



Carswell Planning, "No hurdle too high."

March 4, 2021

Rocky View County Attention: *Xin Deng*, Senior Planner
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Re: SE-22-28-5-W05M, Title 111 334 644, being 16.187 ha (40.00 acres)

I am authorized to act on behalf of the registered owner, 1407524 Alberta Ltd. (Mariyan Trnski). This letter is intended to provide clarity on the public engagement to date; a description of the agricultural capability of the above-mentioned lands as not supporting croplands, but with potential for a feed-lot on reduced acreage; and lot creation.

Public Engagement

A public open house was held at the Trnski residence, 52057 Twp Rd. 283A on Wednesday, December 19, 2018, 6:00 pm – 8:00 pm for a chance to review the proposal. Twenty-three (23) mailouts were sent. Approximately, Fourteen (14) people attended, nine (9) collectively arrived in opposition to any development, while property owners to the north and south wanted reassurances that their wells would not be negatively impacted and were otherwise satisfied at the time.

In my opinion, those in opposition did not wish to have any planning matters addressed. They chose not to answer the survey questionnaire and were reluctant to sign in for attendance. They just didn't want any more development and displayed resentment towards the applicant and owners. Further, there have been acts of vandalism, intimidation and endangerment to the Trnski family by 'neighbours' that have involved the police and are well-documented.

Supporting Documentation

The file was temporarily close and is now re-opened. File entrances to the proposed lots have been obtained, geotechnical evaluation and slope stability studies have been conducted in support of these lots, and groundwater evaluations support the proposal. The character of the area is country residential with some agricultural operations, such as horses.

Agricultural Capability is Low

Regarding agriculture, the lands are wooded with topographic constraints. Soils mapping shows the southern two-thirds of the property has no capability for crops, as per the Canada Land Inventory (CLI) Class 7 which are the lowest category. Soils on the northern portion have severe limitations of CLI Class 5 due to temperature, high acid content and erosion.

Compatibility

The "Code of the West", as presented RVC Agriculture Service Board re-iterates that the Agricultural Operations and Practices Act and the County's Right to Farm policy to protect farmers and ranchers rights without nuisance claims by rural residents such as those choosing a country residential rural lifestyle nearby. It is important, as good neighbours, that rural residents respect that.

There are seven (7) lots in the quarter section, some of which are due to the split of Twp. Rd. 283 and Twp. Rd. 283A. Under the new Land Use Bylaw, the subject lands are currently designated Agriculture - General (A-GEN) which allows the rearing of livestock, as per the Land Use Bylaw Table 3 showing no maximum animal units for their 40 acre parcel. Lands to the west are designated Agriculture – Small (A-SML) and Residential – Rural (R-RUR).

It is expected that landowners look at the optimal use of their lands, while taking into account planning policy, compatibility, character, marketability, and likelihood of success of their ideas. The Trnskis have had farming operations in the past and are weighing the options of whether a livestock operation or lot creation is the optimal use of the lands.

Conclusion

Given that a planning application has been made to Rocky View County to redesignate lands to R-RUR and A-SML, it is safe to say that preference is for the development proposal before you. I hope this brief provides some clarity.

Thank you for considering this brief and planning application,



Bart Carswell, MA, MCIP, RPP
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