

From: **Paul Sullivan** paul@navillusconsulting.com
Subject: **Road Closure and Consolidation**
Date: **November 9, 2020 at 10:59 AM**
To: **Dennis Campbell** [REDACTED]

Dear Mr. Campbell,

This is to confirm that the undersigned owners of the property SW-02-28-04-5 are in support of your application to close and consolidate the road allowance adjacent to your property.

We can be reached at the coordinates below with any questions or concerns.

Sincerely,

Paul Sullivan
[REDACTED]
[REDACTED]

Donna Garner
[REDACTED]
[REDACTED]

Don Lee
[REDACTED]
[REDACTED]

Christine Nurse
[REDACTED]
[REDACTED]

ROAD ALLOWANCE RESPONSE FORM

DESCRIPTION: To close for consolidation, a +/- 1.5 acre portion of road allowance as shown on Plan 751 0168. To be consolidated with SW 35-27-4-W5M.

GENERAL LOCATION: Located east and adjacent to Highway 22, 1/2 mile south of Township Road 280

APPLICANT: Dennis Campbell

OWNER: The Crown in right of Alberta

GROSS AREA: +/- 1.5 acres (to be confirmed by plan of survey)

I, Ludwig Gierstorfer the owner of

Lot Block Plan

and/or NE 34 27 4 W5 M
Qtr Sec Twp Rge

Support

Oppose

this proposed road closing for consolidation purposes.

Comments:

Signature

[Handwritten Signature]

Date

Nov. 4 / 20

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I, SETHIA BOGGS the owner of _____

 Lot Block Plan

and/or SE 3 28 40 W 5 M
 Qtr Sec Twp Rge

Support
 Oppose

this proposed road closing for consolidation purposes.

Comments:

[Signature]

 Signature

Nov 3 / 2020

 Date

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We is PETER STUART DAVIDSON
CAROL ANN DAVIDSON the owner of

Lot Block Plan

and/or NW^{1/4} 02 28 04 W05
Qtr Sec Twp Rge M

Support

Oppose

this proposed road closing for consolidation purposes.

Comments:

P.S. Davidson
C.A. Davidson
Signature

7th Nov. 2020
Date

From: [REDACTED]
To: [Xin Deng](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Application PL20200162
Date: December 21, 2020 11:24:37 AM

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

To Whom It May Concern,

I speak on behalf of my husband, Billy Richards, and myself in regards to the letter sent out by Rocky View County (RVC) for the proposed road closure of 275A. The description of the application doesn't fully represent the accuracy of the location provided as it does not include the name of the road which is posted at the west end along Hwy 22. Additionally it is disappointing that the application as presented doesn't account for the potential to land lock another quarter. It is our understanding that discussions and applications have been ongoing regarding this location for 12 plus years and as such this is not a straight forward request/application. We have made multiple attempts to get further educated on the history of this road allowance and the ramifications of a road closure at this location and it was also our understanding from RVC that in the event an application was made we would have 30 days to respond. That has not been the case as the letter, which although dated December 1, arrived in our mail on December 8 with a response deadline of December 22, during most of which the RVC office has been closed.

Billy and I are the current landowners of NE 34-27-04 W5M (NE 34) east of Hwy 22 and NW 35-27-04 W5M (NW 35). Our quarters are immediately adjacent to the proposed road closure and the applicant Dennis Campbell of SW 35-27-04 W5M (SW 35). Fortunately due to the foresight of the previous owners of our property, the extra roadway was allocated from NE 34 in two different time periods to provide access to both our quarter NW 35 and Dennis Campbell's SW 35.

The road allowance 275A, is the only viable access to both NW 35 and SW 35 as other road allowance options to either quarter have topography (steep slopes) limitations for any future access or development. Therefore it is critical that an agreement can be made to maintain access to both undeveloped quarters not just one or the other. Dennis Campbell and his family currently have undeveloped access to their quarter and we agree they should have the opportunity to build a residence on that quarter, however we do have concerns with the potential road closure and the implications it may have for future access and development of our quarter NW 35.

When we purchased our property one of the appealing factors was an undeveloped quarter with access via a county road allowance. Value of our property would likely be reduced on the basis of a private (someone else's) access vs county access and therefore a road closure may reduce the land value of a quarter we purchased just over a year ago.

Prior to moving forward with the road closure we would appreciate more discussion with RVC to understand the reasons why road closure is the best option vs a county road as it is our understanding the first 75 m of the road approach off Hwy 22 is already RVC. We were informed by RVC planners that it is not maintained by RVC even though the caveat was withdrawn in 2013 (Title #

131 106 064 +1). We have been told by Dennis that a county road would require relocation of the driveway to the adjacent subdivision within NE 34. As well that the county has no interest to maintain the road because of the dead end location and the potential issues for graders to travel along Hwy 22 entering and exiting an approach at the crest of a hill. We request more clarity on this topic as it does not make sense that a subdivision could be approved with access off a county road allowance but then require relocation with future development along that road allowance. I would sincerely hope that RVC is not that inefficient in future planning.

