

**Logan Cox**

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**From:** Simone Byers <[REDACTED]>  
**Sent:** March 12, 2021 11:35 AM  
**To:** Logan Cox; Division 2, Kim McKylor; Division 3, Kevin Hanson; Division 1, Mark Kamachi; Theresa Cochran; Gurbir Nijjar; Sean MacLean  
**Subject:** [EXTERNAL] - Harmony CS Amendments:

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**Application for access to RR33**

The amount of traffic anticipated on the 2 lane road of RR 33 will ultimately create cayause whereby the County (taxpayers) will be forced to provide (and pay for) a solution.

Harmony Developers must pay for upgrades to RR 40 and Highway 1 access at RR40.

Stop playing into the hands of developers at the expense of RVC residents.

Thank you,  
Simone Byers  
Lariat Loop, Springbank

Cynthia Clarke  
Edmund Watchuk

[REDACTED]

[REDACTED]

NE-09-025-03-W5M

March 10, 2021

Rocky View County  
262075 Rocky View Pt.  
Rocky View County, AB T4A 0X2  
Attention Logan Cox, [LCox@rockyview.ca](mailto:LCox@rockyview.ca)

CC : Kim McKylor, Div 2 Councillor

RE : Application PL20200121 (Conceptual Scheme Amendment)  
PL20200122 (Stg 3 Amend), PL20200123 (Stg 4 Amend), PL20200124 (Stg 5 Neighbourhood PI)  
And PL20200125 (Direct Control Amend) – District 2  
Changes to Harmony lands, Springbank

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Our concerns address PL20200121 Conceptual Scheme Amendment, 6.0 Transportation.

Note: Rocky Range View is referred to by the County and the documents as Township Rd 251A; they are one and the same.

As one of the original Rocky Range View residents requesting meetings with the Harmony/Bordeaux Developments Corporation developers, we met with Birol Fisecki on many occasions from 2007 through 2015 in our homes, the Calgary Flying Center board room, and a Harmony show home (two occasions) **to request that Rocky Range View not be used for any regular daily vehicular or construction access through the east perimeter of the Harmony lands including the Mickelson National golf course.** We responded to Rocky View County planning staff each and every time a development notice was sent to our home as an adjacent landowner, and responded with the same request.

Of great concern is that there have been open-house presentations, numerous meetings, and letter writing. and yet the concerns of area residents, who are Rocky View taxpayers, have been continuously ignored. We are responding once again to the same issues!

Rocky Range View is **an under-constructed farm road** with inadequate soft subbase, surrounded by rural land which is also undeveloped in regard to proper transportation infrastructure. This road would need a complete engineering rebuild to adapt its current topographical nature, including widening and base rebuild and such construction would require a complete alternate route for the existing residents who have nowhere else to use. In its current form, the road has several blind spots, a 90 degree corner, no shoulders, and requires constant pothole maintenance which would further degrade with added daily traffic load.

Further, the Cochrane-Calgary sewer pipe system is situated on the south and west sides of Rocky Range View along with gas and electrical utilities, which would require Rocky View County to expropriate additional property in order to construct a properly engineered road to today's standards.

Rocky Range View does not provide its residents with any alternate access whatsoever, therefore, this must be addressed prior to any consideration of reconstruction regarding the use of Rocky Range View for any other purpose beyond the current residents.

Of further concern is why Harmony is asking for east access when they have many alternatives to the south, west and north of their property. These routes are highlighted in their documents. Their current main access, Copithorne Trail, is well built, and is slated to be twinned in the future.

RE : Application PL20200121 (Conceptual Scheme Amendment)

If Harmony is allowed to have their traffic funnel out onto Range Road 33 this will become a greater traffic and safety issue for Range Road 33 residents whereby more and more Harmony residents will prefer to use this back door route.

Application PL20200121 Conceptual Scheme Amendment has inundated local residents with a staggering amount of information materials, totalling just under 400 pages as included in this are the North and Central Area Structure Plans, as all of these documents have consequences that will affect each other if any single one is passed.

