

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

Attention: Andrea Bryden
Planning and Development Services

Re: Application for a road closure for consolidation purposes
of block PT. 32 Plan 791 0905 \ application no. \ PL20200110

As long time residents of Elbow River Estates our property borders on the road allowance in question. We are aware of past history involving this road.

With information provided to this point we would be in favour of this application as presented.

Yours truly,

Gordon & Mona Wood
31271 Elbow River Drive
Calgary, Alberta T3Z 2T9



From: [Byron Nelson](#)
To: [Andrea Bryden](#)
Subject: [EXTERNAL] - Application Number PL20200110 - consolidation application
Date: October 22, 2020 10:13:41 AM

Do not open links or attachments unless sender and content are known.

I act as solicitor for affected neighbouring property owners, the Horvath family at 153 Elbow River Road and Irene Nelson at 151 Elbow River Road.

These homeowners take no issue with the application to close the road allowance and in fact support that portion of the application.

However, if the road allowance is in fact closed off, my clients wish to have the opportunity to bid on the sale of the land that is no longer part of a road allowance.

The notice that you have provided to my clients suggests that it is a certainty that the neighbouring lands would purchase that road allowance, if it is closed. My clients take issue with such assertion and wish the opportunity to buy the lands and absorb them into their properties. My clients make use of portions of such lands at the current time.

Byron W. Nelson
Inns Law
3900, 350 - 7th Avenue S.W.
Calgary, AB T2P 3N9
T. 403.265.779
F. 403.800.9171

From: [Barrett Gervan](#)
To: [Robyn Erhardt](#)
Cc: [Dominic Kazmierczak](#)
Subject: Re: [EXTERNAL] - RR 32 Road/ROW closure application
Date: Monday, March 29, 2021 10:02:01 AM

Thanks Robyn. Upon review and discussion amongst the owners, we are no longer in opposition of this application provided that access remains available at the Elbow River Dr location as discussed. This does not mean we are in support of this application, but we are no longer in opposition either.

Thank you for your assistance on this matter.

Regards,

Barrett Gervan

On Thu, Mar 18, 2021 at 1:11 PM <RErhardt@rockyview.ca> wrote:

Good afternoon, Mr. Gervan;

I have received your letter regarding the road closure, and I wanted to provide an update on the area proposed to be closed as it was revised after the first round of circulations to land owners. The attached Powerpoint depicts the final road closure proposal, which does not include the east-west portion of Elbow River Drive in order to allow for future access to the lands to the west of Range Road 32.

Please feel welcome to advise us as to whether the revision affects your position.

Regards,

Robyn

ROBYN ERHARDT, M_{PLAN}
Planner | Planning Policy

ROCKY VIEW COUNTY

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

Phone: 403-520- 8196 |

rerhardt@rockyview.ca | www.rockyview.ca

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From: Barrett Gervan <[REDACTED]>
Sent: Wednesday, March 17, 2021 3:18 PM
To: Robyn Erhardt <RErhardt@rockyview.ca>
Cc: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Subject: Re: [EXTERNAL] - RR 32 Road/ROW closure application

Hello Robyn, please accept the attached letter in opposition of the road closure application PL20200110 (application to close RR32 off highway 8). This letter is on behalf of 2056598 Alberta Ltd., the landowner of SE-10-24-3-w5 which is directly affected by this application.

Please keep me informed on the progress of this application.

Regards

Barrett Gervan
[REDACTED]

On Tue, Feb 16, 2021 at 12:05 PM <RErhardt@rockyview.ca> wrote:

Good afternoon, Mr. Gervan;

I will be looking after this application and would be happy to provide you with an update:

The official period for providing letters has closed; however, if you would like to submit a letter we will include it in the file and provide it to the applicant to review your concerns.

The next formal opportunity for expressing opposition is at the Public Hearing which has yet to be scheduled. When we have scheduled a date for the Public Hearing all adjacent landowners will be notified of the date and time of the hearing and of deadlines to submit any materials.

Please let me know if this addresses your concerns or if you have any additional questions.

Regards,

Robyn

ROBYN ERHARDT, MP_{LAN}
Planner | Planning Policy

Rocky View County

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

Phone: 403-520- 8196 |

rerhardt@rockyview.ca | www.rockyview.ca

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From: Barrett Gervan [REDACTED] >
Sent: February 16, 2021 11:45 AM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Subject: [EXTERNAL] - RR 32 Road/ROW closure application

Do not open links or attachments unless sender and content are known.

Hello Dominic,

I was in contact with Andrea Bryden regarding an application for a road closure of RR32

along highway 8. I am an affected landowner. At the time, we did not submit a letter in opposition because we understood there would be more opportunities to oppose this application at the public hearing stage. Could you please provide me an update as to where in the process this application currently sits and when we should prepare a letter of opposition?

Thanks

--

Barrett Gervan

[REDACTED]

--

Barrett Gervan

[REDACTED]

--

Barrett Gervan

[REDACTED]

February 25, 2021

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

Attention: Rocky View County Planning Department

RE: PL20200110 – Road Closure Application

To whom it may concern,

We, Chad Himmelspace and Vernon Pointen are the owners of 2056598 Alberta Ltd., the registered landowner of SE-10-24-3w5.

As an affected landowner to this application, we would like to go on record stating our opposition as this road closure if successful will negatively affect our ability to access our land.

Range Road 32 right of way is the subject of the closure application and provides the only access point to our land via this right of way (please see map attached on following page for more detail).

We met with Rocky View on site last year and discussed the requirements to obtain an approach off of Elbow River Drive through the RR32 right of way. Rocky View informed us that we can obtain access through this point and an approach would be approved subject to meeting several construction requirements. Due to financial constraints, we decided not to proceed at that time, however, we do still plan to construct an approach to allow for access in the future. A closure of this right of way would prevent any future access to our land.

