>  
**Sent:** Wednesday, January 15, 2025 3:06 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 – 2024 Bearspaw Area Structure Plan/Repeal of C-7991-2020 – Ascension Conceptual Scheme  
**Attachments:** 15Jan24 - Letter Submission to RVC C-8588-2024.pdf

Good afternoon,

Please find attached the submission prepared on behalf of our clients, Highfield Land Management and Royop Development Corporation, in respect of the above noted. We will also attend in person on during the Special Meeting of Council January 28, 2025 to make submissions.

Best,

**Samantha E. Stokes**, Associate

403.776.0535 | [Samantha.Stokes@RoseLLP.com](mailto:Samantha.Stokes@RoseLLP.com)

2100, 440 2<sup>nd</sup> Avenue SW, Calgary, AB, Canada T2P 5E9



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Suite 2100, 440 - 2<sup>nd</sup> Avenue S.W.  
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[www.RoseLLP.com](http://www.RoseLLP.com)

Samantha E. Stokes  
Direct Line: (403) 776-0535  
Email: [Samantha.Stokes@RoseLLP.com](mailto:Samantha.Stokes@RoseLLP.com)  
File No.: 11039-003

Assistant: Sarah Znak  
Direct Line: (403) 776-0540  
Email: [Sarah.Znak@RoseLLP.com](mailto:Sarah.Znak@RoseLLP.com)

January 15, 2025

**VIA EMAIL**

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

**Attention: Legislative Services**

Dear Sirs/Madams:

**Re: Bylaw C-8588-2024 – 2024 Bearspaw Area Structure Plan  
Repeal of C-7991-2020 – Ascension Conceptual Scheme**

We are legal counsel to Highfield Land Management and Royop Development Corporation who are the owners of land legally described as Block 6, Plan 8710757, NE-18-25-2-W5M; Block A, Plan 9212196, SE-19-25-2-W5M; a portion of SE-19-25-2-W5M; and SW-19-25-2-W5M (collectively, the "Land"). Please accept these submissions in **opposition** to the passing of Bylaw C-8588-2024 in its current form and the repeal of C-7991-2020 for the reasons that follow with suggested amendments.

**1. Introduction and Background**

The Land is located within the south eastern portion of the Bearspaw community at the intersection of Highway 1A and 12 Mile Coulee Road. It is flanked by two residential subdivisions and bordering its east boundary is the City of Calgary. Accordingly, it is within the plan area of the draft Bearspaw Area Structure Plan (the "Proposed ASP") proposed to be adopted by Council during the Special Meeting called for January 28, 2025 at 9:00 a.m. as bylaw C-8588-2024.

The Land is currently subject to the Ascension Conceptual Scheme, approved by Council, the City of Calgary and the Calgary Regional Metropolitan Board in 2021 (the "Ascension Conceptual Scheme"). The Ascension Conceptual Scheme was prepared to provide a comprehensive framework for the future subdivision and development of the Land, guided by the current Bearspaw Area Structure Plan adopted in 1994 (Bylaw C-4129-93) (the "Current ASP"), the Rocky View County Plan and other guiding policy documents. When the Ascension Conceptual Scheme was approved, the Current ASP was also amended (C-7991-2020) such that the Ascension Conceptual Scheme was referred to in Section 10, alongside many other conceptual schemes applicable to the Current ASP plan area. Accordingly, the Ascension Conceptual Scheme is in force as a statutory planning document.

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## 2. The Ascension Conceptual Scheme under the Current ASP

Under the Current ASP, the Land is identified as appropriate for "Country Residential". According to the Current ASP, Policy 8.1.20, the minimum parcel size should be no less than four acres, though this is subject to Policy 8.1.21 which states:

*Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider Redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan.*

Accordingly, the Ascension Conceptual Scheme was prepared on this basis, and ultimately adopted by Council.

However, in February 2024 when our clients applied for the required land use changes to ensure that the vision of the Ascension Conceptual Scheme was realized, their application was turned down by Council. This is notwithstanding that the Ascension Conceptual Scheme, as a statutory planning document, was binding on Council and the application had support of Administration. Combined with the proposal before Council on January 28, 2025, it appears that our clients are being unfairly targeted to stymie the development of their Land.

## 3. The Proposed ASP

Under the Proposed ASP, the Land is within the "Infill Country Residential" policy area. Draft Policy 6.2.2 provides that future residential lots "shall be a minimum of 0.8 ha (+/- 1.98 acres) in size. Unlike the Current ASP, the Proposed ASP does not provide for an ability to reduce the lot size through the passing of a conceptual scheme.

Notably, the Proposed ASP adopts many of the other conceptual schemes (or "Local Plans") applicable to various parcels of land within the plan area. Notwithstanding that the Proposed ASP was prepared in parallel with the Ascension Conceptual Scheme, the Proposed ASP does not take into account the Ascension Conceptual Scheme, and in fact, there is a proposal for its repeal. At no point during the preparation of the Ascension Conceptual Scheme, or thereafter (until receipt of the Notice of Public Hearing), were our clients advised by Rocky View County that the Proposed ASP sought a vastly different scale of development for the Land or that the Ascension Conceptual Scheme was proposed to be repealed. Quite surprisingly, there was no direct consultation of our clients which we would have, at minimum, expected in this case. As you can anticipate, the Ascension Conceptual Scheme was prepared at great expense to our clients.

## 4. Our Clients' Position and Proposed Amendments

Our clients encourage Council to reject the Proposed ASP as drafted, and reject the proposal to repeal the Ascension Conceptual Scheme. If not rejected outright, our clients propose that the Proposed ASP be tabled to allow for consultation with our clients and for the receipt of documents by our clients under its concurrent request to Rocky View County under the *Freedom of Information and Protection of Privacy Act* (the "FOIP Request"). Alternatively, our clients suggest the following amendments to the Proposed ASP:

- a) Similar language which is currently included in Policy 8.1.21 of the Current ASP be included as a new Policy 6.2.3 as follows:

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Page 3

*6.2.3 Notwithstanding Policy 6.2.2 and Map 5, the Municipality may consider Redesignation proposals and/or application for subdivision contemplating parcel sizes of less than 0.8 ha (+/- 1.98 acres) in size, provided these proposals are supported by a Local Plan that is prepared and adopted pursuant to the provisions of this Plan.*

and

- b) The Ascension Conceptual Scheme be referred to as an adopted Local Plan within Appendix E: Local Plans in the Bearspaw Plan Area.

In the alternative, our clients request that due to the recency of the enactment of the Ascension Conceptual Scheme, and the unique location of the Land within the plan area (being located between two subdivisions, and bordering Calgary close to the fully developed Tuscany neighbourhood), the Land should be included as a special policy area under the Proposed ASP, with the Ascension Conceptual Scheme being an adopted Local Plan within Appendix E.

It is our clients' position that this addresses the significant and recent effort expended in respect of the Ascension Conceptual Scheme, and appropriately addresses the development of the Land, consistent with the surrounding area which was addressed in fine detail in the Ascension Conceptual Scheme. The Land, unlike other land within the plan area, is not rural – it is within the urban transition area between Calgary and Rocky View County. On that basis, our clients' proposal is also consistent with feedback received during public engagement that "higher densities should be adjacent to existing developed areas and match existing development patterns".

Beyond that, we see significant concern with the treatment of our clients, noting the rejected land use change in February 2024 which ignored the policies within the Ascension Conceptual Scheme, and the apparent singling out of our clients and their Land from the Proposed ASP (though incorporating the other approved conceptual schemes under the Current ASP into the Proposed ASP). In our view, there may be elements of misfeasance in public office or bias against our client. Beyond that, the approval of the Proposed ASP and repeal of the Ascension Conceptual Scheme demonstrates that there is no certainty within Rocky View County, even after significant investment and support from Administration.

Accordingly, we implore Council to reject the Proposed ASP as drafted and reject the proposal to revoke the Ascension Conceptual Scheme, or alternatively:

1. table the Proposed ASP for consultation with our clients and to provide Rocky View County with time to respond to the FOIP Request, or
2. revise the Proposed ASP such that it is consistent with the detailed Ascension Conceptual Scheme and that the Ascension Conceptual Scheme is incorporated therein as a Local Plan.

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Page 4

We will be in attendance at the Special Meeting and will be pleased to answer any questions on the above.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S', with a long horizontal stroke extending to the right.

Samantha E. Stokes  
Rose LLP  
SS/ss



Outlook

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**Re: Bearspaw Area Structure Plan (ASP) - email response**

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From Terry Raymond [REDACTED]  
Date Mon 1/13/2025 6:42 PM  
To Andrew Chell <AChell@rockyview.ca>  
Cc Jan Sotocinal <JSotocinal@rockyview.ca>

Andrew

I will confirm again in this email the lands I would like to have removed from the BASP. The lands are all in the name of Redtail Holdings 2004 Ltd., except portion in SW 21 which is registered in the name of Cougar Springs Ltd.  
NW 16, all section 17, all section 21 and NW 22 all in 26-3-W5M.  
I see no benefit to being part of the ASP.  
Terry Raymond  
Sent from my iPhone

On Jan 13, 2025, at 5:34 PM, Andrew Chell <AChell@rockyview.ca> wrote:

Good afternoon Terry, thanks for the phone call this afternoon. If you could please respond to this email with your request for the lands you would like excluded from the ASP area, I'll include it in the package for Council to consider at the January 28<sup>th</sup> public hearing.

Sincerely,

**ANDREW CHELL**, RPP/MCIP  
He/Him  
Supervisor (Acting) | Planning Policy

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Office: 403-520-1655 | Cell: 403-461-9485  
[achell@rockyview.ca](mailto:achell@rockyview.ca) | [www.rockyview.ca](http://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.

*Rocky View County Planning and Development Services is fully operational with some alternative processes.*  
*Please see our website for more information and application processes: [www.rockyview.ca/building-planning](http://www.rockyview.ca/building-planning)*

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**From:** Terry Raymond [REDACTED]  
**Sent:** Tuesday, January 7, 2025 12:43 PM  
**To:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>  
**Subject:** Fwd: Bearspaw Area Structure Plan (ASP) - email response

I see a public hearing is scheduled for January 28th. I have not received any response to the email sent earlier and is included as part of this email thread. At present I have approximately just under 3 sections of land in the BASP. Undoubtedly I am the largest landowner in the proposed plan. Please call me ASAP relative to this matter

Terry Raymond  
[REDACTED]

Sent from my iPhone

Begin forwarded message:

**From:** Terry Raymond [REDACTED]  
**Date:** October 16, 2024 at 4:28:34 PM MDT  
**To:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>  
**Cc:** Andrew Chell <[ACHell@rockyview.ca](mailto:ACHell@rockyview.ca)>  
**Subject:** RE: Bearspaw Area Structure Plan (ASP) - email response

Please see my comments below in red.

**Terry Raymond**

On Oct 16, 2024 at 8:34 AM -0600, Jan Sotocinal  
<[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>, wrote:

Good Morning Terry, Policies within the Bearspaw Area Structure Plan (ASP) only affect lands that are within the Bearspaw ASP Plan Area. Currently, the draft Bearspaw ASP directs that the County will not support any future aggregate development being proposed in the Plan Area. The only areas where Aggregate Resource extraction is permitted is in the following parcels: NW-04-26-02-W05M; SW-04-26-02-W05M; and Part of SE-4-26-2-W5M, as per Map 5: Land Use Strategy, because those parcels already have land use designation for that use under the land bylaw. The lands that you own in sections 27-26-3-W5M and 28-26-3-W5M are not within the Bearspaw ASP Plan Area. Future proposals for aggregate resource extraction in the Plan Area would be guided by the relevant policies in the Municipal Development Plan. In addition, current policies within the draft Bearspaw ASP will not create a 500-meter sterilization boundary around your land. However, lands included within the Bearspaw ASP will not be supported by the County for future aggregate extraction.

Your answer indicates that there will not be a 500 meter sterilization, your answer does not indicate if there will be a sterilization area or not. Please accept this reply as my request to remove the following lands from the Bearspaw ASP.  
NW 22, all of section 21, NW 16, and section 17, all in 26-3-W5M.

I see no benefits to being part of the Bearspaw ASP. Rocky View County did

not consult with me on this matter. The lands described above may be better suited to remain outside the proposed ASP.

If you have a proposal for a change to ASP boundary, you may submit a request for consideration. Please provide us with the exact boundary change you would like to see, and the rationale for the change. We are still refining the draft before we bring it to Council for Public Hearing, so we may consider minor changes at this time. Kind Regards, **Jan Sotocinal, RPP, MCIP Planner 2 | Planning Rocky View County**  
 262075 Rocky View Point | Rocky View County | AB | T4A  
[0X2JSotocinal@rockyview.ca](mailto:0X2JSotocinal@rockyview.ca) | [www.rockyview.ca](http://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:** Terry Raymond <> **Sent:** Friday, October 4, 2024 11:39 AM **To:** Planning Policy <[planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca)> **Subject:** Bearspaw Area Structure Plan (ASP)  
 To whom it may concern

I received letter in the mail today regarding the ASP.

I reviewed the map and see that approximately 3 sections or 1920 acres of land are owned by myself/family are within the ASP.

A complete review of the ASP is not possible and a review of wording or the interpretation of the document has within it is always up for debate.

I have concerns as part of my land base is within the boundaries of the ASP. Other lands are to the north of the ASP and some other land is with the Glenbow ASP.

My land base is agricultural with a portion of my lands possibly being changed to aggregate resource.

I own land in section 27 and 28 both in 26-3-W5M. These lands fall outside the ASP however I have some concerns.

The County has made it difficult to redesignate from agriculture to industrial resource without a capital outlay of millions of dollars even though the resources may not be developed for decades or longer.


How do I go about protecting my land base from "Not In My Backyard" rebels now instead of decades from now when it would be more practicable to do so?

Will the ASP place a 500 meter sterilization boundary around my lands and destroy possible extraction?

Can I oppose the boundary and take some of my lands out of the ASP as the border goes right through some of my lands?

Regards,

**Terry L. Raymond** Redtail Holdings 2004 Ltd. 261092 Glendale Road Rocky View County, AB T4C 2Y8 email: [REDACTED]

**From:** [Cathy Chalack](#)  
**To:** [Legislative Services](#)  
**Subject:** impact statmentt to Bearspaw ASP bylaw c-8588-2024  
**Date:** Wednesday, January 15, 2025 4:03:02 PM  
**Attachments:** 

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Ultrerra Ranches Ltd,  
Mrs Catherine L Chalack, B. Ed, Owner

RockyView County  
[REDACTED]

Attn: Andrew Chell; Jan Sotocinal; Councillor Samantha Wright; Reeve Crystal Kissel

Rocky View County, AB

re:Bylaw C-8588-2024(1011-501) Bearspaw Area Structure Plan

Hello my name is Catherine Chalack Land owner of Section 18 NE/NW - 26-2-W5 and also 17-NW/NE/SW -26-2-W5. I am sister to Cheryl Morison and Brad Jones and with our mother JoAnn Jones we all are involved in a family agriculture operation. I am aware and have read and been in discussion as a family the concerns I share with the ASP.