Clearly the requested changes proposed by Harmony/Bordeaux Developments Corporation need to be dealt with in an area residents' open house. This application bombards and buries the local residents in paperwork and technical jargon so as to have the residents simply throw up their hands. This is an unfair and unbusiness-like tactic to deal with your taxpaying residents.

We do not support the requested Amendment by Harmony/Bordeaux Developments to use Rocky Range View as it is not a safe, responsible, viable alternate entrance/exit to the Harmony Hamlet eastern lands.

We insist that our County and its representatives remove this route from the Harmony Conceptual Scheme Amendment Plans and any other documentation to which it exists.

*Cynthia Clarke*

Cynthia Clarke

*Edmund Watchuk*

Edmund Watchuk

CC: Kim McKylor, Div 2 Councillor

**Logan Cox**

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**From:** Andy Heffernan <[REDACTED]>  
**Sent:** March 10, 2021 8:41 AM  
**To:** Logan Cox  
**Subject:** [EXTERNAL] - Access to Harmony from east

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Logan,

We live at [REDACTED] Rocky Range View and are opposed to access to the Harmony subdivision via Rocky Range View or from any point off of RR33 north of the 4 way stop or future traffic circle. I'm the original application and approval. We were assured that there would be no access or increased traffic at all via Rocky Range View or RR33 through any adjacent properties. We were unrepresented by a councillor at the time the development was approved which was unfortunate and the community relies on staff and council to ensure the promises are kept and traffic does not impact us as promised.

An example of other broken promises from the developer where the county has not protected residents is the sight lines from each home on Rocky Range View. It is disheartening to watch a developer go to great lengths to deceive people time and time again. Huge 24x30" graphics with sight lines from my main floor and other neighbors was prepared showing sight lines. The developer switched golf course architects and because he is famous I guess the promises and graphics don't matter to the developer and county. Because we never had a representative on council at the time of approval I guess the approval never had teeth and amendments easily made. I hope that is not the case with the access amendment currently being considered.

Please ensure all councillors are given a copy of this email and please consider when making recommendations.

Best regards,

Andrew and Rhonda Heffernan  
[REDACTED]

Sent from my iPhone

**Logan Cox**

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**From:** M.A.D. Renovations [REDACTED]  
**Sent:** March 10, 2021 8:52 AM  
**To:** Logan Cox  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Rocky Range View designated as an access road to Harmony

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

Good Morning Logan,

As a resident at [REDACTED] Rocky Range View, I am writing to express our dislike on the option of having Rocky Range View as a possible access for any reason to Harmony. There are several other options for this including using the west side of their property. This community has negatively affected the residents of our small road enough.

Regards  
Lawrence & Sharon Muller

**Logan Cox**

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**From:** Bryce Rosborough <[REDACTED]>  
**Sent:** March 12, 2021 5:00 PM  
**To:** Logan Cox  
**Subject:** [EXTERNAL] - Concerns regarding Harmony Conceptual Plan Amendment

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

Attention: Planning and Development Services Dept., Rocky View County  
Regarding: PL20200121, PL20200122, PL20200123, PL20200124, PL20200125

Dear Logan Cox,

We are emailing today about our concerns about the recent letter we received regarding the Hamlet of Harmony's recent Neighbourhood Plan amendments.

**Range Rd 33 Access**

From the information detailed in your letter and linked on your website, these plan amendments would give Harmony future access to Range Rd 33. As a resident of Country Lane Estates, our use of Range Road 33 is vital to our neighbourhood. We have no other access into or out of our community. The rural structure of this road seems hardly compatible with more high traffic use that access to and from Harmony would bring. In addition, the general safety of our communities' use of this road (accessing, walking, biking, etc.) would be compromised.

