

Stefan Kunz

From: tamara krowicki [REDACTED]
Sent: Sunday, March 8, 2020 2:51 PM
To: Stefan Kunz
Subject: file#04834011 app#PL20190198 division1

regarding file # 04834011
application # PL20190198
division # 1

as the landowner directly across from the land subject to the applications, i am strongly opposed to this matter. this land is currently a zoned parcel for ranch and farm. this is not a commercial park nor should rocky view entertain this idea.

the problems already transpiring at this intersection are numerous.

with it being the busiest petro canada in western canada, and with vehicles parking on the access road daily, the traffic is already at a very inflated level, so much so that truckers cannot use this road that was originally created for them! having a new developed storage facility directly beside this, creates an unreasonable and problematic amount of traffic and more pollution from the lack of dust control.

the lights currently housed in the vicinity are already a violation of light pollution. a storage facility would require lighting, affecting this RURAL RANCH AND FARM DISTRICT. except for the petro canada in the vicinity, which is obnoxious as it is, the surrounding land is dedicated to the farmers and ranchers. i strongly believe that rocky view needs to continue its protection and conservation of these dedicated lands.

a storage facility would also require a dumping station. this is an abundant burden to the lands and surrounding properties, who must now deal with the leeching effects of septic waste at a commercial level and the constant smell of septic waste due to the prevalent winds in the area.

there has been a noted rise of rural crime occurring as well. cars parked on the access road are increasingly being broken into. a storage facility would only increase this level of crime, and effect the landowners current risk. i believe it is a threat to the security and wellbeing of myself and others.

another concern i have is the gas pumping station [34834092] in the close proximity. a storage facility with a storage of motorized vehicles, with each having a full tank of gas, seems to be lacking in safety prevention. if anything were to happen, the flammability rate would be dramatically increased to a dangerous level that could cause a deathly spread of wild fire.

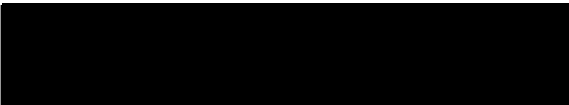
please take all of these points into consideration.

as a landowner i am asking rockyview to please please pleeeeeeeeease deny this application. DO NOT allow this intersection to become an industrial park.

thank you for taking the time to consider my objections.

tamara krowicki
SE-34-24-4-W5M



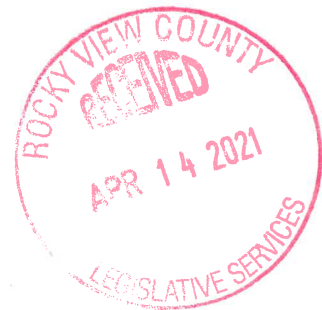


TO: ROCKYVIEW COUNTY
LEGISLATIVE SERVICES

APPLICATION # PL20190198
(04834011)

FROM: TAMARA KROWICKI

SW-35-24-4-W5





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APRIL 14 2021

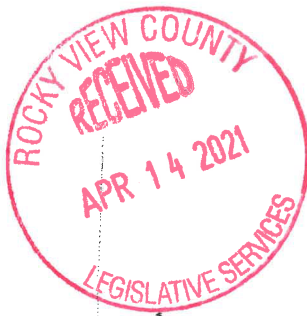
TAMARA KROWICKI
 245184 HIGHWAY 22 (SW-35-24-4-W5)
 SUBJECT: APPLICATION PL20190198 (04834011)

HELLO,

I AM STRONGLY OPPOSED TO THE PROPOSED BYLAW FOR THE ADDITIONAL FOLLOWING REASONS:

1. I BELIEVE THAT AMMENDING THE BYLAW WOULD BE PROMOTING THE PROPOSED STORAGE FACILITY AND PARKING LOT. THESE TYPES OF FACILITIES ARE DESIGNED TO BE VISIBLE ATTENTION GRABBING STRUCTURES THAT ARE BRIGHTLY LIT TO ATTRACT CUSTOMERS AND DETER CRIMINAL ACTIVITY. THIS TYPE OF PROPOSED DEVELOPMENT IS NOT SYMPATHETIC TO THE SURROUNDING AREA AND WILL DEVALUE PROPERTY VALUES IN THE AREA.

THIS IS CONFIRMED BY GUY TOMLINSON. GUY IS A REALTOR WITH "THE REAL ESTATE COMPANY" WITH EXPERTISE IN THE AREA FOR OVER 45 YEARS. HIS STANCE WAS THAT THIS SORT OF PROPOSED DEVELOPMENT, WOULD ABSOLUTELY DECREASE THE VALUE OF MY PROPERTY AND RESIDENCE, AS WELL AS THE NEIGHBOURING LANDS AND RESIDENCE THAT ARE SURROUNDING.