If it is determined that closure of the 275A is the only option then we would like assurance that we would have a life time easement to use the road to access NW 35 for the current undeveloped quarter or any future developments/landowners within that quarter. How would an easement impact potential landowners if we were to sell a first parcel out? Noting that in previous discussions with RVC representatives it has come to our attention that there can be limitations/restrictions on easements.

Another concern is maintenance, Dennis has verbally agreed to maintain the road but what would happen if the quarter sells, he goes on holiday and is unable for whatever reason to provide maintenance particularly snow plowing?. This could have impacts for emergency access to a potential subdivision and subsequently reduce potential value of the first parcel out.

We recognize the benefit of potentially having a road paid for by someone else, but are very concerned about future restrictions and the inconvenience this may pose in the future.

Additionally I would assume these concerns are also present for the landowner of the SE 34-27-04 W5M as due to topography limitations this county road is also the only access. Therefore there are currently 4 landowners with a vested interest in the future of this county road and further follow up is required prior to obtaining support of this application from Billy or myself. We would like to see a mutually beneficial agreement reached between all parties and that RVC assists in finding a resolution.

Regards,

Sarah Bigelow & Billy Richards

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Xin Deng](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Application# PL20200162 To Re-open 275A as Private Driveway - STRONGLY OPPOSE!!!!
Date: December 21, 2020 11:16:59 PM
Importance: High

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Hello,

I am writing to you in regards to Application # PL20200162 that we received to close a portion of the government road allowance located between NE 34-27-04-W05M and SE 34-27-04-W05M for future consolidation and construction of a private driveway.

First of all I would like to say that this notice of Application was received on Dec 13, 2020. Thirty days is the usual amount of time given to respond to any requests such as this. Due to issues caused by Covid and Christmas mailings this should have been given a response time well into January, 2021, not Dec 22.

Our property is adjacent to the road subject to the application and we **STRONGLY OPPOSE** this application.

When we purchased this property in 2006, we were of the understanding that when this land was originally subdivided in 2001, the road and cal de sac were built as part of the agreement between Rocky View County and the original NE 34 landowners, at an additional cost to the landowners, in order to provide access to this property. The cost was between \$22,000 - \$25,000. We also understood, from the former owners of this property, that the county acquired the 66 feet of Right of Way (cal de sac) out of NE34 as it extends East of Highway 22 to RR#42 now known as Township 275A. This 66 feet is the width required to build a road to county standards and that any further construction of Township 275A would adhere to the county standards and I don't believe county standards include a private driveway.

We access our property via the cal de sac off Highway 22 adjacent to Township Road 275A.


With the development of said driveway, we are concerned about the entrance to our property. Back in July of 2010, previous application for the development of 275A, there was mention that if re-opened that we would have to close our existing entrance and create a new entrance directly off 275A to the south of our property. In 2010 upon receiving that notice of application, we had just completed a 5 year project, spending thousands of dollars in landscaping our property from our house to our entrance making it what it is today. We contacted and spoke to the Engineering Department about our entrance and were told that the configuration to our entrance will not change. With that said, we have heard the closure of our entrance again and are Extremely concerned of:

