

**590140**

Alberta Limited

January 20, 2020

Andrea Bryden  
Planner  
Planning Services  
Rocky View County

**RE: Application to obtain approval for a new conceptual scheme that would establish a policy framework to guide future submissions for land re-designation, subdivision, and building development. Rocky View Planning Application No. PL 20190131**

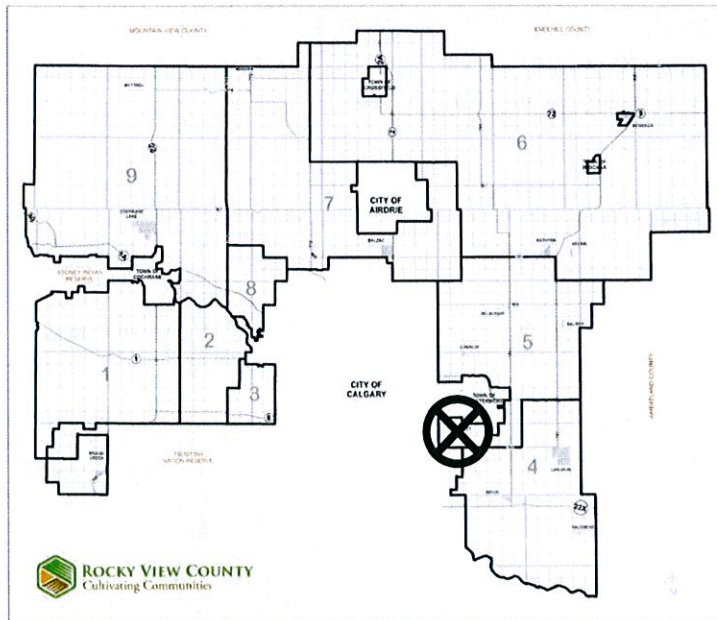
Dear Madam;

We are responding to a notification received from Rocky View County Planning Services regarding the above noted application for a new conceptual scheme that contains a 40 acre parcel of land that the principal owners of 590140 Alberta Limited; are entirely unaware of, were not privy to or consulted with, and did not provide any form of agreement or approval to being part of this application. Please clarify if this application is therefore a concern of planning services and has any grounds to legally being accepted by the County for review and possible consideration.

