

From: [REDACTED]
To: [Jasmine Kaur](#)
Subject: Re: Redesignation Application PL20240032
Date: Thursday, January 9, 2025 3:27:17 PM

Hello Jasmine,

In response to your email, we would like to go ahead with the application under the designated zoning of A-SML p8.1.

The cover letter as follows:

Dear Council members,

We live and love agriculture. We built our company GrowSafe Systems (an agricultural technology company specializing in monitoring cattle to improve efficiency) from our garage in Rocky View into a successful company partnering with University cattle research programs.

We were very thankful for our relationship with Rockyview, over many years enabling us to scale our business. We needed to move our business when we outgrew the 60 acres. Alison is an active mentor in the University of Calgary Creative Destruction Lab which helps young agtech entrepreneurs fulfill their ambition and drive. Often, we serve as a small test bed for agriculture technology from our acreage. These past experiences have generated a great deal of interest from our children to continue an agricultural lifestyle.

The challenge with a 60 acre-parcel adjacent to 3 X 20 acres used primarily for residential activity is that many agriculture activities cannot be conducted on this small-scale parcel, and the price of land in Rockyview precludes many from purchasing this land either solely for residential use. Sixty acres is not enough land to sustain a family based solely on most agricultural activities.

Not one of our children could afford 60 acres at current pricing in Rockyview; but together three of them would like to raise their children in a fashion we, and they were accustomed to. Nature, caring for land, the numerous chores, the outdoors, and the opportunity to get some extra income from looking after the land in a disciplined fashion.

We would like to subdivide our 60-acre property into 3X20 acre plots to give 3 of our children an opportunity to live in the country to pursue similar smallholder agriculture opportunities.

* Our daughter, who works in Calgary as a technical specialist, and is also a sergeant major, in the reserves who served in Afghanistan and Kuwait and son in law, a Calgary Craft brewmaster would like to look to have a couple of horses and they intend to build a greenhouse from within which to grow specific plants as ingredients for new beverage ingredients.

* Our son (a former soldier who also served in Afghanistan), presently lives in the family house. He/we rent pasture-land from this facility, and maintain a few cattle on a seasonal basis.

* Another son, a carpenter and commercial pilot, would like to raise some livestock and

would also like to have a small greenhouse operation.

All of these operations are intended to expand the opportunity to live a rural agriculture lifestyle.

The utilization and preservation of the land will increase and diversify with their efforts.

Thank you for considering our application

Kind regards

Camiel

Sent from my iPad

Logan Cox

From: Glen Collin [REDACTED]
Sent: Monday, April 29, 2024 8:19 PM
To: Dinal Manawadu
Subject: File Number 07622002

Hello Dinal,

April 26, 2024

To Dinal Manawadu
DManawadu@rockyview.ca
403-520-7295 April 26, 2024

Regarding,
File Number: 07622002
Application Number: PL20240032

Our Concerns with this proposal.

1. Water - the existing watertable is already stressed and adding a number of new wells would further aggravate the situation.
2. Sewage - our dwelling is right below the proposed subdivision so a number of new sewage systems could negatively affect our safe water supply.
3. Taxes - would changing their zoning designation affect our taxes or land designation.
(note that you assured us by phone that this would not be the case)

Glen and Marion Collin
22207 Twp Rd 274
Rocky View County, AB T4B 4Y1

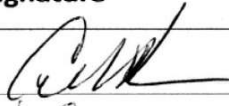
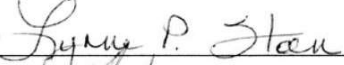



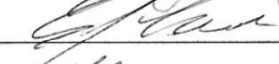
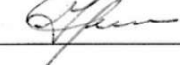
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Glen Collin
[REDACTED]

Rocky View Letter

We the undersigned agree with the concerns listed within the context of this letter and are opposed to Application

File Number 07622002 Applicant Number PL20240032 Division 4 Submitted by Alison Sunstrum and Camiel Huisma