According to the zoning in our area, being R-CRD (country residential), we have restrictions placed on us, such as limiting business access (daily car restrictions, etc.) in our community. If these such restrictions are in place in order to minimize traffic and to keep the integrity of a quieter residential neighbourhood intact, it hardly seems conducive to having an entire Hamlet having access to our one access road.

**Harmony Storm Water Outfall**

An additional, major, concern is regarding the proposed storm water discharge point (outfall location) for Harmony, which, according to this proposal, will funnel down through our community and cross Country Lane Drive. Our community, very recently, has undergone major reconstruction in order to improve the storm water drainage system as it has been an ongoing issue for many years. The drainage ditch already seems to be at capacity without the additional load of Harmony's outfall. Even despite Harmony trying to mitigate their outfall with storm retention ponds, it would still seem unwise to add any additional load on our already strained storm drainage system.

We appreciate you talking the time to read and consider our concerns.

Thank you,  
Bryce and Karissa Rosborough  
[REDACTED]

SCPA Feedback to Harmony Conceptual Scheme Amendment

The Springbank Community Planning Association takes great interest in the proper planning of future developments with our community. As such we make these direct statements.

The original conceptual scheme was approved by RVC as Bylaw C – 6688 – 2008, Direct Control – 129

In that bylaw there are conditions that allowed that approval:

1. 1.5.0 “ --- to a maximum of 3500 dwelling units --- will be tied to the **capacity** of the infrastructure systems ---”

In this application to increase to 4500 where is the proof that the infrastructure even meets the previous 3500?

2. 2.4.0 This section deals with all three components that could make a successful plan - stormwater, water and sanitary.

This application is making major changes to all three operating elements. Please provide the updated documents that prove the previous capacity conditions were met and how the future operations will be allowed, and built to specifications for the extra 1000 dwellings. Where is the update to the Springbank Master Drainage Plan (2016, MPE) to show this can be done? Where is the proof that the “rate of discharge control” will be met?

Existing water licenses on this closed river basin clearly state that recycling and other conservation measures need to occur for the original 3500 dwelling to be able to receive piped water. Please provide evidence that increased density will be appropriately served for all the activities, especially for fire and the school children.

3. 3.3.0 The condition describes the four mandatory conditions to be met before changes can be made.

Describe to us how this application does each of these four: WILL NOT unduly interfere with or affect the **use**, the **enjoyment**, or **value** of neighbouring parcels of land, and the proposed use **conforms** with the uses outlined in this Bylaw.

4. 3.12.0 A Traffic Impact Analysis review SHALL BE REQUIRED, once build out assumptions have exceeded those identified within the initial study ----“.

There is no such document attached to this application. Instead, there are maps showing huge changes contrary to our point #3, with no justification **as required**. These changes are to eliminate the promised logical accesses from Harmony’s NW and SW via Range Road 40, across Township Road 250 to a new Highway 1 interchange at RR 40 – accesses that avoid impacting existing Springbank residential developments.

**Instead, what do we see?** The worst possible scenario: 2 NEW ACCESSES ONTO RR 33. Bingham development has not yet proceeded; therefore, the required improvements at 33 and Twnshp 250 have not proceeded.

On cursory look I would say this massive change is to save the residents of Harmony from their own traffic and instead negatively impact others. i.e. “no harmony” for our Springbank community.

Harmony is not a rural community. It, at 10,000 residents, plus all the potential commercial entities qualifies as a City under the MGA.

As such it MUST provide city entities for all their proposals – all the soft infrastructure such as schools, health facilities, and fire halls must be included within. This full entity does not fit “within” a rural community, it is an entire new jurisdiction under the MGA. It must be managed accordingly.

Please Council, consider all amendments and applications according to the MGA. Harmony has changed their original intent, Council must consider this amendment in the new view.

The original Conceptual scheme was approved as a Bylaw. A Bylaw can only be amended as a Bylaw, therefore we deem this to be an incomplete application that is not ready to proceed.

Our Springbank community awaits the advertisement for a Public Hearing, once this process is deemed a complete application by administration.

