

Terrill Shoults and Donald Wallace
242149 Range Road 43/242153 Range Road 43
Rocky View County, AB T3Z 2K2

December 12, 2024

File: PL20240115

ROCKY VIEW COUNTY
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB T4A 0X2

Attention: Rocky View Council

We have applied to change the property line on our 320 acres from a North/South line separating the quarters to an East/West line separating them. As per the wishes of our parents will. We are separating it into separate parcels as opposed to joint, for the simplification of our estates.

A condition that was applied to this application from your Rocky View County Engineer, draft condition #2 was that our joint driveway approach have the access changed to meet the county written standards. While we understand that this is the normal standard, this is not a normal situation. The following are our concerns with having to make this change, for a simple property line change.

We are hoping to have draft condition #2 removed for the following reasons;

1. This "roadway" (Range Road 43) was a dirt trail that had a wooden gate on it until approx. 1980, when the county started dumping gravel on it. Our family has accessed this "roadway" for 120 years.
2. The municipal Range road 43 has never been brought up to standards, there is no ditch on the west side for a ¼ mile prior to both our driveways.
3. Our driveway access was put in when it was the end of the road and a small traffic circle in 1997. It was approved by Rocky View Municipality when it was built, the road wasn't extended until approx. 14 yrs later in 2010. And then only the new portion was built to county standards, which started North of our existing access.
4. We are not responsible to bring the municipal road up to standard.

5. This driveway approach has been in place for 27 years with absolutely no issue. We are attempting to change a line on a map that has nothing to do with this.
6. It would be a substantial cost to make a change to this access from a slight angle, due to the fact we have a culvert in place, a cattle guard, steel posts and an electric gate. As well, two very large gate posts.
7. Our Telus phone lines and our Natural gas lines both cross this access and would have to be professionally altered.
8. We built an access to our land a ½ mile down the road north and had it built to standards and approved by Rocky View. CL Ranch, another 150 feet past this approach, built an approach of their own, no culvert, no standards and dumped gravel across the ditch in the traffic circle, it was never contested by Rocky View even after my complaints.
9. It makes little sense that we need to spend thousands on changing our already approved approach when the neighbor doesn't need to meet any standards at all.

Our hope is that you will "Grandfather" this approach in or waive condition #2 of it being changed.

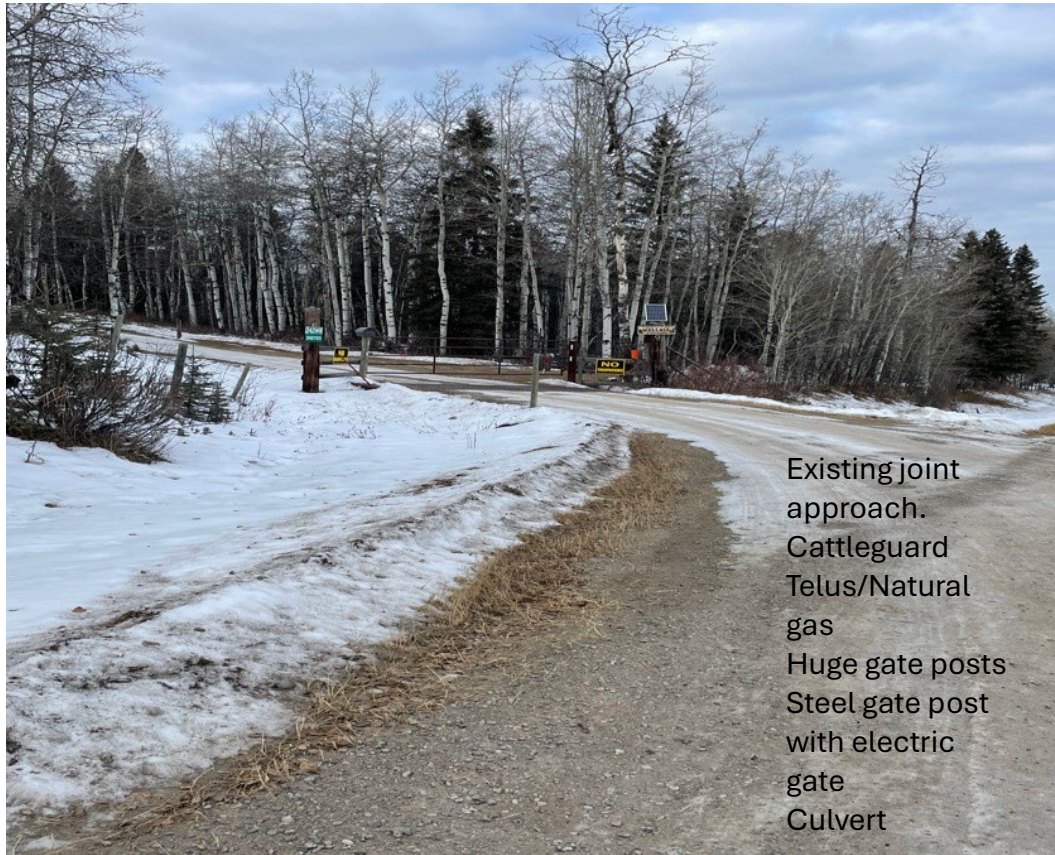
Respectfully,
Donald Wallace

Terrill Shoults



.Attachment

Document #2
Photos of everything mentioned above.



Existing joint
approach.
Cattleguard
Telus/Natural
gas
Huge gate posts
Steel gate post
with electric
gate
Culvert





No ditch, ¼ mile prior to our access. Ditch is higher than road
Facing North



No ditch, ¼ mile prior to our access. Ditch is higher than road



No ditch, ¼ mile prior to our access. Ditch is higher than road Facing South



No ditch, ¼ mile prior to our access. Ditch is very shallow Near access.





Original traffic circle ended here. New road built around 2010



4 heavy posts,
electric gate,
Cattleguard
Gas line
Telus line



Leaving our property.
Shallow ditch.
Culvert installed by us.



Telus and Gas



Our second approach for cattle, approved by Rocky View.



150 feet past our 2nd approved approach,
Neighbor access, No culvert, Gravel
dumped across ditch on an angle as well.
Rocky View wasn't interested when I
brought it to their attention.



Substation access, just over .5 mile away from our access. On TWP 242, Also accessed on an angle and I would assume acceptable to Rocky View.