Name	Address	Signature
CAROL Ann Huber	82141 TWP R 274 Rocky View County	
Lynne P. Sten	273216 RR Rd Rocky View County	
Sue Gunter	22211 TWP Rd 274 Rocky View County	
Tanya Heins	220601 TWP Rd 274 RVC	
Hailey Milligan	23146 TWP Rd 274 Rocky View County	
FREDERICK LEWIS	273132 RR 24 Rocky View County	
GREG JENSEN	273137 RR 23 Rocky View County	



Jo-El Buerlen

From: Anne Sirucek [REDACTED]
Sent: Wednesday, March 12, 2025 10:39 AM
To: Legislative Services
Subject: Letter of Support for Bylaw C-8615-2025-PL20240032(07622002)
Attachments: Bylaw C-8615-2025-PL20240032(07622002).pdf

Good Morning,

Please find attached a letter of support for Bylaw C-8615-2025-PL20240032(07622002).

I can be contacted by email at [REDACTED] if you require any further information.

Kind regards,
Anne Sirucek

Anne & Russell Sirucek
22179 Township Road 274
Rocky View County, AB
T4B 4Y1

March 11, 2025

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

Subject: Bylaw C-8615-2025-PL20240032(07622002)


Dear Rocky View County Council:

We wish to express our support of the redesignation and future subdivision application for Camil Huisma and Alison Sunstrum located at NW-22-27-02-W05M, municipal address 273216 Range Road 23, Rocky View County, Alberta.

Our property is directly adjacent to the Huisma and Sunstrum property on the east side.

Thank you for taking the time to review this letter.

Sincerely,



Anne Sirucek



Russell Sirucek

From: [REDACTED]
To: [Jasmine Kaur](#)
Cc: [Division 4, Samanntha Wright](#)
Subject: Bylaw C-8615-2025-PL20240032 (07622002)
Date: Wednesday, March 12, 2025 4:25:04 PM

Marion Collin

22207 Township Road 274 Rocky View County, Alberta T4B 4Y1 [REDACTED]

March 12, 2025

Rocky View County

262075 Rocky View Point

Rocky View County, Alberta T4A)X2

RE: Bylaw C-8615-2025-PL20240032 (07622002) Public Hearing to consider Bylaw C-8615-2015 to redesignate lands within NW-22-27-02-W05M from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (!-SML p8.1) to facilitate future subdivision of two new lots.

Attention File Manager Jasmine Kaur

Email JKaur@rockyview.ca 403-230-1401

Please consider this a letter of support for Camiel Huisma and Allison Sunstrum in this application of Redesignation of land so that he may gift three parcels of land to their three adult children and their young families.

We spoke of the land, the intended use by children that are familiar with agriculture and would be good stewards of the land. We also spoke of the possibility of planting a row of spruce trees on Camiel's land doing south to north at a sufficient distance to create a wind break for stopping the snow from drifting from the west across the lane that runs south to north to Twp 274. This would be very beneficial to both Lot 2 and Lot 3 acreages and very neighbourly.

We hope that the County Councillors will use their own guidelines to Redesignation to not consider "water" usage as part of this hearing as it appears that "water" usage is considered at the point of Subdivision, not Redesignation.

In discussion with Camiel, he confirmed that there is only one well currently drilled on his property by the current house. This well was sufficient to the needs of his home, of the Growsafe Business with its 15 employees, when it was operating. It also had enough water to serve the needs of over 100 cattle that were used to test the technology of the Growsafe equipment over the years that they operated.

As the neighbours directly east, directly affected by the business and any water effects, we experienced no effect. It was a quiet business, and we experienced no noticeable reduction in our water resource.

In 2019, we drilled a new well on Lot 2. This was not because we "needed" to, but was in anticipation of future opportunities to sell that we might consider. The well site was found by Greg Lewis. He found two streams of underground water that crossed each other. The well was drilled to **180 feet, came in with soft water at over 5 gallons/minute and was "choked" back to about 3 gallons/minute to preserve the flow.** We have two horses pastured, refill a hot tub twice a year and have not experienced any shortage either on the old well nor the new well.