Respectfully,

SCPA Executive

Ena Spalding

Simone Byer

Dave Sikorski

Gloria Wilkinson



**Logan Cox**

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**From:** [REDACTED]  
**Sent:** March 3, 2021 2:09 PM  
**To:** Logan Cox  
**Cc:** Gloria Wilkinson  
**Subject:** [EXTERNAL] - Harmony Amendments  
  
**Importance:** High

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

Good afternoon Logan,  
While I am not on the circulation list for these amendments, Springbank is one community and we are all interested in the outcomes of these changes – which, by the way, are NOT minor. I think a full public engagement needs to be scheduled.

I see 3 white trucks on Mr. Braun's land – are they trespassing? What are they there for? Is this related to Harmony?

In DC – 129 there are conditions to be met: 3.11.0 Storm Water Management Plan. Please send this to me.

: 3.12.0 Traffic Impact Analysis Please  
send the current one to explain why they are changing their secondary access away from their new interchange onto Highway 1. Is there a study to explain why this would not interfere with the neighbours and their enjoyment as per 3.3.0

I am sure I will have more questions as I read the details of this “amendment”. Looks like a whole redesign including 1000 more houses under a restricted water license suggesting how their water could even meet the demand under the current 3500 homes.

Respectfully,  
Gloria Wilkinson

**David Yager & Alessandra Predolin**

Tel [REDACTED] Email [REDACTED]

March 7, 2021

Logan Cox  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A-0X2

**Letter Dated February 19, 2021 "TO THE LANDOWNER"****Re: Applications to the Planning and Development Services Department  
regarding the Hamlet of Harmony****Via Email: LCox@rockyview.ca****To Whom In Concern:**

Hereinafter "I" and "we" refer to David Yager and my wife Alessandra Predolin, co-owners of this property.

I am writing this letter to express my concerns regarding certain elements of PL20200121-PL20200125 which are primarily amendments to the existing Harmony Conceptual Scheme ("Harmony").

We are long-term residents of Rocky View County, Rocky Range View Road, and some of the people most directly affected by developments within Harmony that don't live within its boundaries. We do not believe several of the proposals are compatible with other existing uses and issues in our neighborhood. These include rural lifestyle, traffic, traffic safety, and long-term property values of non-Harmony residents.

We urge Rocky View Country to take these issues into consideration.

**Background on Harmony, Township Road 251A, Rocky Range View**

As one of the long-term residents most affected by the Harmony development in the past ten years by proximity, my experience has been that consultation by the developer with the immediate neighbors has been more driven by statutory and regulatory commitment than true goodwill. When commitments and promises are made and not executed our means of recourse are limited to writing letters like this.

We endured several years of noise and dust upwind of our homes. Promises were made regarding access to the golf course which have never been fulfilled. Promises were made that our road would never be used for Harmony access. But all the maps show a new linkage constructed to our road, also called Secondary 251A.

Section 6.1 of the Harmony Conceptual Plan lists eastern access via 251A as a long-term objective. This includes upgrading our road and installing traffic control and a new and wider intersection at RR 33.

The “red-lined” version has only recently added the “Heartland Service Roads” through the airport as an option.

Only two days ago Harmony notified residents of our road that the eastern access they seek in their formal plans will be withdrawn and therefore won't run right outside our front door on secondary road 251A from RR 33 to the Harmony property.

Maybe.

We don't know why this change was made. Perhaps the reality of the road came into play. It is not wide enough and is bordered by the Cochrane sewage line on the south and west (the road curves 90 degrees) and our gas and electrical utilities on the north and east. To make this wide enough to accommodate high traffic volumes, land would have to be purchased/expropriated and/or utilities would have to be relocated. I can't image the utilities would allow their right-of-ways to be buried under a road.

I don't believe this change was made in the spirit of being good neighbors. Trust is in short supply for good reason.