I request that we be removed from the Bearspaw Area Structure plan immediately.

1. We had not been included in the map prior to this notice Jan 2, 2025. Which I just received in the mail and I am disappointed that I was not notified by phone or email especially due to the postal strike and delayed rural mail delivery.
2. We / I have not been afforded the opportunity to take part in any discussions or meetings regarding our land in this ASP. I was assured we were not within the ASP for Bearspaw at the Open House.
3. Why did we not receive NOTICE of this?
4. When did this change and WHO decided to add our lands? We certainly did not agree to this boundary. We gave NO ONE permission to speak on our behalf.
5. Our farm business relies on our ability to be flexible and cooperative with each other within our family. This ASP will divide and restrict and severely impact our ability to survive and plan for our family business. In short, it interferes with our businesses.
6. It is a detriment to be included in the Bearspaw ASP.
7. Under 2.1 Bearspaw Vision and Goals the first goal clearly is to limit and restrict farmers because it clearly states "1. Allow developments that support Bearspaw as a distinct and attractive country residential community....."[not agriculture] 3. Conserve and enhance valued landscapes including views, wildlife habitat, natural areas, slopes, coulees, wetlands and riparian areas"[ on whose land?] 7. Collaborate and engage with landowners throughout the planning process....." [ has not been the case here with us ] We are not included until point "13. Support agricultural uses until forms of development are determined to be appropriate. Provide for diversification of agricultural operations as a means of maintaining an agricultural land base." The one that hit hard in a negative way is 14"Promote the development of SMALLER agricultural operations....." number 20 and 22 are red flags for agriculture

One that really caught my attention was under AGRICULTURE 8.1.9 applications for Confined feeding Operations shall NOT be supported within the ASP.

This is very restricting and not possible if you were to support smaller farming operations. In winter it is near impossible to avoid this especially with sheep, pigs or goats.

8. We need to have our farmlands in one structure plan, not several.
9. Andrew's examples regarding our use of agricultural lands are irrelevant as it is not up to the county what we grow or how we rotate our crops/grazing - that is up to us how we best use the land for our plan. Including but not limited to a confined feeding operation.
10. The notion of subdivision of a quarter into four parcels for agriculture use is ridiculous as what could possibly that small amount be valuable for? Two cow calf units per year? I guess we sell raw milk to our neighbors? To put an intensive livestock operation? Oh right, not allowed. We would need extensive water and feed resources - ridiculous. We are the best stewards of our land and the use of it.
11. Do you have a crystal ball for the future? Perhaps our children or the next generation needs the land for an opportunity that would benefit mankind or this county that is NOT agriculture related? An army base? Emergency operations headquarters? Schools? Welding shop? Retreat and spa? Why would we need to restrict this to agriculture? I can think of hundreds of entrepreneurial options. One MUST THINK when planning and GIVE US THE opportunity to be involved. These types of opportunities may open up within 10 years.
12. The plan limits our options to sell or expand as we use the land as an asset. If this plan decreases the value of our current asset, we are limited by the value of that asset. Therefore the county would be wilfully interfering with our business.
13. We have protected and stewarded this resource and asset to keep our livelihood. Our family has done this for 6 generations. We stand on guard for this legacy. We have done an excellent job to date and plan to do the same for the future. We are the BEST people for this decision.
14. I do not believe that belonging to the Bearspaw ASP here would provide more certainty for any approval. I simply do not see the advantage.
15. The big disadvantage is the fact that some of our land is in and the rest is out of the ASP.
16. Ultimately, I am offended that someone decided to include our land with no proper consultation - perhaps this is not even legal? It certainly has created a feeling of mistrust and suspicion of what is the true ulterior motive here???
17. As once heard quoted: "We are not the ZOO or the VIEW" for the smaller acreage owners in Bearspaw. Perhaps if they want this then we could be paid \$1000 per acre annually to preserve the view and the zoo. I would be delighted to keep baby calves frolicking in the fields and grow perennial grasses and trees for their view.
18. The Bearspaw ASP for agriculture is in opposition of the Agriculture Master Plan for Rocky View in several areas. I will attend the review on Jan 17 in Madden. The

document has specific ag related policies, metrics and support for agriculture projects.  
SO we do not need to be in the Bearspaw ASP.

I have a consulting business that charges \$150 per hour. I have had to take the day off to urgently spend 8 additional hours rereading the county Master Agricultural Plan and the Bearspaw ASP just to ask for our lands to be excluded from the Bearspaw Area Structure Plan. Perhaps RV County should employ me?

The future of our family operation is Riley Chalack HEO, CEO of Ulterra Ranches LTD, Cassidy Chalack, BSc, Agronomist; Kylina Chalack BSc Agriculture Business, Terra Chalack-Boon, BA

We have well-educated and experienced generational agriculturists.

I look forward to the action of our lands being withdrawn from the Bearspaw Area Structure Plan immediately.

Thank you for your continued work and support.

Yours Truly,

Catherine Chalack, B Ed  
Owner, Ulterra Ranches Ltd

Cc Brad Jones, Cheryl Morison, JoAnn Jones

**Micah Nakonechny**

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**From:** Art Teppler [REDACTED]  
**Sent:** Monday, January 13, 2025 11:36 AM  
**To:** Legislative Services  
**Subject:** Re: Bylaw C-8588-2024 (1011-501)

To whom it may concern:

Hello,

My name is Arthur Teppler and I reside in the Bearspaw area of Rocky View County (Legal Land Description - Block 1, Lot 2, NE1/4, Section 6, Township 26, Range 2, W5 Meridian). The following email is intended to provide you with a recent personal experience that exemplifies why I **do not** believe that further gravel pit development in the Bearspaw area is justified.

On December 9, 2024 around 3:15 pm I was driving south on 85th St. NW (just south of 144th Ave. N) and a gravel truck driving north on 85th St. passed me when a large rock came off of the truck striking my front windshield. Although the rock did not come through the windshield the damage was significant enough resulting in shattered glass on the inside of the passenger side of my vehicle (see attached photo). Fortunately, there were no passengers in my vehicle at the time of the incident.



When I contacted the trucking company involved, I was told "What do you expect, it's a gravel truck!" and my discussions with the local law enforcement agency resulted in them saying there was nothing they could do and my only recourse was to take the trucking company to small claims court for property damage under \$5000.00. In the end, I am out of pocket the cost of replacing the windshield and more importantly there is **no accountability** on the part of the trucking company for not securing their load.

As a resident of the Bearspaw area for over 30 years, this is not the first gravel truck incident that I or my neighbours have experienced. It only makes logical sense that with increased residential development and traffic (in both Bearspaw and the NW part of Calgary) these kinds of incidents will only increase and would be further compounded by increased gravel pit development resulting in increased gravel truck traffic.

It is my hope that no one ever becomes seriously injured as a result of this kind of incident, simply put ***"Residential traffic and gravel trucks do not mix!"***

Thank you for listening to my concerns as you move forward to finalize the Bearspaw Area Structure Plan.

Respectfully,  
Art Teppler



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**FW: Info session**

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**From** Planning Policy <planning\_policy@rockyview.ca>

**Date** Mon 1/6/2025 9:35 AM

**To** Jan Sotocinal <JSotocinal@rockyview.ca>; Andrew Chell <AChell@rockyview.ca>

FYI

BETTY SIMIC

Administrative Assistant | Planning

ROCKY VIEW COUNTY

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

Phone: 403-520-3956

BSimic@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

-----Original Message-----

**From:** Bruce Kendall [REDACTED]

**Sent:** Thursday, January 2, 2025 9:20 PM

**To:** Planning Policy <planning\_policy@rockyview.ca>

**Subject:** Info session

I would like to be part of this info session if it goes forward, however i must strenuously object to the process. I believe the public at large should be afforded every opportunity to participate in the dialogue at an advertised public meeting to understand the why changes and to be heard. Failure to recognize the harsh impacts on all land owners of these recent proposed changes without full public consultation is unfair and unreasonable.

The existing Bearspaw plan has functioned reasonably well for 30 years. This proposed plan ignores current needs identified by the community for some level of support services, nor does it contemplate such needs at anytime in the future.

Postpone Jan 28th hearing and give the public a chance to participate.

Please confirm that this email will be provided to all members of council on receipt by email or that it has not so I mat take appropriate action.

Bruce Kendall

Sent from my iPad

**From:** [Jan Sotocinal](#)  
**To:** [Dennis Prince](#)  
**Cc:** [Andrew Chell](#); [Planning Policy](#)  
**Subject:** Re: Bylaw C-8858-2024 (1101-501)  
**Date:** Wednesday, January 15, 2025 8:39:35 AM  
**Attachments:** [Bears paw ASP Comments.docx](#)

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Good morning Dennis,

Thank you for your comments with respect to the Bears paw ASP.  
Your comments will be included in the package to Council for their consideration at the public hearing.

In the meantime, if you have any other questions, please don't hesitate to reach out.

Kind regards,

**Jan Sotocinal**, MSc, RPP/MCIP

He/Him/His

Planner 2 | Planning

**Rocky View County**

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

Phone: 403-520-6377

[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Dennis Prince [REDACTED]  
**Sent:** Tuesday, January 14, 2025 11:24 AM  
**To:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>  
**Subject:** Bylaw C-8858-2024 (1101-501)

RVC

Please find attached my comments to be submitted within the referenced proceeding.

Dennis Prince

January 14, 2025

Rocky View County

Re: Bylaw C8588-2024  
Bears paw ASP

I wish to provide comments on an important omission in the **Bears paw ASP**.

**Status of Bears paw Road South of Highway 1A**

The above referenced segment of road (partially unconstructed) is currently overloaded and is not suited to handle additional traffic load. Council has heard much about this in the context of various development proposals over the last 20 years (*See my comments on every proposal south of Highway 1A, such as the Ascension Project*) and during development of the Bears paw ASP. To their credit Council has consistently rejected proposals to add load to the road segment (and to construct the southern extremity), which would be unworkable and unsafe for the adjacent schools, Community Center and residents.

Furthermore, there is no practical way to modify the roadway to accommodate any such additional uses, given the congested development.

I would ask that this road segment be flagged on the basis that it will not serve as an access point from the south and that additional load will not be approved for this segment. This is appropriate to eliminate the need for affected residents to repeatedly oppose projects that hope to do just that. This is a waste of time of the residents, staff, Council and developers.

Thanks.

Dennis Prince  
31 Bears paw Pointe Place  
Calgary, AB  
T3L2P5

**Micah Nakonechny**

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**From:** Greenhough, Lauren (Edmonton) CAN <lauren.greenhough@heidelbergmaterials.com>  
**Sent:** Wednesday, January 15, 2025 10:51 AM  
**To:** Legislative Services; Planning Policy  
**Cc:** Soetaert, Dale V (Edmonton) CAN  
**Subject:** Bearspaw Area Structure Plan Comments  
**Attachments:** Letter to RVC re Bearspaw ASP (10.23.2024).pdf

Hello,

Please find a letter outlining comments from Heidelberg Materials regarding the Bearspaw Area Structure Plan. We would appreciate if this letter is included as part of the public hearing scheduled for January 28, 2025.

**Lauren Greenhough**

Environment & Sustainability Manager – N.AB & NE.BC  
Sustainable Resource Development

T 780 420-2552

M 825 967-0184

[lauren.greenhough@heidelbergmaterials.com](mailto:lauren.greenhough@heidelbergmaterials.com)

[Book time with Greenhough, Lauren \(Edmonton\) CAN](#)



Suite 100, 15015 – 123 Avenue

Edmonton, AB T5V 1J7

[heidelbergmaterials.ca](https://www.heidelbergmaterials.ca)



## Heidelberg Materials North America

## Sustainable Resource Development

Suite 100, 15015 – 123 Avenue

Edmonton, AB T5V 1J7

Phone (780) 420-2552

October 23, 2024

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

**Subject:       Bears paw Area Structure Plan  
                  September 2024 Draft**

Dear Members of the Rocky View County Council,

I am writing on behalf of Heidelberg Materials Canada Limited (Heidelberg), a leading provider of aggregate materials in the greater Calgary area. Heidelberg owns property, including sand and gravel rights, within Rocky View County, including the Bears paw area. We have recently reviewed the draft Bears paw Area Structure Plan (ASP) that proposes significant restrictions on the development of aggregate resources within Rocky View County. We are deeply concerned about their potential impact on our operations and the broader community and wish to formally express our opposition to the draft ASP currently under consideration.

Our primary concern lies with the provisions within the ASP restricting aggregate operations. As a key stakeholder and holder of sand and gravel rights in the region, we believe that the current draft imposes undue restrictions and limitations on aggregate extraction activities, which are vital to the local economy and infrastructure development.

**Key Concerns:**

1. **Prohibition on New Aggregate Resource Extraction Operations:** The draft ASP proposes changes that prohibit new aggregate resource extraction operations. Policy 7.4.1 of the ASP is in direct contradiction with Alberta's Land Use Policies which aim to balance economic development with environmental stewardship and community interests. Alberta's policies emphasize the efficient use of natural resources to benefit all Albertans. Aggregate extraction is crucial for construction and infrastructure projects and a blanket prohibition on aggregate extraction undermines Alberta's goals of resource optimization, integrated land management, economic development, and balanced environmental stewardship.

2. **Operational and Property Rights Impacts:** The proposed ASP will prevent Heidelberg from extracting and processing our aggregate materials from our property. Notably, Heidelberg owns the property rights in 243 acres within Section 05-026-02 W5M including an estimated 50 million tonnes of saleable sand and gravel. The proposed community benefits the ASP seeks to achieve will remove our right to utilize our land for aggregate extraction and will effectively deprive us of its economic value and utility without compensation. This restriction not only takes away our property rights threatening the viability of our business but jeopardizes the supply of affordable building materials, potentially leading to increased costs for public and private projects.
3. **Economic Impact:** The aggregate industry is a significant contributor to local and regional economies, providing employment and supporting various infrastructure projects. The restrictive measures in the draft ASP could lead to job losses and increased costs for construction projects, ultimately affecting the broader community.
4. **Consultation Process:** We believe that the consultation process for the draft ASP has not adequately included input from aggregate operators. Representatives of the aggregate industry participated in the Rocky View County Stakeholder Advisory Committee that was tasked with advising Council on a potential Aggregate Resource Plan (ARP). That process is still underway and the final recommendation report described significant discourse and a lack of consensus on locational criteria for aggregate development. A more collaborative approach is necessary to ensure that the plan balances environmental concerns with the economic needs of the community.

