

Oksana Newmen

From: Art Johnston [REDACTED]
Sent: Monday, July 06, 2020 10:11 AM
To: Oksana Newmen
Subject: [EXTERNAL] - attn:Oksana Newmen

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July 6 , 2020.

to O Newmen,

attn: Planning Services Department ,
Rocky View County

re: File Number 05724053
Application Number :PL20200010

The above re-designation from Agriculture Holdings District to Residential Two District and Public Services District is compatible with the other uses in our neighbourhood.

Yours truly,

Violet Johnston
[REDACTED]

From: [Michelle Mitton](#)
To: [Oksana Newmen](#)
Cc: [Lori-Lee Turcotte](#)
Subject: FW: [EXTERNAL] - Bylaw C-8037-2020
Date: March 31, 2021 2:11:26 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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Sent: March 31, 2021 1:50 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8037-2020

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Rocky View County

Reference is made to Bylaw C-8037-2020

I assume there is a Bearspaw Structure Plan & that the above mentioned Sub division meets all the requirements.

If so & there are no problems with provision for water & sewer then I have no objections to the Bylaw.

I am, however, very concerned about the future of Bearspaw Road south of Highway 1A

At present this road goes south from Highway 1A for approximately 2 Km. On this road there are presently 13 access roads to properties going east or west.
Some are to single family dwellings & others are to multiple properties. This road gets considerable traffic to & from the school in both mornings & afternoons.
The road south presently ends at the Business Park.

What are the future plans for Bearspaw Road ? In 2017 there was a proposal by the developers of the land on SW/SE 19-25-02W05M to provide access to Bearspaw Road, There were objections to this proposal by many of the local residents.

I question how much more traffic the present Bearspaw Road can take

Respectfully Submitted

Bruce Gowans

From: [Michelle Mitton](#)
To: [Oksana Newmen](#)
Cc: [Lori-Lee Turcotte](#)
Subject: FW: [EXTERNAL] - BYLAW C-8037-2020, BYLAW C-8120-2020, BYLAW C-8121-2020
Date: April 1, 2021 9:39:44 AM

[One more](#)

MICHELLE MITTON, M.Sc
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Sent: March 31, 2021 3:08 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8037-2020, BYLAW C-8120-2020, BYLAW C-8121-2020

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To Whom It May Concern:

I am writing to express my objection to this proposed development. While I am not against growth or development, it needs to be rural in design. Yet, once again, what is being proposed is not what the majority of residents have asked for. Bingham Crossing development went through despite over 85% of those in attendance at the public hearing speaking out against it. Now we are left with massive infrastructure bills to be borne by the Alberta taxpayer should that development commence building. Castleglen indicted a new interchange price tag of \$140m. It was laughable to hear developers indicate they have no idea what the costs of the interchange upgrades are going to be, that will be determined later. As in, long after the developers have made their profit and left. How can a project that bears no responsibility for majority of infrastructure with massive impact on density and use of roads in the area be approved? How do councillors from the other side of the County have the ability to vote against what the residents in a West division want? At every open house I have attended over the years, the repeated theme is the same. Keep Springbank rural. Any growth and development should be premised on retaining what makes the area great, rural living. This is not that, based on my understanding of the simplistic presentation provided. Massive urban malls, parking lots, high density housing is not conducive to this area. Nor can our roadways handle this. I see 4 lane roads being planned to accommodate the massive increase in traffic through the

area. I live on Horizon View Road. How do you think this will impact residents in this area? Wildlife? Safety? We have no shoulders and a two lane country road. Where do you think all the construction vehicles and future traffic are going to flow through?

This is definitely not rural, nor economically or environmentally sustainable. The infrastructure costs to be borne by the Alberta taxpayer to fund the overpass and the widening of roads is not contemplated in this analysis. Claims of increased tax revenue and special levies do not even come close to the aforementioned. In addition, urban sprawl is a serious concern. This is just more of it. We have a massive mall being built a mile east on the highway, we do not need more malls. It is economically and environmentally unsustainable and irresponsible.

Rural growth would include things like a local recreation centre, senior housing, farmers market expansion. This is not a rural development and not what the residents and I think many Albertans want. How tragic in the name of "tax revenue" a beautiful community is being systematically destroyed by ill thought out, unsustainable development.

Concerned resident,
Jayne Ruttan