### **Range Road 33**

Assuming that Harmony does build an eastern access road to Range Road 33 on what I call the “Water Bomber Road” (Regional Heartland Service Road) through the airport properties, major work will be required to make the use of this intersection and all aspects of RR 33 north of Highway 1 safe

There has already been extensive development west of the four-way stop on TWP Road 250 and RR 33 in recent years with the airport industrial area, Edge School and now Harmony. No improvements have been made with the overpass or the four-way stop.

The proposed traffic circle will help but I don't know where it will go. Either the church will have to be moved or the crater from the ill-fated Bingham Crossing must be filled and compacted.

The left-hand turn from the highway 1 exit to RR 33 will require another lane so traffic isn't backed up to turn left/north. The overpass is not wide enough.

To turn left onto the Regional Heartland Service Road from RR 33 northbound, extensive widening of the road at this point to make it safe will be required. As you know RR 33 has narrow shoulders. Only a few years ago it had no shoulders.

### **Light Industrial/Office Park**

The long term and either abandoned or postponed plans for Harmony called for a combination of residential and light industrial/office buildings so people could work and live in the same community. As I understand the proposal before me, the idea is to put the non-residential development on the eastern side thus requiring the RR 33 access. The many maps provided of the overall Harmony property show significant empty space on the west side.

The solution to many of the aforementioned traffic and access issues would be to move the non-residential development to the west side. Then Harmony could proceed with the RR 40 access plan and a new intersection on Highway 1. This would avoid all the issues I have raised.

### **Long Term Future**

When Harmony was first conceived it was to someday house 30,000 people. When we began interacting regularly in 2014/15, oil prices had collapsed, and the economy undertook a major downturn. At the time Harmony was conceived multiple oil export pipelines from Alberta to the US and Pacific Coast were in the works as were significant expansions in oil sands production. This would have seen Calgary continuing to grow and Harmony making sense as the urban experience in Calgary became increasingly congested.

None of this has occurred and is unlikely to occur.

The “red lined” version of the Harmony plan now has removed 3,500 homes which might have housed 12,000 people. The long-term plan shows major housing development on the west side.

The overall economic situation has worsened even more with climate change. The future of Alberta and Calgary is no longer related to commodity prices but the end the use of fossil fuels entirely. If you believe in the “energy transition” and the “net zero by 2050” commitments by more governments and companies, the Calgary area has an equal potential of shrinking, not growing.

As an oil and energy policy expert and analyst, I have questioned the economic underpinnings of the entire Harmony development for the past six years. If anything, the foundations of the whole plan continue to deteriorate.

I see the recent requested changes as various modifications to try to project more economically viable in the interests of the developers. Consultation with those of us immediately affected again appears to be a statutory requirement more than serious concern.

As a long-term resident (33 years) in this location – and continually disappointed with the plans, messaging and behavior of the Harmony developers - I urge Rocky View County to look beyond the applications and seek more information about the long-term feasibility of the proposals we are responding to in this letter.

Thank you.

A handwritten signature in black ink, appearing to read 'D. Yager'.

David Yager and on behalf of Alessandra Predolin

FILE: Rockyview Harmony 03.07.21

**Logan Cox**

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**From:** bj kalsi <[REDACTED]>  
**Sent:** March 10, 2021 11:45 AM  
**To:** Logan Cox  
**Subject:** [EXTERNAL] - Objection to Harmony Proposal: Use RR-33 and or Rocky Rangeview

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

Hello Mr. Cox,  
My name is Baljit Kalsi, I live at and own the 20 acre parcel of land along Rocky Range View (address is: [REDACTED]) and I would like to file a strong objection to the proposal in front of RVC by Harmony to utilize Range Road 33 south of TWP Rd 250 and or Rocky Rangeview Rd as access roads to the Harmony development.

During the initial consultation process and numerous town hall meetings, we were assured by Harmony that at no time would they be asking to use either RR 33 south of TWP Rd 250 or Rocky Rangeview as access to the Harmony development.

Please feel free to contact me to discuss this matter further.