#### **Recommendations:**

1. **Re-evaluate Restrictions on Aggregate Resource Extraction Operations:** We urge Council to re-evaluate Policy 7.4.1 to allow for sustainable aggregate resource extraction operations. We encourage Council to emphasize the importance of balancing economic development with environmental stewardship, in line with Alberta's Land Use Policies.
2. **Economic Considerations:** The ASP should incorporate an economic impact assessment to fully understand the implications of the proposed restrictions on property rights, and local and regional economies. Understanding the economic implications of the ASP can help minimize job losses and ensure the continued supply of affordable building materials.
3. **Enhanced Stakeholder Engagement:** We request that the Council engage in further consultations with aggregate operators to develop a more balanced and mutually beneficial plan.

In conclusion, while we support the overall vision of sustainable development in Rocky View County, we believe that the current draft of the Bears paw ASP requires significant revisions to address the concerns of the aggregate industry. We are committed to working collaboratively with the Council to achieve a plan that supports both environmental sustainability and economic growth.

Thank you for considering our perspective. We look forward to a constructive dialogue on this matter.

Sincerely,



Mike Smith  
VP / GM Materials, Southern Alberta  
Cell: (403) 919-1806  
[mike.smith@heidelbergmaterials.com](mailto:mike.smith@heidelbergmaterials.com)

cc: Alberta Sand & Gravel Association



Outlook

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**Bearspaw Area Structure Plan**

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From JoAnn Jones [REDACTED]  
Date Wed 1/8/2025 10:06 AM  
To Jan Sotocinal <JSotocinal@rockyview.ca>

Hello,

My name is JoAnn Jones and I am concerned about the new areas included in the draft Bearspaw Area Structure Plan. My family and I own the following lands: Section 17-26-2-W5 and N1/2-18-26-2-W5 and 19-26-2-W5 and 20-26-2-W5.

As of the Open House last year at the county offices none of these lands were included in the Bearspaw Area Structure Plan, and we were told that was more or less written in stone. Yesterday I received in the mail a notice that Section 19 and the North half of section 18 are now in the Bearspaw Plan.

How did this happen? When did this happen? Why did this happen? Whose idea was this?

None of us have attended the plan meetings because we did not think we were in the plan area, and now we suddenly have until Jan. 15th to go over all the proposals for this structure plan that includes part of our lands and not the rest?

Why were we not informed of these changes so that we could attend the meetings and give our input?

As far as we knew until receiving this letter, we were in a transition area.

We are a farming and ranching operation and we work together and now we are at the stage of trying to involve the next generation. We haven't even had time to read all the material and see what the plan is about.

Does anybody at the County ever consider the agriculture people who are trying to make a living here?

I have left a message to please call me at [REDACTED]. We need some answers!

Thank you

JoAnn Jones

263001 Range Road 25

Calgary, AB. T3R 1J5

**From:** [Mike Lemmer](#)  
**To:** [Legislative Officers](#)  
**Subject:** RE: Bylaw C-8588-2024 (1011-501).  
**Date:** Tuesday, January 14, 2025 5:42:21 PM

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My address is: Michael Lemmer  
24125 Aspen Dr.  
Calgary, AB, T3R 1A5 [REDACTED]

---

**From:** Legislative Officers [mailto:LegislativeOfficers@rockyview.ca]  
**Sent:** January-14-25 1:58 PM  
**To:** Mike Lemmer; Legislative Services  
**Subject:** RE: Bylaw C-8588-2024 (1011-501).

Good afternoon,

Thank you for submitting your comments. 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 information at your earliest convenience? If we do not receive this information by 4:30 p.m. tomorrow (January 15, 2025), your submission will not be included on the Council agenda.

Thank you,

**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](mailto:KWrzosek@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Mike Lemmer [REDACTED]  
**Sent:** Tuesday, January 14, 2025 12:00 PM  
**To:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** Bylaw C-8588-2024 (1011-501).

Good morning

I am a land holder in Bearspaw, and lived here for 40+ years. My points on the ASP are:

- Supporting gravel pit restrictions, they are not congruent with residential areas. I believe policy 9.1.1 covers this.

- Put phase 4 ag lands back into ASP
- Restrict development of parcels to minimum 2 acre, preserving the country residential atmosphere.
- 
- There should be some kind of “buffer” zone around the perimeter of the ASP, protecting the residents from negative impacts from outside the fringe area (as is the case with the fringe area of Bearspaw/Calgary at the Star gravel pit east of Rocky Ridge road.

Thanks.... Mike Lemmer

**Micah Nakonechny**

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**From:** Vu-Lautard Michael [REDACTED]  
**Sent:** Tuesday, January 14, 2025 10:46 PM  
**To:** Legislative Services  
**Subject:** Opposition To Gravel Pit In Residential Area -Bylaw C-8588-2024 (1011-501)

Dear Legislative Services,

As a resident of 255143 Rocky Ridge Road NW, I am writing to express my opposition to the proposed gravel pit in the residential area covered under Bylaw C-8588-2024.

My partner and I already face challenges due to the existing gravel pit east of Rocky Ridge Road. The noise from this operation is a disruption to our sleep, and during the summer, the horrible dusts affect our asthmas. So both my partner and I strongly reject the proposal for this gravel pit.

Sincerely,  
Michael Vu-Lautard  
Ram Prasad

**From:** [REDACTED]  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8588-2024 (1011-501) - Public Submission from Stephen Skarstol, 7 Lone Pine Crescent, T3R1B9  
**Date:** Monday, January 13, 2025 10:04:05 PM

---

I am pleased to provide my submission to rockyview council concerning the proposed Bearspaw ASP in advance of the public hearing scheduled for January 28, 2025. I want to thank the rockyview county administration and council for all the hard work and effort that has gone into this ASP. It is appreciated. In terms of comments, please see below:

Policy 9.1.1 – prohibits any new aggregate operations within the Bearspaw ASP.

- o This is a critical policy for protecting the country residential character of our community. This is excellent to see and I am very much in favour of this policy prohibiting any new aggregate operations in Bearspaw.
- o This policy makes it clear that Rocky View does not see the Scott pit as an appropriate land use within our country residential community. This is very important to me and my family as our house is located close to where that pit would have been located.
- o The existing Burnco gravel pit on Burma Road will be able to continue to operate, although with somewhat stricter and clearer constraints requiring mitigation of its negative impacts.
- Reversing the proposal to remove Phase 4 agriculture lands from the ASP – they are now back in the ASP as “agricultural transition zone”

land. By returning these lands to the ASP, there cannot be new gravel pits in these locations.

- o There may be other ways to keep gravel pits from negatively impacting our country residential communities by providing an important buffer around our communities. This approach clearly achieves this important goal as part of the ASP's land use policies.

Other elements in the draft ASP that are particularly worthy of support to protect our country residential lifestyle include:

- Establishing 2-acre parcels as the minimum throughout the entire ASP – with consideration being required for the impact on existing communities with larger parcels where parcels of less than 4-acres are proposed.
- Limiting commercial development to the small existing community core at Hwy 1A and Bearspaw Road.
- Encouraging phasing of new residential development by providing tighter rules for redesignation and subdivisions proposals in the future residential area relative to the already fragmented infill country residential areas.

Thanks again for the opportunity to provide input into this very important document for Bearspaw residents.

Regards,  
Stephen Skarstol

**Micah Nakonechny**

---

**From:** Vivian Pharis [REDACTED]  
**Sent:** Wednesday, January 15, 2025 2:47 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024; Comments on draft Bears paw ASP

Comments re Bears paw ASP (Draft Dec. 2024). January 15, 2025

I reside within the Bears paw ASP and have lived here consistently for more than 50 years. I am restricting my comments to sections of the plan dealing with protecting nature and wildlife.

A primary concern of mine during my half century of living here has been the ever-imposing human footprint on the area's ecology and the decline of certain species. When I moved into the area in the 1970's, species like toads, sharp-tailed grouse, lynx, porcupines and badgers were common. In 50 years toads and lynx have disappeared entirely, sharp-tailed grouse have become extremely rare and porcupines and badgers are now occasional. The annual slaughter on ever-busier highways 1A, 22 and 567 is having evident population impacts. Identification of major movement routes between Glenbow Ranch Provincial Park and the largely naturally intact Bighill Creek valley is critical, along with providing highway under or overpasses on Hwys 1A, 22 and 567.

While the current Bears paw ASP contains encouraging statements about the need to maintain ecosystems and wildlife, few have resulted in much more than lip service. The 2024 draft plan contains considerably more statements about the value of natural and historic features than the current plan, but, like the current plan, there are few policies that actually commit to implementing protective measures. It is alarming that the emphasis is on what good measures "should be", versus what "must be" undertaken to protect Environmentally Sensitive Areas, wildlife corridors, wetlands and riparian features. My fear is that time is running out to identify and commit to real protective action, in the face of endless pressure to subdivide and commercialize/industrialize Bears paw lands. **There is urgent need for actual protection.**

**My Recommendations:**

1. **ESA Lands:** Identify lands that are naturally intact and Environmentally Sensitive, especially those that are interconnected, as for example, lands connecting the Bow River through Glenbow Ranch Provincial Park and the long-recognized but unimplemented Bighill Creek ESA, that runs between Cochrane and the Dogpound drainage. Legislatively protect them.
2. **Wildlife Corridors:** Identify lands that are naturally intact, as interconnected as possible, and that are key wildlife movement corridors. Map#7 in the draft plan is of little help in clearly delineating key corridors - those critical to protect. It needs a far more considered redrafting. Legislatively protect the most important corridors while they remain available. Present subdivision plans stand to preclude possibilities for these corridors.
3. **Highway Crossings:** Bears paw wildlife must cross at least 3 highways in their movements and none provide safe under or over passes. These are Hwys 1A, 22 and 567. While 1A has a provincially proposed safe crossing planned between Cochrane and Calgary, there are no such plans for Hwy 22 or the deadly Hwy 567. RVC must exert pressure on Alberta Transportation for critical safe crossings.
4. **ASP Language:** Decide on urgent, priority actions needed to truly protect Bears paw's natural history and wildlife and change key "should dos" in the plan to "must dos".
5. **Elk Herd:** While some species like toads and lynx have been extirpated from Bears paw, others like Bob Cat, Raccoon and Elk have established themselves. A herd of some 50-75 elk have come to regularly move between the Horse Creek drainage and the Bighill Creek drainage during fall and winter. I have personally witnessed this herd over the past 5+ years, crossing Hwy 567 near Big Hill Springs Provincial Park, along the Woodend and Lochend roads, right out to Hwy 1A, and near my place off RR 40. This herd belongs to Bears paw and needs recognition and provision.
6. **Trails Commitment:** RVC's Parks and Open Spaces Masterplan, released in 2011 as a major set of commitments to protect lands and provide nature-based trails, with some important segments within Bears paw ASP, has never been implemented. The plan includes trails along the decommissioned roadway between Cochrane and Big Hill Springs Provincial Park and possibly beyond to the Madden area, as well as south to connect with Glenbow Ranch Provincial Park. Such a system of trails could be implemented at little cost,

especially compared to the potential for gain in human health, pleasure and Bearspaw area recognition. Move to implement the 2011 Masterplan.

Thank you for the opportunity to comment on the new Bearspaw ASP.

Sincerely,  
Vivian Pharis  
193 Green Valley Estate, RVC  
T4C 1A7



Outlook

---

**FW: SE 11-26-4 W5M inclusion**

---

From Planning Policy <planning\_policy@rockyview.ca>

Date Tue 1/7/2025 1:38 PM

To Andrew Chell <AChell@rockyview.ca>; Jan Sotocinal <JSotocinal@rockyview.ca>

 1 attachment (878 KB)

Bear ASP Weber.docx;

FYI

**BETTY SIMIC**

Administrative Assistant | Planning

**ROCKY VIEW COUNTY**

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

Phone: 403-520-3956

[BSimic@rockyview.ca](mailto:BSimic@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

---

**From:** Bryce Weber [REDACTED]

**Sent:** Tuesday, January 7, 2025 1:01 PM

**To:** Planning Policy <planning\_policy@rockyview.ca>

**Subject:** SE 11-26-4 W5M inclusion

Please see the attached document regarding the inclusion of this quarter section into the area structure plan, which I've asked several times to be included. I'm happy that you're including some other sections that were not in their previously and if unable to include this quarter section I'd like to know why?

thank you

Dr Bryce Weber

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Rocky View County

262075 Rocky View Point Rocky View County,

Alberta T4A 0X2

ATTN: Andrew Chell, Senior Planner, Policy Michelle Dollmaier, Senior Planner

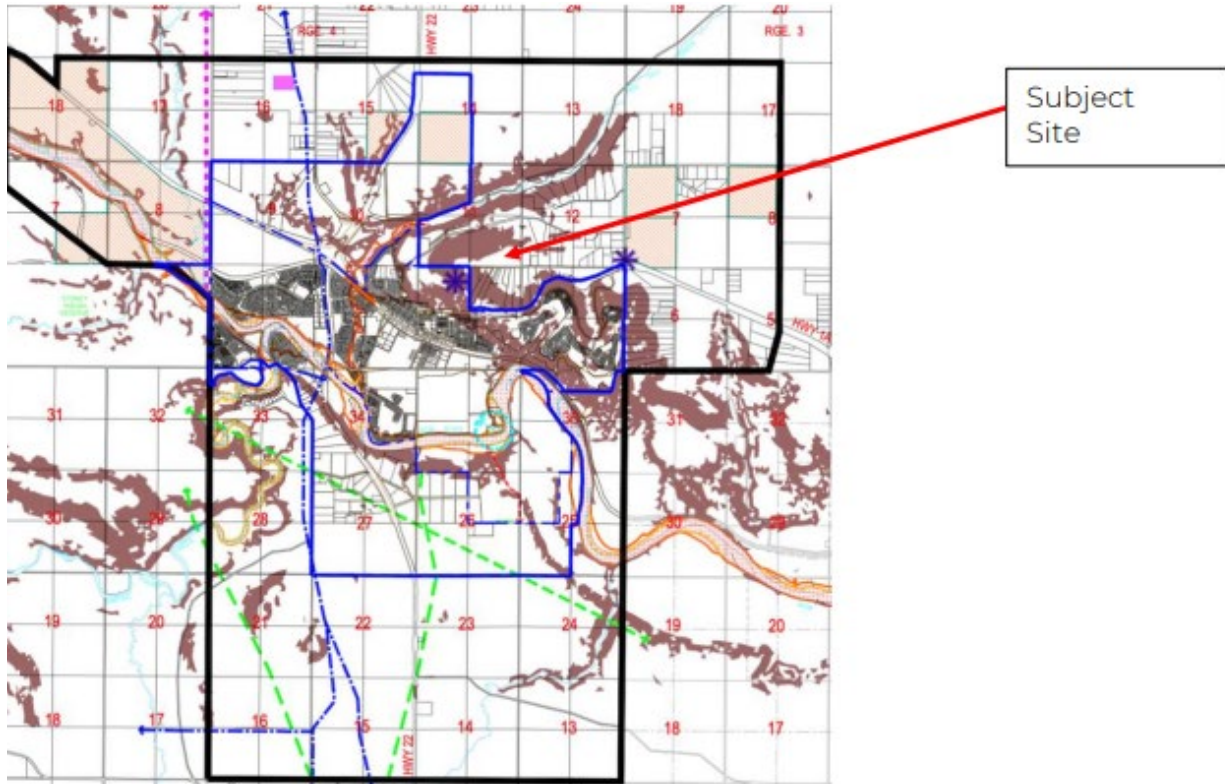
RE: Request to Include Ptn. SE 11-26-4 W5M within the Amended Bearspaw Area Structure Plan Boundary

I am formally requesting that the lands in the SE 11-25-4 W5M (129.84 acres and 0.33 acres) be included in the boundary of the revised Bearspaw ASP. We are making this request as these lands are essentially a policy “no man’s land” they are just outside of the boundary of the current Bearpaw ASP. The Bearspaw ASP boundary is currently the south and east boundary of these lands. The Boundary for the Town of Cochrane touches the SE corner of the site. The lands are within the Rocky View Cochrane IDP, but little to no policy guideline is associated with this site in that plan.