(2)

2. AMMENDING THIS BYLAW, WOULD CONTRADICT THE POLICY THAT ROCKYVIEW COUNTY HAS IN PLACE. THE WETLAND CONSERVATION AND MANAGEMENT POLICY CLEARLY STATES ITS "PURPOSE IS TO CONSERVE AND MANAGE WETLANDS, AS THESE LANDS ARE AN INTEGRAL COMPONENT OF ALBERTA'S WATERSHEDS AND PERFORM MANY IMPORTANT FUNCTIONS, INCLUDING BUT NOT LIMITED TO: PROTECTING BIODIVERSITY AND PROVIDING WILDLIFE HABITAT, MAINTAINING OR IMPROVING WATER QUALITY AND QUANTITY, CONTRIBUTING TO GROUNDWATER RECHARGE." THE PROPOSED DEVELOPMENT WOULD JEOPARDIZE THIS AND DIMINISH THE SUSTAINABILITY AND HABITAT THAT THRIVES IN THE ADJACENT WETLAND.

3. TO AMMEND THE CURRENT BYLAW, BY DEFINITION, WOULD BE CONSIDERED "SPOT ZONING". AND THIS INVOLVES "THE SINGLING OUT OF A SMALL PARCEL OF LAND FOR A USE CLASSIFICATION TOTALLY DIFFERENT FROM THAT OF THE SURROUNDING AREA, FOR THE BENEFIT OF THE OWNER OF SUCH PROPERTY AND TO THE DETRIMENT OF OTHER OWNERS.

THE SURROUNDING PARCELS ARE ZONED IN ROCKYVIEW COUNTY AS AGRICULTURAL DISTRICTS AND ROCKYVIEW




(3)

SHOULD PROTECT AND BE RESPONSIBLE FOR ITS DISTRICTS. THE MUNICIPALITY WOULD NOT BE UPHOLDING ITS LAND USES AND ZONING PRACTICES BY ALLOWING AN INDIVIDUAL TO BARGAIN AND EXPLOIT THE MUNICIPALITY FOR THEIR OWN BENEFIT AND DISREGARD FOR OTHERS.

4. THIS IS BEING HANDWRITTEN AND SUBMITTED BY A DEADLINE BEING IMPOSED. THE DEADLINE IS FOR WEDNESDAY APRIL 14 2021. YET A COPY OF THE PROPOSED BYLAW AND ASSOCIATED STAFF REPORT IS NOT AVAILABLE TO THE PUBLIC BEGINNING WEDNESDAY APRIL 21 2021. THIS IS NOT BEING TRANSPARENT AND DOES NOT ALLOW ME TO HAVE ACCESS TO A DOCUMENT IM SURE I COULD FIND MANY MORE POINTS WITH, TO OPPOSE.

AS A DIRECTLY ADJACENT LAND OWNER I THANK YOU COUNCIL, FOR ALLOWING ME A VOICE, AND FOR TAKING THE TIME TO HEAR MY OPPOSITION.

SINCERELY

TAMARA KROWICKI APRIL 14 2021


From: [Noronha, Brian](#)
To: [Scott Thompson](#)
Cc: [Noronha, Brian](#)
Subject: FW: [EXTERNAL] - FW: PL20190198
Date: April 7, 2021 2:34:51 PM
Attachments: [PL20190198 - Circulation.pdf](#)
[AT.pdf](#)

Scott,

Thank you for the opportunity to connect with you this afternoon,
As mentioned in our phone call, Suncor Energy would strongly object to the closure of access from Twp Rd 245A to Highway 22 as this would impede exit for our customers to Highway 22 North and South and back to Calgary. In other words our customers would only have to exit West from our site. We were also informed by an employee of Rockyview that we are also the oldest commercial development in Rockyview and I hope that as an existing user Council will give weightage to our objections.

Thank you very much and I look forward to hearing back from you on April 27th.

Brian Noronha

Manager Real Estate & Development – Western Canada

Suncor Energy Products Partnership
500 – 4820 Richard Rd. SW
Calgary, AB T3E 6L1

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Suncor is the proud owner of Petro-Canada

From: Noronha, Brian
Sent: Tuesday, April 06, 2021 3:41 PM
To: SThompson@rockyview.ca
Cc: Noronha, Brian <bnoronha@suncor.com>
Subject: FW: [EXTERNAL] - FW: PL20190198

Scott,

This letter was sent January 10,2020 and never received by us.

We certainly have grave concerns regarding this land within SE-34-24-4-W5M “Redesignation” to a direct control district and the subsequent request from Alberta Transportation for access from Twp Rd 245A to be restricted from Highway 22. We would object to this.

This would impede traffic to our site both from Cochrane and Eastbound traffic and make our access only a right in/Right out only.

Pls let me know when we can have a discussion on this matter and our objections to the plan either tomorrow or day after.

Thanking You,
Yours Sincerely,