

Peter Wiebe  
282116 Glenmore Trail SE  
Rocky View County, AB T1X 0H2  
August 27, 2020

Rocky View County Council  
Bylaw C-7969-2019 (Re: Application PL20190162)  
Municipal Clerk's Office of Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2



Dear Rocky View County Council:

I oppose the proposed bylaw.

The proposed redesignation of Block 3, Plan 1195 LK within LSD NW-23-23-28-W04M from AH to LW in order to support a storage business for garbage bins, fencing material and associated equipment is not in the best interest of the surrounding community. This application is suspected to be connected with Bylaw 7970-2019 as the affected land is adjacent to each other and is being made by a common Applicant. Concerns with this application include, but are not limited to, the following:

- 1) Road infrastructure is currently inadequate to support increased trucking in and out of this area
  - a. Increased truck traffic on Range Road 282 is a safety concern when entering or exiting Glenmore trail as there are no merge lanes or lights
  - b. Increase wear on roads; range road 282 may not be designed for a significant increase in heavy truck traffic
- 2) Resignation is for a LW (Live-Work) District which is not appropriate for the listed owner and intent.
  - a. As per the Rocky View Bylaw Section 81.1, the Live-Work district "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." It is unlikely residential will be the primary use where the land owner is a corporation operating a storage business.
- 3) Increased noise and light pollution from operations for surrounding residence including early morning and potentially through the night.
  - a. Agriculture noise and light pollution is seasonal, trucking operation operates year round

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- b. A porta-potty business has been run on this parcel without proper zoning recently and the smell was off putting for surrounding residents. A garbage bin storage business where bins are being brought in and out runs the same risk as they will be contaminated and may also be cleaned on site.
- 4) Given the recent history of the current Owners' action on this land, there is little reason to believe these future operations will be executed in good faith:
  - a. The current Owners have been operating a porta-potty operation from this property without proper zoning or applications
  - b. The current Owners did not cease and desist operations until Rocky View County forced them to shut down
  - c. The above referenced application was submitted earlier this year to rezone this land to run a porta-potty repair business and has now been amended after the previous rezoning attempt was postponed by applicant. Given the history, there is a legitimate concern that Levantski Holding Inc is attempting to rezone this land for a somewhat more palatable business now and will attempt to amend the land use to include porta-potty repair once it has been rezoned to Live-Work.

I appreciate your consideration of this letter and the concerns stated within it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Wiebe', with a stylized, sweeping flourish at the end.

Peter Wiebe

Peter and Louise Beermann  
233244 Range Road 282  
Rocky View, AB T1X0H2  
Block 1, Plan 731129 in LSD NW-23-23-28-WO4M  
January 11 2020

Rocky View County Council  
Municipal Clerks Office, Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A0X2

RE: Bylaw C-7970-2019 Application PL20190162

Dear Council,

We oppose the proposed bylaw.

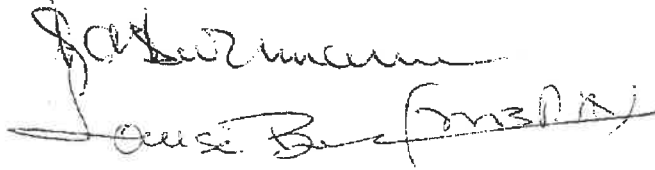
The proposed rezoning of Block 3, Plan 1195 LK within LSD NW-23-23-28-WO4M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

We also have a number of specific concerns with this application in particular including, but not limited to, the following:

1. The proposed rezoning of Block 3, Plan 1195 LK from AH to LW in order to support a business to repair porta-potties and associated equipment is not something that most homeowners in Glenmore Views want. Only a few years ago the community rejected a porta-potty business that Mr. Gautreau was running on the adjoining parcel Block 2. At that time the community rejected the idea of our development becoming a light industrial district
2. The owners of the property, Gerald and Dawn Gautreau have never lived on this property and apparently purchased it to operate businesses. In the past they ran a porta-potti business from Block 2 and the neighbors objected strongly. Council ordered the business be removed. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1 ,the Live-Work designation " is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel, Block 2, from AH to LW. We suspect that these two adjoining parcels will be used to run the same business, a porta- potty business. This community has

3. We are not sure why Mr. Gautreau is trying to turn Glenmore Views into a light industrial park when a number of these exist in the county already. There would be no issues there with water and sewerage and there would be road infrastructure to accommodate heavy truck traffic. Most residents here are on ground water and we do not have unlimited amounts. Water containing cleaning chemicals that is returned to the ground water system can impact the safety of our water. Range Road 282 is a gravel road not intended for heavy use by large trucks. There is not a turn lane at the intersection with Glenmore Trail making it a dangerous intersection when trucks are slowing down to turn in.

We thank you for your consideration of our concerns,

The image shows two handwritten signatures in black ink. The top signature is 'Peter Beermann' and the bottom signature is 'Louise Beermann'. Both signatures are written in a cursive, flowing style.

Peter and Louise Beermann

Rocky View County Council  
 Municipal Clerks Office, Rocky View County  
 262075 Rocky View Point  
 Rocky View County, AB T4A0X2  
 Email: [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca)

Re: Bylaw C-7970-2019 Application PL201901162

We the undersigned, oppose this Bylaw.

The proposed rezoning of Block 3, Plan 1195LK within LSD NW-23-23-28-WO4M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

We also have specific concerns with this application in particular, including, but not limited to, the following:

1. The application is for a business to repair and service porta-potties. This same kind of business was operated on Block 2 a few years ago and the neighbors objected strongly to it. The main concerns were around overuse of water and contamination of ground water. As well the noise and smells from the business were objectionable. I am sure the County still has the records from the various hearings.
2. The owners of the property, Gerald and Dawn Gautreau have never lived on this property and apparently purchased it to operate businesses. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1, the Live-Work designation "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel, Block 2, from AH to LW. We suspect that these two adjoining parcels Block 2 and 3 will be used to run the same business, a porta- pottie business. This community has rejected that type of business before.

NAME

Jack Symes  
 Johanna

ADDRESS

233159 Glenmore View Rd (NW 23-23-28-4)  
 " " "

Rocky View County Council  
Municipal Clerks Office, Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A0X2  
Email: [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca)

Re: Bylaw C-7970-2019 Application PL201901162

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The proposed rezoning of Block 3, Plan 1195LK within LSD NW-23-23-28-W04M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

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## NAME

## ADDRESS

Leanne J Mculloch	15 Glenmore View Place, Rocky View, AB
WAYNE GIBBEL	15 Glenmore View Place Rocky View, AB
LOYD WHEATING	19 GLENMORE VIEW PLACE, ROCKY VIEW, AB
Craig Morrison	233239 Glenmore View Rd Rocky View AB
Joan Morrison	233239 Glenmore View Rd Rocky View AB
Janet Wheatling	19 Glenmore View Place Rocky View

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

April 27, 2020

To Whom It May Concern:

I am the owner of the property at 233090 Range Road 282, four lots south of Brian Levant's property at 233176 Range Road 282. I give my support to his application for a Live/Work land use on his parcel.

Yours truly,

  
Aman Bhullar