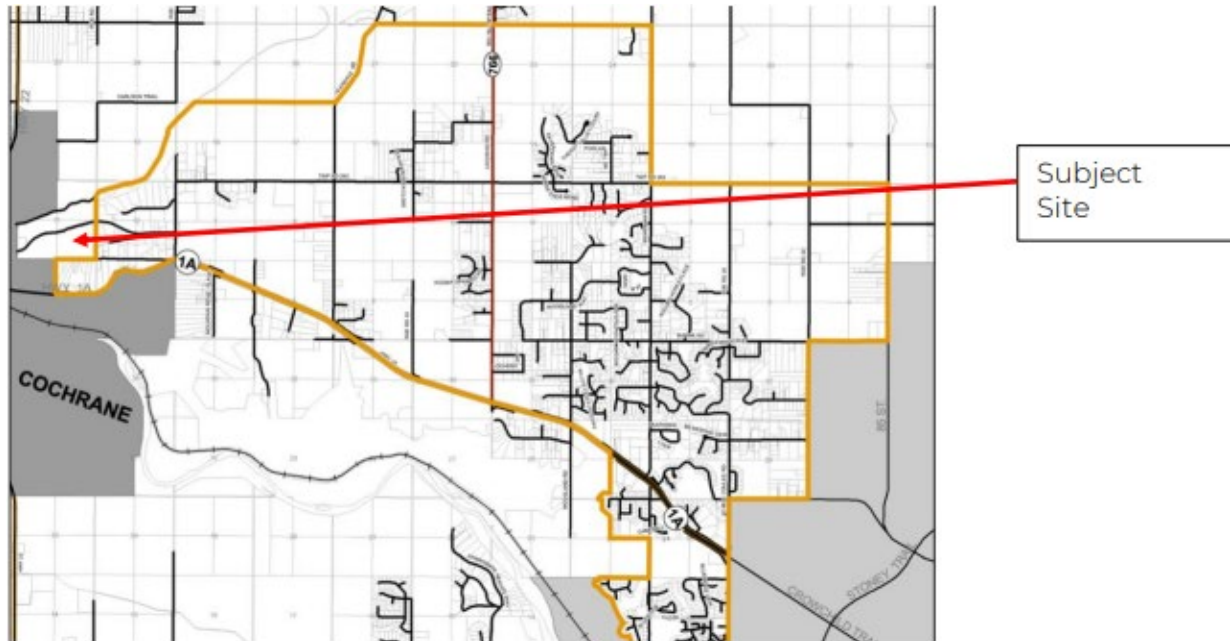
These lands are located in the County as illustrated below:



The land is located in the Rocky View / Cochrane IDP as illustrated below:



The lands are located, as illustrated below, just outside of the Bearspaw ASP boundary:



The site is bound on the north and south by Big Hill Road and Retreat Road. The site is adjacent and contiguous to an urban centre (Town of Cochrane) and contiguous to existing country residential development. The Town of Cochrane will develop within its boundary to an urban standard, and they have indicated a reluctance to annex in the future as they rely on a Growth Management Plan and companion 50-year sustainability plan that outlines significant land holdings within their current boundary.

The site is identified in the MDP adjacent to growth areas, in the Bearspaw ASP, but is itself not an identified growth area despite being sandwiched between an urban centre and an existing country residential area. The site does not sustain much agriculture due to its existing topography and natural features. We do not want this land to be an “assumed open space buffer” between urban and rural land uses and, as such, it requires careful consideration and some long-term planning to ensure that it is compatibly developed in a manner that is collaborative with the Town but meets the objectives of the County.

This site’s inclusion in the Bearspaw ASP would afford it some potential policy framework for future development that respects its context, topography and location adjacent to an urban centre. Thank you for your consideration of our request.

Yours truly,

*B. Weber*

Dr. Bryce Weber, [REDACTED]

**Micah Nakonechny**

---

**From:** Kyle P [REDACTED]  
**Sent:** Wednesday, January 15, 2025 10:19 AM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501) apposing gravel extraction

Hello

As I sit here typing this I am listening to the gravel pit near my home pounding away despite all my windows and doors being tightly closed. Imagine what that is like in the summer months when one wants to open ones windows. Last night when I cam home it was pounding away.

This has been going on for decades now and it is no way is what I envisioned country living would be like! The toxic gravel dust, the toxic fumes from countless gravel trucks, the endless pounding. All of this in a idyllic country area with a higher density of homes for a country area!

I appose the development of new pits in the area, and very much so the Scott pit as it would be directly across from my home. It would have a very significant impact on the value of my home and the quality of my life!

The existing pits are already too close as they greatly already impact my life in a numerous negative ways.

Kyle Petryshen  
24089 Burma Road  
Calgary Alberta T3R 1E3  
[REDACTED]

**Micah Nakonechny**

---

**From:** Ailsa Le May [REDACTED]  
**Sent:** Tuesday, January 14, 2025 8:11 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

Dear Rocky View Councillors and Legislative Services staff.

I am a Bearspaw resident and landowner. **I strongly support the proposed Bearspaw Area Structure Plan (BASP) as written (December 2024).** This plan is critical to the well being of my family and neighbours and the value of my property.

In particular, I support commercial developments being limited to the proposed maximum 3 ac. size and located within the Community Core along HWY 1A. The proposed Ascension Conceptual Scheme (Bylaw C-7991-2020) should be repealed.

I support the minimum 2 ac residential lot size, with consideration being required for the impact on existing communities with larger parcels for proposed lots less than 4 ac.

I strongly support inclusion of agricultural and agricultural transition lands in the BASP.

I strongly support **No New Aggregate Resource Extraction** within the BASP area (Section 9 of the plan). This will ensure human and ecological protection from the known adverse effects from industrial mining operations. I support tighter operational constraints on the existing aggregate mining operations within the BASP area.

Thank you for the opportunity to comment. Please note, that as of this submission, I have yet to receive my letter through Canada Post regarding this public hearing.

Thank you,  
Sincerely,  
Ailsa Le May  
24160 Aspen Drive  
Bearspaw, Rocky View County

**Micah Nakonechny**

---

**From:** ruth ludwig [REDACTED]  
**Sent:** Wednesday, January 15, 2025 1:32 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

From: **ruth ludwig** [REDACTED]  
Date: Wed, Jan 15, 2025 at 11:48 AM  
Subject: Bylaw C-8588-2024 (1011-501)  
To: <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>

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**Re: Bylaw C-8588-2024 (1011-501)**

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**M**

To: <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>

Dear Rocky View Councillors and Legislative Services staff.

I have lived in Bearspaw as a resident and landowner for 45 years. **I strongly support the proposed Bearspaw Area Structure Plan (BASP) as written (December 2024).** This ASP is a critical improvement for our community development and for the health of my family, neighbours and the value of my property.

I support the minimum 2 acre residential lot size, with careful and individual consideration being required for the impact on existing larger parcels for proposed adjacent lots less than 4 acres, as in our case where we are now facing subdivision after the selling of the 40 acres next door.

I strongly support inclusion of agricultural and agricultural transition lands in the BASP.

I strongly support **No New Aggregate Resource Extraction** within the BASP area (Section 9 of the plan). This will ensure human and ecological protection from the many KNOWN adverse effects from surface industrial mining operations. New threats to long-term health are being proven as time goes on. I support tighter operational constraints on the existing aggregate mining operations within

the BASP area. We live across the road from the STAR pit and both us and our neighbours are constantly frustrated with the noise of crushers, back-up beeping, and dust in our air and home... it has been this way since they broke ground so many years ago, and there is many a public record of our concerns and frustrations... there is only lip service when it comes to being considerate neighbours... it has been a very trying experience. Their bottom line is, understandably, their biggest concern. Gravel pits and neighbourhoods are a bad combination.

Thank you,  
Sincerely,  
Anthony Ludwig  
254077 Rocky Ridge Road  
Bears paw, Rocky View County

**Micah Nakonechny**

---

**From:** Petrucci, Anthony [REDACTED]  
**Sent:** Tuesday, January 14, 2025 6:17 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

Hello,

I live in Bearspaw and support the draft ASP

Specifically, I support section 9 prohibiting new gravel development

Bearspaw is a country residential area and gravel extraction is not consistent with the character of the area.

Regards,

Anthony Petrucci

31 Alexa Close.

[REDACTED]

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**From:** [Miriam Bezeau](#)  
**To:** [Planning Policy](#); [Legislative Services](#)  
**Cc:** [Martyn Griggs](#); [Arnold Bezeau](#)  
**Subject:** Scan Jan 15, 2025 at 8.32 AM  
**Date:** Wednesday, January 15, 2025 8:37:43 AM  
**Attachments:** [Scan Jan 15, 2025 at 8.32 AM.pdf](#)

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Please confirm you have received this. Thank you.

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Sent from my iPhone

260231 Range Road 25,

Calgary, AB, T3R 1J8

January 14, 2025

Bearspaw ASP Project Team at Rocky View County

Bylaw c-8588-2024 (1011-501)

[Planning\\_Policy@rockyview.ca](mailto:Planning_Policy@rockyview.ca)

[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

To Whom It May Concern,

We write this letter in support of the key aspects of the draft Bearspaw Area Structure Plan (ASP). We have lived on our farm in Rocky View County since 1985. We raised our four children here and have always appreciated the beautiful, peaceful area where we live. Our farm is directly west of Range Road 25, across the road from the NW corner of the Scott property.

We strongly support Policy 9.1.1. which prohibits any new aggregate operations within the Bearspaw ASP. There are an excessive number of aggregate operations and supplies in this area already. This policy will protect the country residential character of our community and clarifies that the Scott lands are not appropriate for aggregate development within our residential community. Rockyview County has shown consistent efforts to preserve the land by not approving aggregate development on previous occasions.

We expect our Rocky View Council will seriously support the wishes of it's constituents when it considers and approves the proposed Bearspaw Area Structure Plan.

Thank you for your time and consideration.

Yours truly,

Arnold & Miriam Bezeau

Dear Bears paw Area Structure Plan Team & Dear Rocky View County Councilors,

We are writing this submission to Rocky View County (RVC) **in support of the draft Bears paw Area Structure Plan (BASP)**, released December 2024 & to register our opposition to any proposals to allow new gravel pits operations in our community.

#### Policy 9.1.1

In particular, for those of us most concerned about the negative impacts of aggregate operations in our community, the key aspects of the draft BASP, which **we fully support, are the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bears paw ASP area, and Policy 9.1.1, which prohibits the re-designation of land within the ASP area for any such extraction operations. This section, as drafted, must remain part of the final BASP.**

We note that Policy 9.1.1 expressly prohibits any new aggregate operations within the BASP. This is a critical policy for protecting the beautiful country residential character of our community and makes it clear that Rocky View County does not see the Scott pit as an appropriate land use within our country residential community. The existing Burnco gravel pit on Burma Road will be able to continue to operate, although with somewhat stricter and clearer constraints requiring mitigation of its negative impacts.

We also note the reversal of the proposal to remove Phase 4 agriculture lands from the BASP – they are now back in as “agricultural transition zone” land. By returning these lands to the BASP, there will not be any new gravel pits in these locations also.

We believe this draft BASP broadly supports residents desire for the Scott Property to be permanently designated as land for “Country Living Residential”. This, in turn, will support the positive impacts of Country Living Residential, over Gravel extraction. Gravel operations degrades the quality of life for those living close to gravel operations. These impacts include, but are not limited to:

- Negatively impacting surface and ground water quality which is absolutely critical for those in our area who rely on water from wells on their property. Once impacted, water wells cannot be remediated;
- **Negatively impacting air quality with carcinogenic crystalline silica dust, which has a similar human health impact as asbestos!; Our community has lots of elderly folks with breathing related health concerns, details can be shared to support the fact as needed.**
  - Supporting Data
  - Air born dust particles
  - Risks of Silica in the Air and Its Role in Causing Silicosis
  - 
  - - **\*\*Inhalation of Respirable Crystalline Silica\*\***: Silica dust particles, small enough to penetrate deep into the lungs, pose significant health risks when inhaled.

24073 BURMA ROAD  
MANU SHARMA

Signature - M Sharma, Date - Jan 15, 2025.

24043 Burma Rd

Dated 15th Jan 2025

A24043 Burma Rd

Nai Lam

Dated. 15th Jan 2025

Steven Smith  
24027 Burma Rd  
Jan 15 2025

255085 Rocky Ridge Rd.

Tahir Alvi / Dr Fozia Alvi

24039 Burma Rd

N.W.  
Satwinder Pinglia

SATWINDER PINGLIA

Mahira Asim

28 Bears paw Acres, T3R1H7

Syed M Asim Hussain

28 Bears paw Acres, T3R1H7

- 
- - **\*\*Silicosis Development\*\***: Prolonged exposure to silica dust leads to **\*\*scarring of lung tissue\*\*** (fibrosis), causing silicosis, a progressive and incurable lung disease.
- 
- - **\*\*Types of Silicosis\*\***:
  - - **\*\*Chronic Silicosis\*\***: Develops after 10–20 years of low to moderate exposure.
  - - **\*\*Accelerated Silicosis\*\***: Arises within 5–10 years of higher exposure.
  - - **\*\*Acute Silicosis\*\***: Occurs after a few months to 2 years of extremely high exposure.
- 
- - **\*\*Respiratory Issues\*\***: Symptoms include shortness of breath, persistent cough, fatigue, and chest pain, leading to diminished lung function.
- 
- - **\*\*Increased Risk of Lung Infections\*\***: Silicosis increases susceptibility to tuberculosis (TB) and other respiratory infections.
- 
- - **\*\*Other Health Impacts\*\***:
  - - **\*\*Chronic Obstructive Pulmonary Disease (COPD)\*\***: Silica exposure is linked to conditions like emphysema and chronic bronchitis.
  - - **\*\*Lung Cancer\*\***: Classified as a known human carcinogen by agencies such as IARC and OSHA.
  - - **\*\*Kidney Disease\*\***: Long-term exposure may contribute to chronic kidney disease
- 
- - **\*\*Exposure Limits and Standards\*\***: Exceeding workplace exposure limits for airborne silica increases the risk of silicosis.
- 
- - **\*\*Cumulative Exposure\*\***: Even low levels of silica exposure over time can lead to health risks if accumulated.
- 
- - **\*\*Prevention Challenges\*\***:
  - - Invisible nature of respirable silica particles.
  - - Lack of awareness or enforcement of safety measures.
- 
- These points highlight the severe health risks posed by airborne silica and underscore the importance of preventive measures to protect workers and communities.
- 
- Also here are some articles of clear relationships between dust exposure and medical condition
  - <https://pmc.ncbi.nlm.nih.gov/articles/PMC8197517/>
  - <https://pmc.ncbi.nlm.nih.gov/articles/PMC6207090/>
  - <https://www.sciencedirect.com/science/article/abs/pii/S0011502907001101>
- 
- The main concern is that the condition develops over time, also it is irreversible damage to the lungs

- Increased road usage by gravel trucks, using inadequate county roads already beyond their capacity to handle such traffic;
- Negatively impacting noise pollution in an otherwise quiet rural setting;
- Negatively impacting light pollution, destroying the "dark sky" experience in our community;
- Permanently destroying environmentally sensitive areas; and
- Negatively impacting surrounding property values.