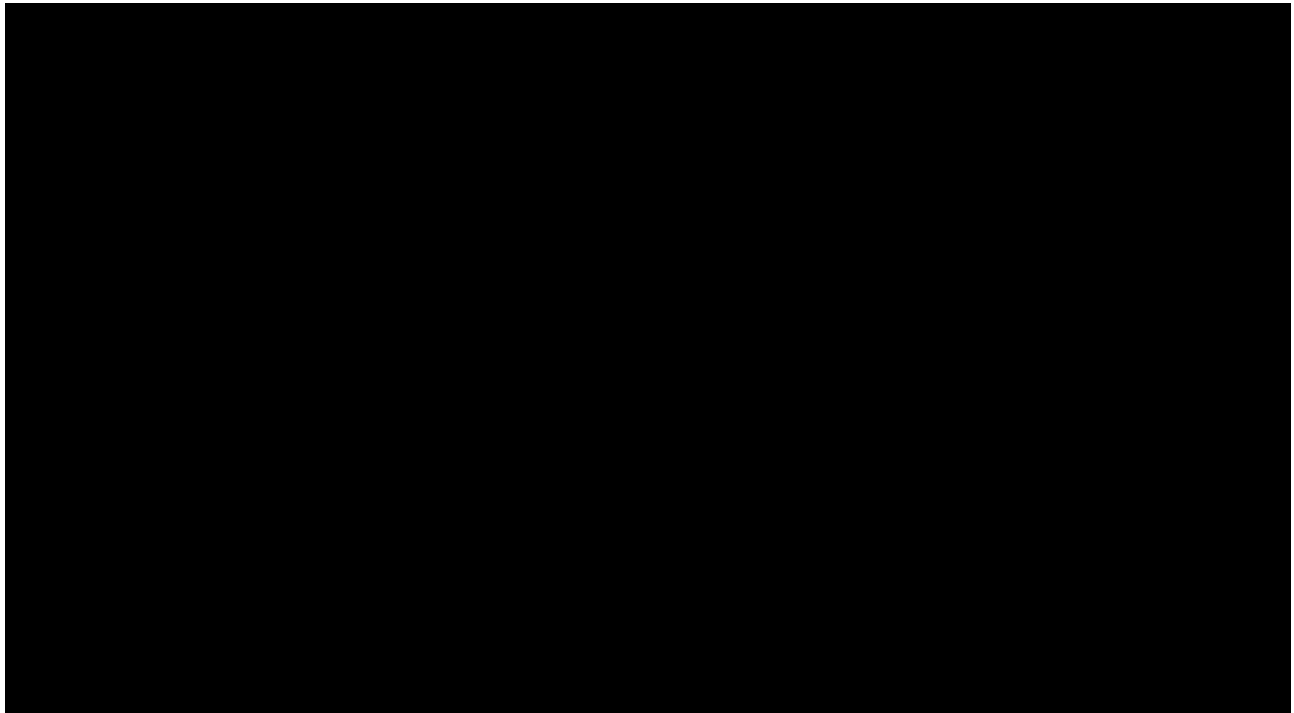
- the **Closure of our entrance**
- the loss of any type of access, if ever needed to repair fencing, etc. to the south side of our property via the government road allowance
- the cost of a new entrance

- the cost of reclamation of existing landscaping back to field status
 - the cost to develop new berms and new landscaping
 - the cost to relocate thousands of dollars of established trees and bushes
 - the cost to replace loss of trees and bushes due to relocation
- AND the:
- inadequate road construction (driveway) resulting in drainage issues and flooding of our property
 - the cost of replacement of damages caused by flooding to home and property
 - the cost in creating a new SWAIL replacing the one currently on the south side of our land that is required for drainage off of property.

It is because of these concerns and the stress that this has and continues to cause us, that we **STRONGLY OPPOSE** this application to re-open Township Road 275A for a private driveway.

Regards,

Don and Bonnie Stout
275130 RR#42
Rocky View County, AB T4C 3A3




From: [REDACTED]
To: [Xin Deng](#)
Subject: [EXTERNAL] - PL202000162 - Application for Road Closure Division 9
Date: December 22, 2020 3:12:39 PM

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December 22,2020

The description of the location of the lands set forth in both the subject application and notice to the landowners dated December 1,2020 is completely false and misleading. The lands are not located between NE of 34 and SE of 34 but are part of the southern most 20 meters of the NE of 34 extending from Highway 22 to RR42. The southern most 10 meters was taken out in 1973 through an agreement between Alberta Transportation and the Shaw's, the previous owner's of the NE of 34 as it lies E of Highway 22, for the sole purpose of providing a government access road to Shaw's and adjacent properties. A further 10 meters was added in 2000 through an agreement between the County and the Shaw's to bring width of the road allowance to 20 meters so as to facilitate the future development of the road allowance to County standards. This government road allowance is known (and signed) as Township road 275A.

Block 2 of my property borders 275A and I gain access directly from that part of Township road 275A that is the subject of this application. Alberta Transportation has clearly stated that no further approaches off Highway 22 to my block 2 would be allowed. The County has also stated that "topography limits the future use of RR42 for a road".

Closure of the applied for Section 275A will again land lock certain properties. Closure of this Government road allowance will undoubtedly have a negative impact on offsetting property values. All of the adjacent landowners were aware that County standards had to be met when they bought or subdivided there or subdivided their properties. The approach off Highway 22 and a part of the Township road 275A have already been built to County and Alberta Transportation standards by the Shaw's at their sole cost.

In view of the above I strongly oppose the closing of the government road allowance as applied for to accommodate a private driveway to the applicant's property and that Township road 275A remain open in its entirety between Highway 22 and RR42 for the purpose intended by Alberta Transportation, Rocky View

County, the Shaw's and
others for the benefit of all offsetting landowners and occupants now and in the future.

Regards
George