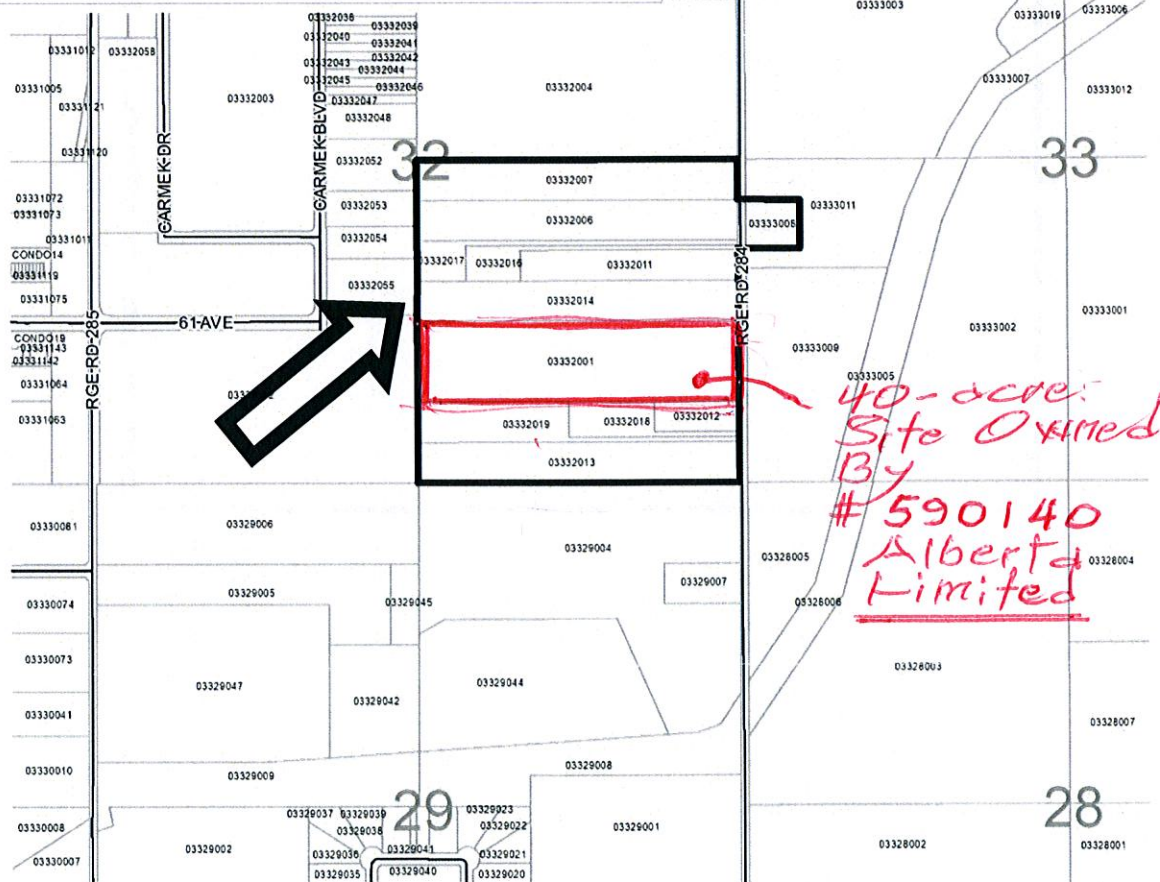
Thank you



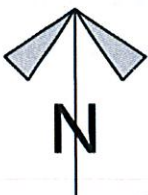
Oly Ratzlaff M. Arch.  
Project Manager for EMCOR Development Corp. and 590140 Alberta Limited



Received  
Jan. 20th,  
2020



## LOCATION PLAN



SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

**Date:** Sept 23, 2019

#### Division # 5

**File: 03332014/03332017**



September 2, 2020

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

**Dear Distinguished Members of Council**

Re: Conceptual scheme # 2019 0191- 235095 & 235077 Range Road 284, Rockview, Alberta

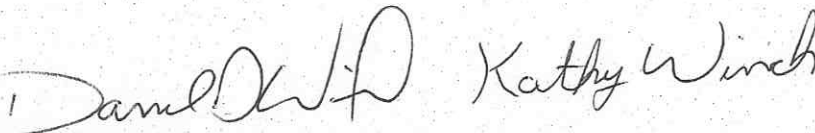
We are the owners and residents of property located at 235017 range road 284 rockview Alberta that is next to the captioned parcels of land. This has been our home for roughly 15 years.

We have met with the landowner and their consultants regarding the subject Conceptual scheme during a community engagement process whereby they spoke to us about their application and answered our questions. We found the engagement session to be very helpful.

After careful consideration and in speaking with our neighbors, we would like to express our support for the subject conceptual scheme. We see numerous developments around our home and in the general area of range road 284. We understand that the area in which we live is within the residential transition area under the Janet Area Structure Plan and we agree that it is time for this area to transition to commercial and industrial as is indicated in the ASP. We believe that the subject conceptual scheme will be a positive catalyst to bring forward that transition.

We understand that Rockyview development authority wishes that we come together as a group representing the 160 acre parcel regarding a conceptual plan for the entire parcel. However, we are not interested in doing this because it is costly and each neighbor has their own ideas of what they want to do with their own land including when they want to do it. We believe that individual landowner's views should be respected and not affected by other landowners.

Sincerely yours,



Darrel Winch

Kathy Winch

cc: File Manager Andrea Bryden- ABryden@rockyview.ca

235017 range road 284 Rockyview Alberta T1X-0J9

WINCH

**Steven Lancashire**

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**From:** gerald Ziegler [REDACTED]  
**Sent:** February 5, 2020 11:50 AM  
**To:** Andrea Bryden  
**Subject:** File No. 03332014 / 03332017 Application No. PL20190131 Applicant: ARJ Consulting (Andre Chabot) Owner: Jaroc Holdings Ltd., Rocco Terrigno Size +- 66.37 hectares

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

In regard to this application - we own property next to this (03332006) we have concerns regarding what is being developed on this property:

How will the traffic affect the surrounding area - What plans are being made for roads in this development?  
If a cannabis growing facility is being developed, what type of filtration system will it have regarding odour, etc.

Will this development have an effect on our taxes in the future?

Gerald & Margaret Ziegler