Other elements in the draft BASP that are particularly worthy of support to protect our country residential lifestyle include:

- Establishing 2-acre parcels as the minimum throughout the entire BASP – with consideration being required for the impact on existing communities with larger parcels where parcels of less than 4-acres are proposed.
- Limiting commercial development to the small existing community core at Hwy 1A and Bearspaw Road.
- Encouraging phasing of new residential development by providing tighter rules for re-designation and subdivision proposals in the future residential area, relative to the already fragmented infill country residential areas.

**In summary we fully support the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area, and Policy 9.1.1, which prohibits the re-designation of land within the ASP area for any such extraction operations. This section, as drafted, must remain part of the final BASP.**

Thank you for your consideration.

If you wish to discuss further, do not hesitate to contact us!

Thanks & Regards,

Concerned Bearspaw residents!

Note: In addition to submitting this formal objection letter, some of us may also be sending out this in the email format.

Kyle Petryshyn  
24089 Burma Road  
Calgary AB. T3R1E3

Jan 15 2025

Jan/15/2025

LAWRENCE & JUDITH ZARIWNY  
21 SILVERWOODS DRIVE  
CALGARY T3R1E2

FRASER GAMBLE <sup>DR</sup> MARDENE GAMBLE  
24 SILVERWOOD DRIVE  
Calgary Ab  
T3R1E2

Gerry & Rolanda  
Kerkhoff  
29 Silverwoods Dr NW  
Calgary AB

SHARON CRAIK & KEVIN CRAIK  
28 SILVERWOODS DRIVE  
CALGARY AB

**Micah Nakonechny**

---

**From:** Carsten Acker [REDACTED]  
**Sent:** Wednesday, January 15, 2025 10:28 AM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

Dear Rocky View Councilors and Legislative Services staff.

I strongly support the proposed Bearspaw Area Structure Plan (BASP) as written (December 2024). This plan is critical to the well being of my family and neighbors and the value of my property.

In particular, I support commercial developments being limited to the proposed maximum 3 ac. size and located within the Community Core along HWY 1A. The proposed Ascension Conceptual Scheme (Bylaw C-7991-2020) should be repealed.

I support the minimum 2 ac residential lot size, with consideration being required for the impact on existing communities with larger parcels for proposed lots less than 4 ac.

I strongly support inclusion of agricultural and agricultural transition lands in the BASP.

I strongly support No New Aggregate Resource Extraction within the BASP area (Section 9 of the plan). This will ensure human and ecological protection from the known adverse effects from industrial mining operations. I support tighter operational constraints on the existing aggregate mining operations within the BASP area. Thanks.

Carsten Acker  
[REDACTED]  
24188 Aspen Drive  
Rocky View County

**From:** [Catriona Le May Doan](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8588-2024 (1011-501)  
**Date:** Monday, January 13, 2025 11:02:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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To whom it may concern:

I am writing in support of the proposed Draft ASP for Bearspaw.

I am the resident and owner at 24192 Aspen Dr.

There are a few points that I believe are particularly worthy of support to protect our country residential lifestyle include:

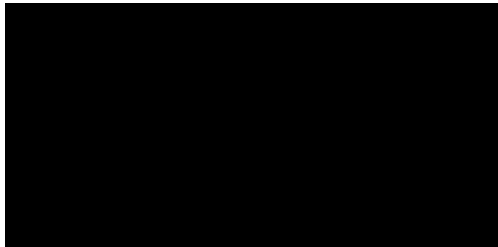
- Establishing 2-acre parcels as the minimum throughout the entire ASP – with consideration being required for the impact on existing communities with larger parcels where parcels of less than 4-acres are proposed.
- Limiting commercial development to the small existing community core at Hwy 1A and Bearspaw Road.
- Encouraging phasing of new residential development by providing tighter rules for redesignation and subdivisions proposals in the future residential area relative to the already fragmented infill country residential areas.

I would also like to highlight Policy 9.1.1 – prohibits any new aggregate operations within the Bearspaw ASP.

This is a critical policy for protecting the country residential character of our community.

Thank you for your time and commitment to our community.

Sincerely, Catriona Le May Doan



**Micah Nakonechny**

---

**From:** Doug Wilkins [REDACTED]  
**Sent:** Tuesday, January 14, 2025 8:32 PM  
**To:** Legislative Services  
**Cc:** Doug Wilkins  
**Subject:** Bylaw C-8588-2024 (1011-501)

Dear Rocky View Councillors and Legislative Services staff.

We are Bearspaw residents and landowners. We **strongly support the proposed Bearspaw Area Structure Plan (BASP) as written (December 2024)**. This plan is critical to the well being of our family and neighbours and the value of our property.

In particular, we support commercial developments being limited to the proposed maximum 3 ac. size and located within the Community Core along HWY 1A. The proposed Ascension Conceptual Scheme (Bylaw C-7991-2020) should be repealed.

We support the minimum 2 ac residential lot size, with consideration being required for the impact on existing communities with larger parcels for proposed lots less than 4 ac.

We strongly support inclusion of agricultural and agricultural transition lands in the BASP.

We strongly support **No New Aggregate Resource Extraction** within the BASP area (Section 9 of the plan). This will ensure human and ecological protection from the known adverse effects from industrial mining operations. We support tighter operational constraints on the existing aggregate mining operations within the BASP area.

Thank you,  
Sincerely,

Doug and Sharon Wilkins  
254145 Rocky Ridge Road  
Calgary, AB T3R 1A6  
Bearspaw, Rocky View County  
Sent from my iPad

**From:** [Dwayne Romansky](#)  
**To:** [Planning Policy](#)  
**Subject:** Bylaw C-8588-2024 (1011-501)  
**Date:** Wednesday, January 15, 2025 2:42:04 PM

---

I live in Bearspaw at 37 Timber Ridge Way and support the draft ASP. Specifically, I support section 9 prohibiting new gravel development; Bearspaw is a country residential area and gravel extraction is not consistent with the character of the area.

Thank you,

Dwayne Romansky

**From:** [drmeghani](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8588-2024 (1011-501)  
**Date:** Tuesday, January 14, 2025 10:09:47 AM

---

To Whom It May Concern,

My family lives in Bearspaw and we support the draft ASP  
We specifically support section 9 prohibiting new gravel development  
Bearspaw is a country residential area and gravel extraction is not consistent with the character  
of the area

Best regards,  
Faizal Meghani & family  
70 Timber Ridge Way

Sent from my Galaxy

**From:** [Fraser Gamble](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8588-2024 (1011-501). Support of the proposed ASP. Mardelle and Fraser Gamble: 24 Silverwoods Drive  
**Date:** Tuesday, January 14, 2025 8:05:27 AM

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- Our family very strongly supports the new proposed ASP specifically;

Policy 9.1.1 – prohibits any new aggregate operations within the Bearspaw ASP.

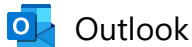
- o This is a critical policy for protecting the country residential character of our community!
- o This policy makes it clear that the twice rejected Scott pit is not an appropriate land use within our country residential community!
- o That the existing Burnco gravel pit on Burma Road will be able to continue to operate, although with somewhat stricter and clearer constraints requiring mitigation of its negative impacts.
- Reversing the proposal to remove Phase 4 agriculture lands from the ASP – they are now back in the ASP as “agricultural transition zone” land. By returning these lands to the ASP, there cannot be new gravel pits in these locations. This is a critical change!
  - o There may be other ways to keep gravel pits from negatively impacting our country residential communities by providing an important buffer around our communities. This approach clearly achieves this important goal as part of the ASP’s land use policies.

Other elements in the draft ASP that are particularly worthy of our support to protect our country residential lifestyle include:

- Establishing 2-acre parcels as the minimum throughout the entire ASP – with consideration being required for the impact on existing communities with larger parcels where parcels of less than 4-acres are proposed.
- Limiting commercial development to the small existing community core at Hwy 1A and Bearspaw Road.
- Encouraging phasing of new residential development by providing tighter rules for redesignation and subdivisions proposals in the future residential area relative to the already fragmented infill country residential areas.

Thank you again for the excellent work on the proposed ASP!

Warm regards,  
Mardelle and Fraser Gamble  
Residents of Bearspaw  
Sent from my iPhone



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**FW: draft Bearspaw Structural Plan.**

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From Planning Policy <planning\_policy@rockyview.ca>

Date Tue 1/14/2025 8:47 AM

To Andrew Chell <AChell@rockyview.ca>; Jan Sotocinal <JSotocinal@rockyview.ca>

FYI

**BETTY SIMIC**

Administrative Assistant | Planning

**ROCKY VIEW COUNTY**

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

Phone: 403-520-3956

[BSimic@rockyview.ca](mailto:BSimic@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Gary Moroz [REDACTED]

**Sent:** Monday, January 13, 2025 4:04 PM

**To:** Planning Policy <planning\_policy@rockyview.ca>

**Subject:** RE: draft Bearspaw Structural Plan.

January 13, 2025

Attention: Bearspaw ASP Project Team, Rocky View County.

Gentleman,

My wife and I would like to submit to you our support and approval for RVC administration's draft of the **Bearspaw Area Structure Plan (ASP)**.

In particular, for those of us residents concerned about the impact of aggregate operations within the Bearspaw area, we applaud Policy 9.1.1 which would prohibit new aggregate operations within the Bearspaw ASP.

This policy would protect residents from negative elements of gravel operations close to residential areas. These negative elements include, but not limited to:

1. Irreparable damage to water reservoirs that provide water for many residents in this area and which would certainly be impacted by aggregate mining operations,
2. the dangers of increased heavy traffic on our road systems,
3. the health hazards from the dust generated by aggregate operations,
4. the noise generated by the mining and crushing operations and
5. the determination of a large foreign corporation, that has no regard for residents in this area, that continues to submit applications to RVC County to re-designate a property as being suitable for aggregate development even after being turned down by council multiple times.

I would like to thank the RVC Bearspaw ASP Project Team for their hard work and efforts to incorporate resident concerns when compiling this draft document.

Now, our hope is that RVC Council will approve an ASP that protects the residents residing in the Bearspaw area.

1/14/25, 8:54 AM

Yours truly,  
**Joanne & Gary Moroz,**  
Resident of Church Ranches, Bearspaw Area, Rocky View County

From: [REDACTED]  
 To: [Planning Policy](#)  
 Subject: Proposed Bears paw ASP  
 Date: Monday, January 13, 2025 7:56:14 PM  
 Attachments: [image001.png](#)

I STRONGLY OPPOSE any new aggregate extraction within the Bears paw ASP area. Residential development has expanded significantly and the conflict between residential and aggregate extraction is too adverse. I support the terms as proposed in section 9.0:

## 9 AGGREGATE RESOURCE EXTRACTION

Due to the presence of aggregate mineral deposits, areas within Bears paw have historically been excavated for this resource. Typically, the nature of these extraction operations involves potential nuisance factors such as noise, dust, and traffic. As residential development expanded in Bears paw, there has been an increase in land use conflicts with existing aggregate resource extraction operations. In accordance with the vision of Bears paw as a country residential community, new aggregate extraction activities will not be supported within the ASP area. Existing operations may continue, but once extraction operations cease, it is required that the site be reclaimed and converted to an appropriate use.

### Objectives

- No new Aggregate Resource Extraction Operations shall be undertaken within the Bears paw ASP area.
- Existing operations shall be reclaimed after operations cease, and the land convert to an appropriate land use.

### Policies

#### General

- 9.1.1 No redesignation of land shall be permitted for any new or expanding aggregate resource extraction operation.

#### Existing Aggregate Resource Use Under Direct Control Bylaw DC-34

- 9.1.2 Notwithstanding Policy 9.1.1, the existing operation approved under Land Use Bylaw DC-34 and identified on Map 5 of this Plan as "Existing Aggregate Extraction" may continue to operate under the authority of that Bylaw. Any applications for development within these lands shall ensure:
- a) Compliance with relevant County plans, guidelines, and requirements;
  - b) Mitigation of impacts to adjacent properties, which include impacts due to noise, dust, traffic, and any other nuisance;
  - c) No impact to the surface or groundwater of the surrounding area; and
  - d) Continued compliance with a valid Development Permit.

Ivan Stark  
 76 Cheyenne Meadows Way  
 Church Ranches

**Micah Nakonechny**

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**From:** James Elliott [REDACTED]  
**Sent:** Tuesday, January 14, 2025 7:38 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

To whom it may concern,

I live in the Church Ranches community of bearspaw — 31 Cody Range Way

I support the draft ASP specifically section 9 prohibiting new gravel development. Bears paw is a country residential area and gravel extraction is not consistent with the character of the area.

Thank you  
James Elliott  
[REDACTED]

**Micah Nakonechny**

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**From:** Joan Clarke [REDACTED]  
**Sent:** Wednesday, January 15, 2025 9:22 AM  
**To:** Legislative Services  
**Subject:** Re: Bylaw C-8588-2024 (1011501)

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**From:** "Joan Clarke" [REDACTED]  
**To:** "legislativeservices" <legislativeservices@rockyview.ca>  
**Sent:** Wednesday, January 15, 2025 9:15:10 AM  
**Subject:** Bylaw C-8588-2024 (1011501)

I approve the proposed Bearspaw Area Structure Plan. I am a Bearspaw resident and landowner and I strongly support the proposed Bearspaw Area Structure Plan as written (dec 2024)

Sincerely  
Charlene Joan Clarke  
24133 Aspen Drive  
Rocky View County  
Calgary T3R 1A5

**From:** [John Weatherill](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8588-204 (1011-501)  
**Date:** Monday, January 13, 2025 7:47:34 PM

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Dear Bearspaw Area Structure Plan Team,  
Dear Rocky View County Councilors,

I am writing to convey my support for the December 2024 Draft Bearspaw Area Structure Plan. In particular, **I support the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area, and Policy 9.1.1, which prohibits the resignation of land within the ASP area for any such extraction operations.** This section, as drafted, must remain part of the final Bearspaw ASP.