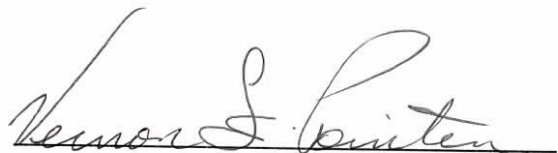
Thank you for considering our concerns with this application.

Sincerely,

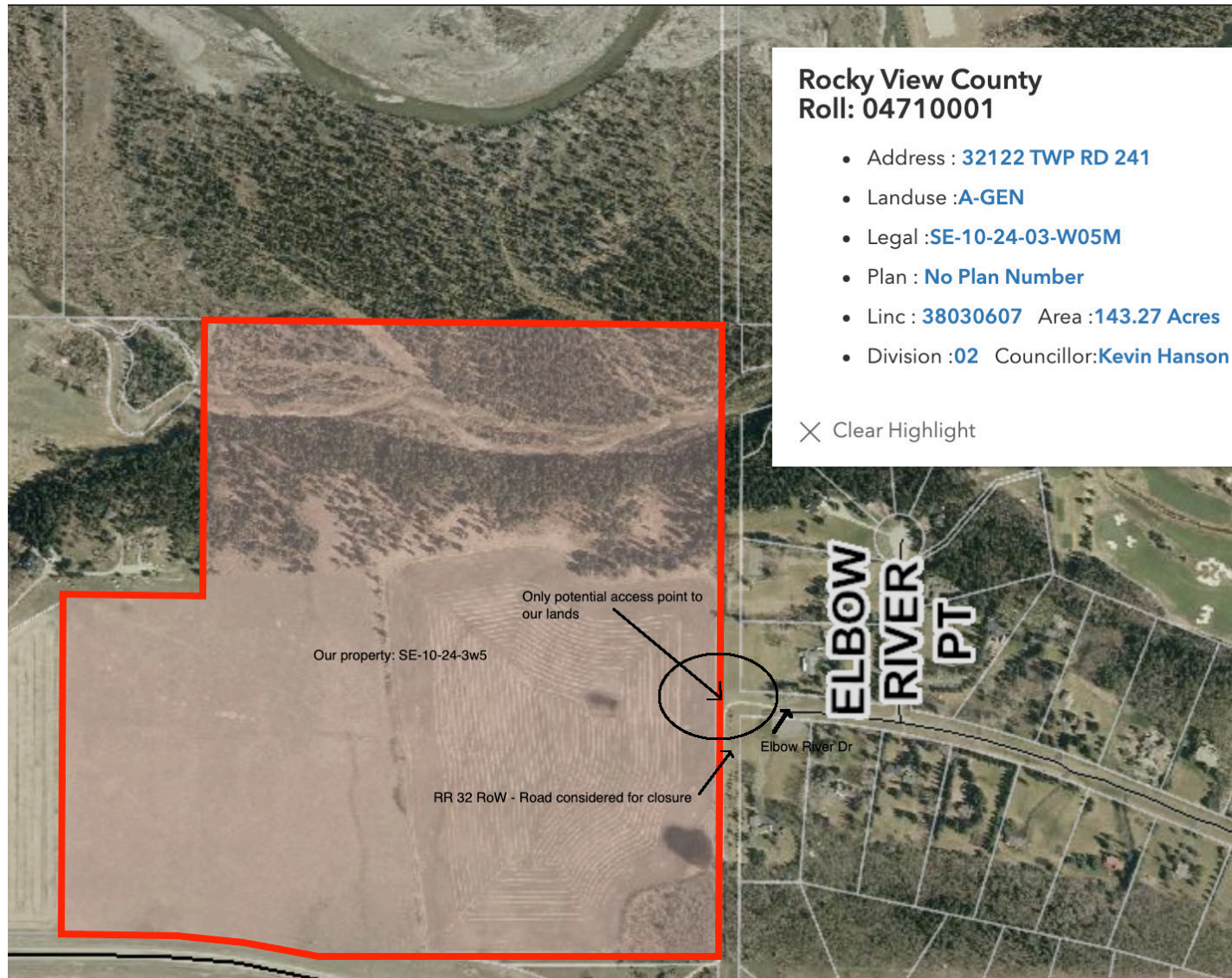
2056598 Alberta Ltd.

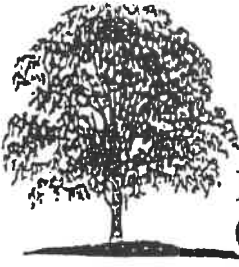


Chad Himmelspace



Vernon Pointen





ELBOW RIVER ESTATES
CO-OPERATIVE LTD.

May 19, 2021

Delivered via email to: legislativeservices@rockyview.ca

Rocky View County Legislative Services

RE: Bylaw C-8143-2021 - Road Closure and Consolidation Bylaw of Rocky View County
Application Number: PL 20200110 (04703006)

By way of an introduction I am a Director of both the Elbow River Estates Community Association and the Elbow River Cooperative Ltd. and as I am responding to the proposed Bylaw on behalf of both organizations respectively.

Following discussions with adjacent Community landowners and other Community residents the consensus which the Board supports is that Elbow River Estates is in favour of this proposed Bylaw.

On Behalf of;

ELBOW RIVER ESTATES COMMUNITY ASSOCIATION
ELBOW RIVER ESTATES COOPERATIVE LTD.

A handwritten signature in black ink, appearing to read 'H. Zubkow' with a stylized flourish at the end.

Michael Zubkow, Director

31157 Elbow River Drive, Calgary, Alberta T3Z 2T9