Why? Because we "manage" the water. We have water capture off the shop and house for lawns &

shrubs. We used runoff water for 65 trees that were moved & have a flat truck bed water tank that we used occasionally to supplement that watering from the City of Airdrie. This was all with the original well dug by the original Lot 2 owner.

If we had a greenhouse, 100 new trees and trying to water a pasture all from the well, it should be managed in 20 to 30 minute increments. If you drill deeper in this valley you will hit the springs.

There is no reason for Rocky View County to deny this application on the behest of the Jensen's that live North of Twp 274 nor Carol Anne, our consummate petitioner. She is also the ultimate "NIMBY", not in my back yard.

There is an extra well on our property to the north edge. We believe that it was drilled there so that the original Lot 2 owner could subdivide. Never used.

When we bought in 2007, we had dreams of subdividing 4 or 5 acres so that one of our children could live nearby to look after us in our later years.

Our first communication with Carol Anne was a voice mail "YOU BEAVER LOVERS", "YOU PIDDLY ACREAGE OWNERS". That was the start, then Carol Anne, her third husband Gus and the Jensens killed the beavers and trespassed onto Lot 3 to shoot at the beaver lodge. Carol Ann trespassed to make an opening in the edge of dam all the while swearing up the hill to the Lot 1 owner.

We knew then that there would be no subdivision approval for us.

This neighbourliness' has not improved. If they had left the beavers alone or let the second group stick around, there might have been water in the creek for the Morrison cattle that Carol Ann leases the land to until they drank the creek dry each year.

So the whole concept of not approving Sirusek subdivision based on not wanting to "pit neighbours against neighbors", it is ridiculous. There is only one agitator in this valley and she was here long before we arrived. She has destroyed thoughts of subdivisions for Luigi Cerato, for us, now for Russ and Anne Sirucek who wanted to possibly build a future house for themselves or their son. Now CarolAnne will be at Camiel hearing too all set to destroy his dream of mini-farms for his three children.

Fact: there is no water effect on Carol Anne's Lot 40 acres by Twp 274 road. She is benefiting from the Jensen dam of spring water across the road. Camiel's lots will be agricultural. There will be no need for CarolAnne to show Howard Morrisons perfect round bales on a flat piece of land east of Range Road 22.

Respectfully submitted

Marion Collin

PS Sirucek land is uphill, very hard to bale. We have tried agricultural options. The soil is too rocky. We do not have the massive equipment needed to plow, plant, plow under, plant again.

From: [REDACTED]
To: [REDACTED]
Cc: [Jasmine Kaur](#)
Subject: Re: bylaw c-8615-2025-pl20240032(076220022)
Date: Wednesday, March 5, 2025 4:08:55 PM

Very well stated Jerry.

I Phil Heins have a parcel 22061 Twp Rd 274 Rockyview County being on the NE of 22-27-W5M and also oppose for the exact reasons

Phil Heins
[REDACTED]

On Wed, Mar 5, 2025, 3:00 p.m. Jerry Jensen [REDACTED] wrote:

My name is Carsten G Jensen and my wife Sharon and myself own and live on sw ¼ of 27-27-R2 w5. This land is north of what was known as Growsafe.

They want to redesignate NW-22-27-W05M. We also own NE-22-27-W05M. In addition to that we own a ½ section of land on e ½ of sect 21-27-2-W05M which is immediately west of the redesignation on sec. 22. Our concern that more acreages will lead to more residences and the talk of drought could effect our water supply. We have spring water that supplies our house, our barn and corrals. We are therefore against anymore subdivisions in our area.

There was an application to redesignate lot 1 on May 4/25 and it was defeated. That was bylaw C-8613-2025 on lot 1 plan 9412730.