Bearspaw is a place of unique natural beauty, and its country residential character is a tremendous asset for Rocky View County. With Council's support, the population of Bearspaw has grown many times over since the first Bearspaw ASP was drafted in 1994, and it is now the most populated area of the County.

Aggregate extraction operations are entirely incompatible with Bearspaw's natural country residential character. Gravel pits degrade quality of life by:

- Releasing carcinogenic crystalline silica dust, affecting human health
- Producing disruptive noise in an otherwise quiet rural setting
- Permanently demolishing unique and environmentally sensitive areas
- Destroying surrounding property values (University of Calgary economist estimates that one proposed pit in Bearspaw would reducing surrounding home values by \$163 million).
- Negatively impacting and contaminating ground and surface water, and lowering the water table

Structure plans are designed to ensure orderly development, consistent with the future vision of an area. The ASP rightfully lays out several strategic goals, including:

- Maintaining Bearspaw as a distinct and attractive country residential community
- Conserving and enhancing valued landscapes, including views, wildlife habitat, natural areas, slopes, riparian areas, etc.
- Ensuring an ordered approach to development, including appropriate transition between land uses.

Allowing aggregate extraction in Bearspaw would be directly counter to those strategic goals. Thankfully, such extraction is not necessary in Bearspaw. Aggregate deposits are prevalent throughout the region, as demonstrated by the presence of extraction operations in all parts of Rocky View County (and surrounding municipalities). This is not a scarce resource, and by some estimates, there are sufficient deposits in the County to produce gravel continuously for 40,000 years. Rocky View has the luxury, and indeed the responsibility, to ensure that aggregate development is directed to the least impactful areas of the county based on population density and environmental sensitivity. Bearspaw is not an appropriate location for such disruptive and destructive operations.

Thank you for your consideration,

John & Leah Weatherill  
51 Timber Ridge Way  
Bears paw  
Rocky View County

**From:** [Jonathan Pendlebury](#)  
**To:** [Legislative Services](#)  
**Cc:** [Julie Pendlebury](#)  
**Subject:** Bylaw C-8588-2024 (1011-501)  
**Date:** Monday, January 13, 2025 9:51:51 PM

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Dear Rocky View Legislative Services,

My family and I live at 88 Timber Ridge Way. I am writing to say that we support the draft ASP. Specifically, my family and I support section 9 prohibiting new gravel development as we believe that Bearspaw is a beautiful country residential area and gravel pits are not consistent within our community.

Many thanks for creating this area structure plan and all the time you have spent a date.

Warm regards,

Jonathan Pendlebury



**From:** [Julie Hendrix](#)  
**To:** [Legislative Services](#)  
**Subject:** By-Law C-8588-2024 (1011-501)  
**Date:** Tuesday, January 14, 2025 12:27:16 PM

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Dear Sir/Madam

I live in Bearspaw and support the ARP.

Specially I support Section 9 prohibiting new gravel development. Bearspaw is a country residential areas and gravel extraction is not consistent with the character of the area.

Best regards,

Julie Hendrix  
58 Timber Ridge Way  
Rocky View County, Alberta  
T3R 1B9

**From:** [Liz Elliott](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8588-2024 (1101-501)  
**Date:** Monday, January 13, 2025 9:44:16 PM

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Hello,

I am a Bears paw resident living in Church Ranches and I support the draft ASP.

I am specifically in favour and support section 9 prohibiting new gravel development. Section 9 is crucial to maintaining the quality of living in our county and is a section we are proud of the drafting team to see included in detail.

Bears paw is a country residential area. Gravel extraction deteriorates the quality of our beautiful nature focused county and puts the health of our residents, young and old at risk.

Liz Elliott



**Micah Nakonechny**

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**From:** Lori E [REDACTED]  
**Sent:** Wednesday, January 15, 2025 11:12 AM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)  
**Attachments:** Letter to RVC re BASP 2025.docx

Attention: Jan Sotocinal

Dear Jan Sotocinal:

As file manager for this matter, please find attached our letter providing comments about Bylaw C-8588-2024 (1011-501) regarding the revised Bearspaw Area Structure Plan. We understand that the deadline for our submissions is today, January 15, 2025, at 4:30 p.m. The Public Hearing for this matter is scheduled for January 28, 2025, at 9:00 a.m.

We trust that this is satisfactory. If you have any questions or concerns, please contact us.

Sincerely,

Michael J. Esser and Lori-ann Esser

40 Church Ranches Boulevard,  
Rocky View County, AB T3R 1C1

Michael J. Esser and Lori-ann Esser  
40 Church Ranches Blvd.  
Rocky View County, AB T3R 1C1

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January 15, 2025

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

VIA E-MAIL: [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

**Attention:** File Manager Jan Sotocinal

**Subject:** Bearspaw Area Structure Plan Review, Bylaw C-8588-2024 (1011-501)

To Whom It May Concern:

Rocky View County (“the County”) has requested comments in advance of the public hearing at 9:00 a.m. on Tuesday, January 28, 2025, regarding the Bearspaw Area Structure Plan (“BASP”) review. As residents living in Bearspaw at 40 Church Ranches Boulevard, Rocky View County, AB, T3R 1C1, we wish to register our thoughts regarding aspects of the revised BASP. In particular, given certain bylaw applications to which we have responded over the past few years, we wish to comment on the protections that the December 2024 draft BASP provides with respect to restricting aggregate resource development within or near residential areas, as well as limits and guidelines for other future developments within the Bearspaw area.

We moved to Bearspaw in 2018, the draw being the spacious, natural setting and quiet, private country residential living. Since then, we have enjoyed our property, our neighbourhood and the surrounding agricultural areas, natural environment systems and wildlife habitats. This enjoyment has been interrupted somewhat by what seems like constant applications for gravel pits or gravel pit extensions, and attempts to circumvent the current BASP (adopted on January 18, 1994) to allow for higher density housing and extensive retail outlets. These types of applications are, to our mind, not in keeping with either our notion of Bearspaw country residential living or the spirit of the BASP. Then, as now, we expect the BASP to provide certain protections for us as residents, for our individual property, for our neighbours and neighbourhood, for the greater community of Bearspaw and for the natural habitats, wildlife corridors and water systems that the area preserves.

Given this, we wish to address the following aspects of the December 2024 draft BASP:

### **Map 1 – BASP Boundaries**

At the June 19, 2024, Bearspaw Open House regarding the June 2024 draft BASP, we made the comments (in person and on sticky notes) about the proposed removal of Phase 4 Agricultural land from the BASP. The reasoning we received from County staff at the time was that the Municipal

Development Plan would address the future uses/conversion of this agricultural land. This caused us concern as the land would not be under the protection of the BASP, and, in particular, Policy 9.1.1. We (and others) saw the potential for this land, bordering established residential communities, to be considered for future redesignation and aggregate extraction.

We have studied the BASP Boundary maps, comparing the June 2024, September 2024 and December 2024 BASP drafts. The agricultural land that we are concerned with borders on established residential areas east of Bearspaw Road to Range Road 25 and along Township Road 264/Rocky Butte Road. This land provides a buffer between established Bearspaw communities, agricultural use and future, potential aggregate extraction. When comparing Map 1 in the June 2024 and September 2024 BASP drafts to Map 1 in the December 2024 BASP draft, we are glad that these concerns were considered. The land in question is now within the BASP boundary. We also appreciate the provisions in Policy 5.2 Phasing that also addresses “buffer zones” and Agricultural Transition Areas.

### **Policy 5 - Phasing**

Each residential neighbourhood in Bearspaw is a community unto itself. New developments seem to “pop up” in different areas of Bearspaw, without seeming to have an overall plan with how Bearspaw will continue on this path of new builds and new “communities.” This process seems somewhat piecemeal, with one community not necessarily connected with other ones nearby. In our view, such fragmented development can affect the feel and look of the general Bearspaw area, and therefore property values, as well as impact infrastructure and community access. It also affects natural areas, agricultural areas and wildlife corridors, which, to us, have important roles in Bearspaw. Policy 5.2 addresses the phases of residential development with rules for redesignation of land use and subdivision proposals, which we believe is a helpful part of the BASP for the future development of Bearspaw. We appreciate Map 5 – Land Use Strategy as identifying areas that are “built out” and areas that are open to future residential development according to an overall plan.

### **Policy 6 – Residential Uses**

Policy 6 acknowledges the “primary characteristics of the country residential form of Bearspaw.” At the time, the Ascension Development proposal caused us concern and we expressed that in communications to the County in 2021 and 2023. As noted in our submissions, the high-density housing plan that the development company suggested was not in keeping with the country-residential nature of Bearspaw, and certainly not in keeping with the established residential communities in the immediate vicinity of the proposed development. We are thankful not only for the decision of County Council in February 2024 regarding that application, but also for the provision in Policy 6 that limits the size of parcels for development to 0.8 hectares/1.98 acres, with required consideration for the impact of this provision on established communities with parcels larger than this minimum.

Given two recent applications within our own community of Church Ranches to subdivide parcels in an established residential neighbourhood, we appreciate the protections that Policy 6 provides, including avoiding the use of panhandles and limits on the number and type of access onto existing roads. We also appreciate the acknowledgement of the role of Local Plan policies, including

homeowners' association requirements, landscape and architectural controls, water, wastewater and stormwater infrastructure, and environmental or municipal reserve requirements. Policy 6 also references Map 5 – Land Use Strategy regarding built-out residential areas that “shall not be further subdivided.” Despite policy 6.3.3, policy 6.3.2 will assist with future attempts at subdividing lots within established residential neighbourhoods and thereby protecting these neighbourhoods against development that is contrary to the original nature, look and feel of the area in which current residents invested.

For areas of Bearspaw that are zoned for Future Residential Development, we appreciate that Policy 6 requires comprehensive planning, criteria and public engagement before development can take place.

### **Policy 7 – Business and Institutional Uses**

The Ascension Development proposal raised the question of greater commercial development in Bearspaw. The size of that particular proposed commercial development caused concern on many levels, as noted in our submission at the time. We are pleased that the BASP limits commercial development to the small, established community area at Highway 1A and Bearspaw Road called the “Community Core.” Policy 7 identifies this is the main area for “modest commercial development” (however that will be defined in the future, since this is not included in Appendix A: Definitions.) The objectives of Policy 7 include acknowledging that this commercial area is intended to serve the *local community* rather than drawing business from Calgary or Cochrane. This seems appropriate and is in keeping with what we see as the community-minded and country-residential nature of Bearspaw. We appreciate that the policy includes criteria for local commercial development and includes a maximum lot size of 3.0 acres. Business uses are identified as those that “serve the needs of the Bearspaw Community,” providing amenities, services and local employment opportunities *for residents*.

### **Policy 8 - Agriculture**

We appreciate that Policy 8 is included in the BASP such that “residential development is respectful to existing agricultural operations.” We believe that it is important for the BASP to acknowledge the importance of retaining and developing agricultural uses of agricultural land in Bearspaw as much as is possible and reasonable. Providing guidelines in this regard is important and helpful with a view to the direction of future development proposals.

### **Policy 9 – Aggregate Resource Extraction**

To us, given our experience with the most recent Scott Pit application, Policy 9 is the most important aspect of the BASP. As we have stated to County Council before, we understand the need for gravel and the economic benefits that gravel extraction provides. However, we are adamant that gravel extraction does not belong in or anywhere near residential areas because of the many proven, harmful effects that it has on people, their homes and their environment.

Policy 9.1.1 of the draft BASP prohibits any new aggregate operations within the Bearspaw area. We very much appreciate this provision in the BASP, which, when paired with what we trust will

be a future robust, clear and residential-protective finalized Aggregate Resource Plan, hopefully will safeguard people and property in Bearspaw from the detrimental effects of aggregate extraction. This is very important to us given the ongoing attempts to convert the Scott Property to a gravel pit. Our reading of Policy 9.1.1 makes it clear that the County will not approve the Scott Property for aggregate resource development, or any other such property within the Bearspaw borders. While Policy 9.1.2 will allow Burnco to continue operations within the Bearspaw boundaries, it provides some guidelines regarding any other development within these lands (although undefined and without enforcement policies) to help mitigate the negative effects of its operations on nearby residents and properties.

### **Policy 10 – Natural Environment and Policy 11 – Historic Resources**

The natural environment of Bearspaw is important and was a consideration we had when deciding whether or not to invest in property in this area. We agree that "...the natural and historic features of the Bearspaw area are valuable assets..." that should be preserved as much as possible. We appreciate the provisions in Policies 10 and 11 that act as guidelines to protect the natural environment in the face of development proposals. In particular, we are very concerned with protecting wetlands, the water table and water sources.

### **Policy 12 – Schools**

We appreciate that the BASP provides some guidelines for determining suitability for future school sites as we understand the need for school spaces in the County is increasing. We would hope that any such future school development in Bearspaw would include spaces for special needs such as learning disabilities (for example, dyslexia.) Currently, the only options for such specialized learning needs necessitate leaving Bearspaw/Rocky View County. Spaces for these programmes often are in demand and can be limited to students within a certain catchment, which may leave students living in Bearspaw without those options and opportunities.

### **Policy 13 – Recreation, Parks and Open Space and Policy 14 - Reserves**

We like that the BASP acknowledges the need and particular type of recreation activities and facilities, as well as environmental reserves, within the Bearspaw community. Further, we appreciate that the BASP addresses the types of recreational spaces that are suitable for Bearspaw, especially activities that are "aligned with the natural environment" such as walking and biking trails. The guidelines for such dedicated recreational and environmental reserve spaces are helpful and reflect the values that we have and that we believe are associated with Bearspaw as a community.

### **Policies 15, 16, 17, 18 - Infrastructure**

The guidelines for Transportation, Utility Services, Storm Water and Solid Waste/Recycling are appreciated. We are pleased that these policies acknowledge potential impacts on wetlands and natural features and promote overall safety and functionality. Given our experiences with both

flooding and drought, we are particularly concerned with water management in Bearspaw and the greater County. Policies to this end are necessary and we are glad that the BASP includes them.

### **Policy 19 – Emergency Services**

We had a fairly recent experience with a wildfire that started in a wooded area near our home. We weren't aware of the fire until after it was extinguished. Private residents worked together with buckets of water to put out the fire as the fire department couldn't access the area with their equipment. Thankfully no one was hurt and there was no property damage to anyone's residence, but it emphasized how quickly a neighbourhood fire could happen and spread. The fact that the fire department couldn't access the area was frightening, particularly in the wake of devastating fires that have destroyed neighbourhoods in Los Angeles, CA; Jasper, AB; Timberlea, NS; and Lytton, BC. We were happy to take part in a FireSmart assessment of our property that the Bearspaw Fire Department provided. As we experience continued drought and increased temperatures in Alberta, fire prevention, access to emergency services to protect life and property, emergency planning and multiple escape routes in the event of an emergency are important to us. We appreciate Policy 19, and hope that we can depend on robust emergency services in the future.

