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

ROCKY VIEW COUNTY
RECEIVED
SEP 08 2020
RECEPTION

Council
Bylaw C-7970-2019 (Re: Application PL20190161)
Municipal Clerk's Office of Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Dear Council:

I oppose the proposed bylaw.

The proposed re-designation of Block 2, Plan 731129 within LSD NW-23-23-28-W04M from AH to LW to facilitate the operation of a trucking business is not in the best interest of the surrounding community. This application is suspected to be connected with Bylaw 7969-2019 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

    c. No indication in the application that Alberta Transport has been consulted on the changes to the traffic type and volume at this intersection due to the operation of the trucking business.

2) Re-designation is for a LW (Live-Work) District but the current owners Gerald & Dawn Gautreau do not live on this land and have their principal residence elsewhere

    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."

3) Increased noise and light pollution from trucking operation 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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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 trucking industry from this property without proper zoning or applications

   b. The current owner sits on the Rocky View Council and is expected to understand the applications required within Rocky View to operate a business leading me to believe that their actions were intentional

   c. The current Owners did not cease and desist operations until Rocky View County forced them to shut down

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

Sincerely,

Peter Wiebe

CC Jerry Lau (Alberta Transportation)

Pamela Frank (Alberta Transportation)

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 PL20190161

Dear Council,

We oppose the proposed bylaw.

The proposed rezoning of Block 2, Plan 731129 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 application for the trucking business is vague. It states a minimum of five trucks. What is the maximum? What kind of trucks are they, semis, dump trucks, or porta-potti trucks? Why is it necessary to build another large building for servicing these trucks when two such buildings exit on the property? Why is it necessary to have screened in storage? What is being stored?

2. The owners of the property, Gerald and Dawn Gautreau have never lived on the property and apparently purchased it to operate businesses. In the past they ran a porta-potti business from this location 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 3, Plan 731129, from AH to LW. We suspect that these two adjoining parcels will be used to run the same business, a porta- potti business. This community has rejected that type of business here for a number of reasons, including issues of water and sewerage.

rejected that type of business before for a number of reasons, including issues of water and sewerage.

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 in an industrial park 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,

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

Re: Bylaw C-7970-2019 Application PL20190161

We the undersigned, oppose this Bylaw.

The proposed rezoning of Block 2, Plan 731129 ~~and Block 3~~, 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.

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1. The application for a trucking business is vague. It states a minimum of five trucks. What is the maximum? What kinds of trucks are they, semis, dump trucks, porta-pottie trucks? Why is it necessary to build another oversized building to service these? What is being stored?
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-pottie 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 Block 2 and 3 will be used to run the same business, a porta- potty business. This community has rejected that type of business before for a number of reasons, including issues of water and sewerage.

NAME	ADDRESS
Jack Symes	233159 Glenmore View Rd (NW-23-23-28W4)
Johanna	" " " "

Rocky View County Council
Municipal Clerks Office, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A0X2
Email: xdeng@rockyview.ca

Re: Bylaw C-7970-2019 Application PL20190161

We the undersigned, oppose this Bylaw.

The proposed rezoning of Block 2, Plan 731129 and Block 3, Plan 1195 LK 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
Leonte J. McCulloch	15 Glenmore View Place, Rocky View AB
WAYNE SIEGEL	15 Glenmore View Place Rockyview AB
LOYD WHEATING	19 GLENMORE VIEW PLACE ROCKYVIEW, AB
Joan Morrison	233239 Glenmore View Pl Rocky View AB
Craig Morrison	233239 Glenmore View Pl Rocky View AB.
Janet Wheating	19 Glenmore View Place Rocky Vie.