### **Policies 20 and 21 – Implementation and Inter-municipal Coordination**

It is helpful to have further guidelines and criteria regarding the actual implementation of the BASP. Development proposals through redesignation and subdivision applications will have relationship between the final BASP and with Local Plan requirements, the Municipal Development Plan and other Master Plans. Policies 20 and 21 address these relationships as well as the connection of development proposals to the *Municipal Government Act*, the CMRB Growth Plan and relevant Inter-municipal Development Plans. The various requirements and interplay between legislative documents and bylaws can be confusing. This policy, as well as Appendix B, provides a bit of a summary and/or checklist of the considerations, including suggested "non-statutory actions." Policy 20.1.20 provides for assessment and possible full review of the BASP every ten years, which seems to be a reasonable timeline given past and projected growth within Bearspaw.

### **Conclusion**

We appreciate the work that has gone into redrafting the BASP and thank Rocky View County Council, Administration and Staff for their dedication to this document. We are grateful to have had chances to express our concerns and ideas through public consultation opportunities and again at this Public Hearing. We trust that the revised BASP will continue to protect Bearspaw communities from aggregate resource development and other development not in keeping with its nature, and that the BASP will promote growth and programmes that serve and enhance Bearspaw.

Respectfully submitted,

Michael J. Esser and Lori-ann Esser

**Micah Nakonechny**

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**From:** karan [REDACTED]  
**Sent:** Wednesday, January 15, 2025 11:11 AM  
**To:** Legislative Services  
**Subject:** Opposition to new Gravel Pit in bearspaw Bylaw C-8588-2024 (1011-501)  
**Attachments:** Dear Bears paw Area Structure Plan Team.docx

Dear Team, I am sending this email to register my opposition to the new gravel pit being considered in the bears paw area (Scott's pit)

Address: 24073 Burma Road  
Name: Manu Sharma  
Ph: [REDACTED]  
Details in the attached doc.

Kindest Regards,  
Manu Sharma

Dear Bearspaw Area Structure Plan Team & Dear Rocky View County Councilors,

We are writing this submission to Rocky View County (RVC) **in support of the draft Bearspaw Area Structure Plan (BASP)**, released December 2024 & to register our opposition to any proposals to allow new gravel pits operations in our community.

#### Policy 9.1.1

In particular, for those of us most concerned about the negative impacts of aggregate operations in our community, the key aspects of the draft BASP, which **we fully support, are the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area, and Policy 9.1.1, which prohibits the re-designation of land within the ASP area for any such extraction operations. This section, as drafted, must remain part of the final BASP.**

We note that Policy 9.1.1 expressly prohibits any new aggregate operations within the BASP. This is a critical policy for protecting the beautiful country residential character of our community and makes it clear that Rocky View County does not see the Scott pit as an appropriate land use within our country residential community. The existing Burnco gravel pit on Burma Road will be able to continue to operate, although with somewhat stricter and clearer constraints requiring mitigation of its negative impacts.

We also note the reversal of the proposal to remove Phase 4 agriculture lands from the BASP – they are now back in as “agricultural transition zone” land. By returning these lands to the BASP, there will not be any new gravel pits in these locations also.

We believe this draft BASP broadly supports residents desire for the Scott Property to be permanently designated as land for “Country Living Residential”. This, in turn, will support the positive impacts of Country Living Residential, over Gravel extraction. Gravel operations degrades the quality of life for those living close to gravel operations. These impacts include, but are not limited to:

- Negatively impacting surface and ground water quality which is absolutely critical for those in our area who rely on water from wells on their property. Once impacted, water wells cannot be remediated;
- **Negatively impacting air quality with carcinogenic crystalline silica dust, which has a similar human health impact as asbestos!; our community has lots of elderly & folks with breathing related health concerns, details can be shared to support the fact as needed.**
  - Supporting Data
  - Air born dust particles
  - Risks of Silica in the Air and Its Role in Causing Silicosis
  - 
  - - **\*\*Inhalation of Respirable Crystalline Silica\*\***: Silica dust particles, small enough to penetrate deep into the lungs, pose significant health risks when inhaled.

- 
- - **Silicosis Development**: Prolonged exposure to silica dust leads to **scarring of lung tissue** (fibrosis), causing silicosis, a progressive and incurable lung disease.
- 
- - **Types of Silicosis**:
  - - **Chronic Silicosis**: Develops after 10–20 years of low to moderate exposure.
  - - **Accelerated Silicosis**: Arises within 5–10 years of higher exposure.
  - - **Acute Silicosis**: Occurs after a few months to 2 years of extremely high exposure.
- 
- - **Respiratory Issues**: Symptoms include shortness of breath, persistent cough, fatigue, and chest pain, leading to diminished lung function.
- 
- - **Increased Risk of Lung Infections**: Silicosis increases susceptibility to tuberculosis (TB) and other respiratory infections.
- 
- - **Other Health Impacts**:
  - - **Chronic Obstructive Pulmonary Disease (COPD)**: Silica exposure is linked to conditions like emphysema and chronic bronchitis.
  - - **Lung Cancer**: Classified as a known human carcinogen by agencies such as IARC and OSHA.
  - - **Kidney Disease**: Long-term exposure may contribute to chronic kidney disease
- 
- - **Exposure Limits and Standards**: Exceeding workplace exposure limits for airborne silica increases the risk of silicosis.
- 
- - **Cumulative Exposure**: Even low levels of silica exposure over time can lead to health risks if accumulated.
- 
- - **Prevention Challenges**:
  - - Invisible nature of respirable silica particles.
  - - Lack of awareness or enforcement of safety measures.
- 
- These points highlight the severe health risks posed by airborne silica and underscore the importance of preventive measures to protect workers and communities.
- 
- Also here are some articles of clear relationships between dust exposure and medical condition
  - <https://pmc.ncbi.nlm.nih.gov/articles/PMC8197517/>
  - <https://pmc.ncbi.nlm.nih.gov/articles/PMC6207090/>
  - <https://www.sciencedirect.com/science/article/abs/pii/S0011502907001101>
- 
- The main concern is that the condition develops over time, also it is irreversible damage to the lungs

- Increased road usage by gravel trucks, using inadequate county roads already beyond their capacity to handle such traffic;
- Negatively impacting noise pollution in an otherwise quiet rural setting;
- Negatively impacting light pollution, destroying the "dark sky" experience in our community;
- Permanently destroying environmentally sensitive areas; and
- Negatively impacting surrounding property values.

Other elements in the draft BASP that are particularly worthy of support to protect our country residential lifestyle include:

- Establishing 2-acre parcels as the minimum throughout the entire BASP – with consideration being required for the impact on existing communities with larger parcels where parcels of less than 4-acres are proposed.
- Limiting commercial development to the small existing community core at Hwy 1A and Bearspaw Road.
- Encouraging phasing of new residential development by providing tighter rules for re-designation and subdivision proposals in the future residential area, relative to the already fragmented infill country residential areas.

**In summary we fully support the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area, and Policy 9.1.1, which prohibits the re-designation of land within the ASP area for any such extraction operations. This section, as drafted, must remain part of the final BASP.**

Thank you for your consideration.

If you wish to discuss further, do not hesitate to contact us!

Thanks & Regards,

Concerned Bearspaw residents!

Note: In addition to submitting this formal objection letter, some of us may also be sending out this in the email format.

**Micah Nakonechny**

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**From:** Margit McGrath [REDACTED]  
**Sent:** Wednesday, January 15, 2025 8:27 AM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

Dear Rocky View Council and Legislative Services -

I am a Bearspaw resident and landowner, and I wanted to indicate my strong support for the Bearspaw Area Structure Plan (Draft - December 2024).

I especially support the No New Aggregate Resource Extraction in section 9 - this will help protect my family and the environment from industrial mining operations.

I also support the guidance related to commercial developments max 3 acre size and located along the 1A corridor, the residential 2 acre minimum lot size, and the inclusion of agricultural and agricultural transition lands in the BASP. I also support that this BASP means the Ascension development would not be able to move forward.

Thank you,

Margit McGrath

24160 Aspen Drive

**Micah Nakonechny**

---

**From:** Martyn [REDACTED]  
**Sent:** Tuesday, January 14, 2025 8:13 PM  
**To:** Legislative Services  
**Subject:** Re: Bylaw C-8588-2024 (1011-501)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Bearspaw Area Structure Plan Team,  
 Dear Rocky View County Councillors,

We are writing this submission to Rocky View County (RVC) **in support of the the draft Bearspaw Area Structure Plan (BASP)**, released December 2024.

In particular, for those of us most concerned about the negative impacts of aggregate operations in our community, the key aspects of the draft BASP, which **we fully support, are the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area, and Policy 9.1.1, which prohibits the re-designation of land within the ASP area for any such extraction operations. This section, as drafted, must remain part of the final BASP.**

We note that Policy 9.1.1 expressly prohibits any new aggregate operations within the BASP. This is a critical policy for protecting the beautiful country residential character of our community and makes it clear that Rocky View County does not see the Scott pit as an appropriate land use within our country residential community. The existing Burnco gravel pit on Burma Road will be able to continue to operate, although with somewhat stricter and clearer constraints requiring mitigation of its negative impacts.

We also note the reversal of the proposal to remove Phase 4 agriculture lands from the BASP – they are now back in as “agricultural transition zone” land. By returning these lands to the BASP, there will not be any new gravel pits in these locations also.

We believe this draft BASP broadly supports residents desire for the Scott Property to be permanently designated as land for “Country Living Residential”. This, in turn, will support the positive impacts of Country Living Residential, over Gravel extraction. Gravel operations degrades the quality of life for those living close to gravel operations. These impacts include, but are not limited to:

- Negatively impacting surface and ground water quality which is absolutely critical for those in our area who rely on water from wells on their property. Once impacted, water wells cannot be remediated;
- Negatively impacting air quality with carcinogenic crystalline silica dust, which has a similar human health impact as asbestos!;
- Increased road usage by gravel trucks, using inadequate county roads already beyond their capacity to handle such traffic;
- Negatively impacting noise pollution in an otherwise quiet rural setting;
- Negatively impacting light pollution, destroying the "dark sky" experience in our community;
- Permanently destroying environmentally sensitive areas; and

- Negatively impacting surrounding property values.

Other elements in the draft BASP that are particularly worthy of support to protect our country residential lifestyle include:

- Establishing 2-acre parcels as the minimum throughout the entire BASP – with consideration being required for the impact on existing communities with larger parcels where parcels of less than 4-acres are proposed.
- Limiting commercial development to the small existing community core at Hwy 1A and Bearspaw Road.
- Encouraging phasing of new residential development by providing tighter rules for re-designation and subdivision proposals in the future residential area, relative to the already fragmented infill country residential areas.

**In summary we fully support the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area, and Policy 9.1.1, which prohibits the re-designation of land within the ASP area for any such extraction operations. This section, as drafted, must remain part of the final BASP.**

Thank you for your consideration.

If you wish to discuss further, do not hesitate to contact us,

Martyn and Alison Griggs  
19 Alexa close  
Bearspaw  
Rocky View County

Tel: [REDACTED]

**From:** [Melinda Olliver](#)  
**To:** [Planning Policy](#)  
**Subject:** ASP Draft  
**Date:** Wednesday, January 15, 2025 3:34:25 PM

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Hello,

We currently live at 28 Crestview Estates and have reviewed the draft ASP for the Bearspaw Area. We are absolutely in favour of Policy 9.1.1 as we believe Rockyview County is significantly large enough that there are other areas, less developed, that are better suited for new aggregate operations. This is a reasonably densely populated area and residential building permits keep getting approved. Allowing more, new, aggregate development would be in direct contrast with residential occupation.

We are also very much in favour with the 2 acre parcels as the minimum area requirement within the ASP. This area is meant to be rural/residential and smaller parcels will only contribute to population density that is not needed with a city so nearby.

Thank you very much for considering this draft ASP.

Warm regards,  
Melinda and Steven Olliver

**Micah Nakonechny**

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**From:** Melinda Olliver [REDACTED]  
**Sent:** Wednesday, January 15, 2025 3:35 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

Hello,

We currently live at 28 Crestview Estates and have reviewed the draft ASP for the Bearspaw Area. We are absolutely in favour of Policy 9.1.1 as we believe Rockyview County is significantly large enough that there are other areas, less developed, that are better suited for new aggregate operations. This is a reasonably densely populated area and residential building permits keep getting approved. Allowing more, new, aggregate development would be in direct contrast with residential occupation.

We are also very much in favour with the 2 acre parcels as the minimum area requirement within the ASP. This area is meant to be rural/residential and smaller parcels will only contribute to population density that is not needed with a city so nearby.

Thank you very much for considering this draft ASP.

Warm regards,  
Melinda and Steven Olliver



Outlook

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**FW: Bearspaw ASP**

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From Planning Policy <planning\_policy@rockyview.ca>

Date Mon 1/13/2025 11:46 AM

To Andrew Chell <AChell@rockyview.ca>; Jan Sotocinal <JSotocinal@rockyview.ca>

FYI

**BETTY SIMIC**

Administrative Assistant | Planning

**ROCKY VIEW COUNTY**

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

Phone: 403-520-3956

[BSimic@rockyview.ca](mailto:BSimic@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Mike Lemmer [REDACTED]

**Sent:** Monday, January 13, 2025 11:45 AM

**To:** Planning Policy <planning\_policy@rockyview.ca>

**Subject:** Bearspaw ASP

Good morning

I am a land holder in Bearspaw, and lived here for 40+ years. My points on the ASP are:

- Supporting gravel pit restrictions, they are not congruent with residential areas. I believe policy 9.1.1 covers this.
- Put phase 4 ag lands back into ASP
- Restrict development of parcels to minimum 2 acre, preserving the country residential atmosphere.
- 
- There should be some kind of “buffer” zone around the perimeter of the ASP, protecting the residents from negative impacts from outside the fringe area (as is the case with the fringe area of Bearspaw/Calgary at the Star gravel pit east of Rocky Ridge road.

Thanks.... Mike Lemmer

**Micah Nakonechny**

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**From:** Miriam Bezeau [REDACTED]  
**Sent:** Wednesday, January 15, 2025 8:36 AM  
**To:** Planning Policy; Legislative Services  
**Cc:** Martyn Griggs; Arnold Bezeau  
**Subject:** Scan Jan 15, 2025 at 8.32 AM  
**Attachments:** Scan Jan 15, 2025 at 8.32 AM.pdf

Please confirm you have received this. Thank you.

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Sent from my iPhone

260231 Range Road 25,

Calgary, AB, T3R 1J8

January 14, 2025

Bearspaw ASP Project Team at Rocky View County

Bylaw c-8588-2024 (1011-501)

[Planning\\_Policy@rockyview.ca](mailto:Planning_Policy@rockyview.ca)

[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

To Whom It May Concern,

We write this letter in support of the key aspects of the draft Bearspaw Area Structure Plan (ASP). We have lived on our farm in Rocky View County since 1985. We raised our four children here and have always appreciated the beautiful, peaceful area where we live. Our farm is directly west of Range Road 25, across the road from the NW corner of the Scott property.

We strongly support Policy 9.1.1. which prohibits any new aggregate operations within the Bearspaw ASP. There are an excessive number of aggregate operations and supplies in this area already. This policy will protect the country residential character of our community and clarifies that the Scott lands are not appropriate for aggregate development within our residential community. Rockyview County has shown consistent efforts to preserve the land by not approving aggregate development on previous occasions.

We expect our Rocky View Council will seriously support the wishes of it's constituents when it considers and approves the proposed Bearspaw Area Structure Plan.

Thank you for your time and consideration.

Yours truly,

Arnold & Miriam Bezeau

**Micah Nakonechny**

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**From:** Paul Ringrose [REDACTED]  
**Sent:** Tuesday, January 14, 2025 5:02 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

Good afternoon,

I am writing to you in regards to the proposed Bearspaw Area Structure Plan (ASP), December 2024. My family and I live within the area defined by the Bearspaw ASP, and we are in full support of the draft Bearspaw ASP. Specifically, we are highly supportive of section 9, prohibiting new gravel development within the ASP area. Bearspaw is a country residential area, and gravel extraction is not consistent with the character of the neighbourhood. This is a critical policy within the ASP for protecting the country residential character of our community.

We are further supportive of the 2-acre minimum parcel size throughout the ASP area, and limiting commercial development to the noted areas.

Regards,

Paul Ringrose  
15 Lone Pine Crescent, Calgary, AB T3R 1B9  
[REDACTED]

**Micah Nakonechny**

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**From:** Block, Randall W. [REDACTED]  
**Sent:** Wednesday, January 15, 2025 11:30 AM  
**To:** Legislative Services  
**Cc:** Anne-Marie Block [REDACTED]  
**Subject:** Bylaw C-8588-2024 (1011-501)

**Dear Bearspaw Area Structure Plan Team,**

**Dear Rocky View County Councillors**

**Re: Bylaw C-8588-2024 (1011-501)**

My wife and I are long-time residents of Bearspaw and reside in Church Ranches, located in Bearspaw, Rocky View County. Thank you for the opportunity to comment on the December 2024 draft of the Bearspaw Area Structure Plan (the “Bearspaw ASP.”)

**We wholeheartedly support the Bearspaw ASP and request that it be approved without amendment.**

Clearly a great amount of effort, analysis and thought has been put into the Bearspaw ASP and we commend Rocky View County and its staff for this exceedingly important initiative.

Bearspaw is a place of unique natural beauty, and its country residential character is a tremendous asset for Rocky View County. With Council’s support, the population of Bearspaw has grown many times over since the first Bearspaw ASP was drafted in 1994, and it is now the most populated area of the County.

The Bearspaw ASP will guide future development of the Bearspaw area in the public interest. It will bring much needed certainty to future land development within Bearspaw which in turn will foster environmentally and socially responsible development of Bearspaw for the benefit of all residents of Rocky View County. The Bearspaw ASP sets forth the Bearspaw Vision (section 2.1), 23 goals, and then systematically and logically proceeds through the land use policies that align with and do not contradict those Vision and Goals. In this way, the Bearspaw ASP ensures that Bearspaw will be responsibly developed into the future and land use conflict should be minimized in that all land use must align with and not conflict with the Vision and Goals of the Bearspaw ASP.

**Therefore, we support the entire Bearspaw ASP. It brings much needed certainty that will foster responsible development and minimize conflict. Ad hoc hearings will be avoided as the rules on land use are clear.**

We wish to address in particular the inclusion of Policy 9 in the Bearspaw ASP.

In summary, the inclusion of Policy 9 and the prohibition of new Aggregate Resource Extraction as well as the prohibition of redesignation of lands within the Bearspaw ASP area to allow aggregate extraction operations are precisely aligned with the Vision and Goals of the Bearspaw ASP.

I expect that the gravel industry may attempt, incorrectly, to characterize this provision as targeted at the industry and seek to resurrect a system of ad hoc hearings for gravel extraction with Bearspaw. We are firmly opposed to this approach and urge all Councillors to reject any suggestion that the Bearspaw ASP can be emasculated by removing and failing to address gravel extraction.

First, Section 9 is precisely aligned with the Vision and Goals of the Bearspaw ASP. A new, open pit mine in the heart of Bearspaw is fundamentally inconsistent with the Goals and Vision of the ASP. A gravel pit will transform environmentally sensitive lands that are prime country residential lands into an industrial open pit mine. A massive pit will destroy the rural residential character of a significant portion of Bearspaw sterilizing it for future country residential use. Aggregate extraction would introduce an industrial operation into the heart of several country residential approved subdivisions with all the attendant harmful impacts of carcinogenic silica dust, particulate matter, noise, blasting, excavating and traffic.

A new gravel pit within the Bearspaw area is destructive of and harms the environment. The Bearspaw ASP recognizes the importance of preserving the environment and confirms that portions of the Bearspaw area are environmentally sensitive. Aggregate extraction in the heart of a country residential area, on lands that slope to the north in a water shed that ultimately flows into the Bow River, where naturally occurring ponds are a dominant feature of the landscape, and where wildlife of all type abounds is fundamentally inconsistent with the Vision and Goals of the Bearspaw ASP. The appropriate use of these lands is and always has been for country residential development.

The Bearspaw ASP meticulously examines where existing aggregate extraction has been permitted and where it will be prohibited in the future. Independent, unbiased and non-partisan experts have confirmed that it is a physical impossibility to excavate a pit for gravel extraction to the west of the existing Burnco pit (which is allowed to continue to operate) and not permanently impact groundwater quality and groundwater levels both locally and regionally among the other undoubted negative impacts to all components of the environment.

The excavation of a gravel pit will result in contamination of water used by certain residents and a permanent dewatering scheme. Again, independent experts have confirmed that in this area, surface and ground water are one connected water system. Residents use ground water for their drinking water and domestic use. The excavation of a pit would result in direct contamination pathways to the water formation accessed by certain residents for their domestic use. Further, digging a pit to excavate gravel just to the north of a myriad of

surface ponds that support an array of wildlife will result in the pit filling with water. The source of that water will be the areally extensive ground and surface water that is interconnected as one system. Regional dewatering and a permanently lowering of the water table will result. The natural environment including surface and ground water will be permanently impacted and harmed.

Second, there have already been three hearings where lands within Bearspaw were sought to be redesignated to allow gravel extraction. Each application was rejected, most recently in 2021. Where gravel operations are refused or existing land designations do not permit it, reasonable expectations are created that no gravel operations will be allowed. This in turn entices residents, in justifiable reliance on the decisions of the County, to purchase properties in a country residential area with every reasonable expectation that the country residential community will be preserved. That is exactly what has happened in Bearspaw. The Bearspaw ASP formalizes and recognizes the settled expectations of Bearspaw residences created in part by the correct decisions of three separate Councils to reject further gravel extraction.

Further, the Bearspaw ASP correctly assesses and applies the public interest. No commercial party has the unbridled “right” to extract gravel and that undeniable fact is recognized by the Bearspaw ASP. A corporation seeking to extract gravel is a landowner subject to the same rules that govern all landowners. It cannot externalize significant and unmitigable costs on its neighbours to maximize its own profit. The very real impacts to health, water, the environment generally and a myriad of other impacts override and render irrelevant the commercial interests of a company who is a single landowner seeking to exploit gravel for its own profit. That is especially so where residents have purchased or built homes long before any gravel operations were contemplated.

In any event, gravel is plentiful. Aggregate deposits are prevalent throughout the region, as demonstrated by the presence of extraction operations in all parts of Rocky View County (and surrounding municipalities). The Rocky View County Aggregate Resource Plan Stakeholder Advisory Committee report indicates that aggregate is not a scarce resource and Rocky View County can supply its share of the gravel demand in Calgary and region for the next 200 years with just 3% of the County’s land area. There is no public interest that could ever justify the extraction of a plentiful resource where the harmful impacts on the local community and environment are extreme and impossible to mitigate.

In summary, the Bearspaw ASP correctly recognizes that aggregate extraction operations are utterly incompatible with Bearspaw’s natural country residential character, the environment, the health of its residents and their quality of life. The Bearspaw ASP provides a concrete vision for the future development of Bearspaw that is entirely consistent with three past decisions rejecting new aggregate extraction operations upon which residents have relied in purchasing homes, building their lives and raising their families in Bearspaw.

Thank you for your consideration. Again, we commend Rocky View County and its staff for this exceedingly important initiative.

**Anne-Marie and Randall Block**  
**35 Alexa Close, NW**  
**Bearspaw**  
**Rocky View County**

**Randall W. Block, K.C**



**Micah Nakonechny**

---

**From:** Rick Wise [REDACTED]  
**Sent:** Wednesday, January 15, 2025 9:34 AM  
**To:** Legislative Services  
**Cc:** Jan Sotocinal  
**Subject:** Bylaw C-8588-2024 (1011-501)

Dear Rocky View Councillors and Legislative Services Staff,

I am a Bearspaw resident and landowner and I fully support the proposed Bearspaw Area Structure Plan (BASP) as written in December 2024.

In particular I support commercial developments being limited to the proposed maximum 3 acre size and located within the Community Core Along highway 1a. The proposed Ascension Conceptual Scheme (Bylaw C-7991-2020) should be repealed.

I also support the minimum 2 acre residential lot size.

I strongly support inclusion of agricultural and agricultural transition lands in the BASP.

I strongly support **NO new aggregate resource extraction facilities or operations** within the BASP are (Section 9 of the plan). This will ensure human and ecological protection from known adverse effects from these industrial mining operations. I support tighter operational constraints and enforcement on the existing aggregate mining operations within the BASP area especially as it pertains to dust control, spilled gravel on roadways and destruction of road surfaces due to high volume of heavy truck traffic.

Thank you for the opportunity to comment. Please note that I have not yet received a letter regarding the public hearing. Please email it to me.

Sincerely,  
Rick & Kelly Wise  
11 Lone Pine Cr, Church Ranches, Bearspaw  
Calgary Ab.  
T3R 1B9

**From:** [Rod Lipman](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8588-2024 (1011-501)  
**Date:** Tuesday, January 14, 2025 12:08:58 PM

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Dear Council,

My name is Rod Lipman. My wife, Teri, and I reside at 12 Crestview Estates, Calgary AB T3R 1E1, and we have now lived here for 21 years. Our land is directly adjacent to the 'Scott Property', owned by Lehigh Hansen.

For years we have lived in fear of this corporate giant's desires to extract aggregate materials from this beautiful residential and agricultural area, and thus ruining the lives of the many residents who live nearby. The results of aggregate extraction in several areas within the county have been devastating to the environment and the to wildlife, and the lives of the people who have made their homes in nearby communities. Fortunately, we have successfully convinced past councils to reject the applications of Lehigh Hansen to extract gravel from this environmentally sensitive area on two occasions since we have lived here. We have no desire to go into battle again.

We are therefore in full support of Bylaw C-8858-2024 (1011-501) to adopt the Bearspaw Area Structure Plan, particularly Policy 9.1.1. We urge the return of Phase 4 agricultural lands to the ASP. We encourage the establishment of 2-acre parcels of land as the minimum within the ASP.

Thank you for your consideration.

Sincerely,  
Rod Lipman

Sent from my iPad

**Micah Nakonechny**

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**From:** ruth ludwig [REDACTED]  
**Sent:** Wednesday, January 15, 2025 11:48 AM  
**To:** Legislative Services  
**Subject:** Bylaw C-8588-2024 (1011-501)

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**Re: Bylaw C-8588-2024 (1011-501)**

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MTo: <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>

Dear Rocky View Councillors and Legislative Services staff.

I am a 45 year Bearspaw resident and landowner. **I strongly support the proposed Bearspaw Area Structure Plan (BASP) as written (December 2024).** This ASP is a critical improvement for our community development and for the health of my family, neighbours and the value of my property.

I support the minimum 2 acre residential lot size, with careful and individual consideration being required for the impact on existing larger parcels for proposed adjacent lots less than 4 acres.

I strongly support inclusion of agricultural and agricultural transition lands in the BASP.

I strongly support **No New Aggregate Resource Extraction** within the BASP area (Section 9 of the plan). This will ensure human and ecological protection from the many KNOWN adverse effects from surface industrial mining operations. I support tighter operational constraints on the existing aggregate mining operations within the BASP area. We live across the road from the STAR pit and between us and the neighbours, we would have literally hundreds of complaints on file with them... there is only lip service when it comes to being considerate neighbours... it has been a very trying experience. Their bottom line is, understandably, their biggest concern.

Thank you,

Sincerely,  
Ruth Ludwig  
254077 Rocky Ridge Road  
Bears paw, Rocky View County

**Micah Nakonechny**

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**From:** Alvi [REDACTED]  
**Sent:** Tuesday, January 14, 2025 9:33 PM  
**To:** Legislative Services  
**Subject:** Opposition to Gravel Pit in Residential Area – Bylaw C-8588-2024 (1011-501)

Dear Bearspaw Area Structure Plan Team,  
Dear Rocky View County Councillors,

We are writing this submission to Rocky View County (RVC) **in support of the draft Bearspaw Area Structure Plan (BASP)**, released December 2024.

As a resident of 255085 Rocky Ridge Road, I am writing to express my strong opposition to the proposed gravel pit in the residential area covered under Bylaw C-8588-2024.

We are already facing significant challenges due to the existing gravel pit east of Rocky Ridge Road. The nighttime noise from this operation severely disrupts our sleep, affecting the overall quality of life for my family. During the summer months, the dust from the pit enters our homes whenever windows are left open, leading to serious health concerns for my children, all of whom suffer from dust allergies.

Additionally, Rocky Ridge Road is a single-lane road that already struggles to handle the heavy traffic from Bearspaw. The intersection of 112 Avenue and Country Hills Boulevard, which provides access to Stoney Trail, is heavily congested due to traffic generated by concrete plants and gravel pits. Adding another traffic-heavy project to this area would exacerbate the already overloaded infrastructure.

As a community, we must prioritize the residential character and health of our neighbourhood. I urge the County to consider the impact on residents. In summary, we fully support the objective of Section 9, that no new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area, and Policy 9.1.1, which prohibits the re-designation of land within the ASP area for any such extraction operations. This section, as drafted, must remain part of the final BASP.

Thank you for your time and consideration.

Sincerely,

**Tahir Alvi**