Baljit Kalsi  
[REDACTED]

**Logan Cox**

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**From:** George Glen [REDACTED]  
**Sent:** March 12, 2021 12:47 PM  
**To:** Logan Cox  
**Cc:** Division 2, Kim McKylor; Division 3, Kevin Hanson; Division 1, Mark Kamachi; Theresa Cochran; Gurbir Nijjar; Sean MacLean  
**Subject:** Re: [EXTERNAL] - Proposed Harmony Amendments - Proposed-CS-Harmony-Amendment

The PDF should have read 9,000 vehicles on RR 33 and the intersection of RR 33 and TWP 250 - not 4,500 (4,500 homes x 2 vehicles per household = 9,000)

Jackie

On Fri, Mar 12, 2021 at 8:27 AM <[LCox@rockyview.ca](mailto:LCox@rockyview.ca)> wrote:

Good Morning,

Thank you for your letter and attached maps (pdf attachment). I will include these submissions in the comment summary for the applicant and will include your comments in Council's Report should the applicant wish to proceed with their submission.

Sincerely,

**LOGAN COX, BA**

Planner | Planning and Development Services

**Please note:** Our County office will be closed to the public as of December 7, until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>.

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**From:** [REDACTED]  
**Sent:** March 11, 2021 7:44 PM  
**To:** Logan Cox <[LCox@rockyview.ca](mailto:LCox@rockyview.ca)>  
**Cc:** Division 2, Kim McKylor <[KMckylor@rockyview.ca](mailto:KMckylor@rockyview.ca)>; Division 3, Kevin Hanson <[Kevin.Hanson@rockyview.ca](mailto:Kevin.Hanson@rockyview.ca)>; Division 1, Mark Kamachi <[MKamachi@rockyview.ca](mailto:MKamachi@rockyview.ca)>; Theresa Cochran <[TCochran@rockyview.ca](mailto:TCochran@rockyview.ca)>; Gurbir Nijjar <[GNijjar@rockyview.ca](mailto:GNijjar@rockyview.ca)>; Sean MacLean <[SMacLean@rockyview.ca](mailto:SMacLean@rockyview.ca)>  
**Subject:** [EXTERNAL] - Proposed Harmony Amendments - Proposed-CS-Harmony-Amendment

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

Logan Cox et al:

This letter is in regards to the letter received from Rocky View on the Proposed-CS-Harmony-Amendment

The attached PDF document is a disturbing view of the impact of Harmony thinking they are doing something “minor” by seeking the approval of the Harmony “East” Heartland Service Road, and the Collector road.

I have deliberately added the known and ignored impact of Bingham Crossing and Harmony to RR 33 and TWP 250, so everyone can see the whole picture and STOP the Harmony East access roads forever.

If Rocky View does not get a lot of letters – then Harmony will be smiling – the East Access Road was deceitfully buried in the 80+ page document – the roads certainly are NOT internal whatsoever! The letters we received would NEVER have alerted readers to the enormity of the issues.

According to the Springbank ASP Transportation Network Analysis the County is already aware Range Road 33 is currently described as a Regional Arterial two-lane rural paved standard road with a maximum of 700 daily vehicle trips. Add on 4500 homes accessing RR 33 from the Harmony East Access (Airport) road (4500 x 2 vehicles per household minimum) = 9,000 vehicles alone, PLUS the Golf course, Industrial area, Airport, local residents and Bingham Crossing – and you know this is not just poor planning but a recipe for disaster!!

RR33 and TWP 250:

- 10,000 Harmony residents X 2 vehicles per day – 20,000
- 300,000 – 400, 000 Spa visitors per year (Calgary Herald) = 1,095 per day
- Airport traffic, the Industrial Area traffic, the Harmony Gold course traffic and recreational facilities, local residents  
10s of THOUSANDS MORE

**FAR EXCEEDS the 700 RR 33 can handle! Make harmony build the RR 40 overpass with HWY 1 access!**

## **Believe the science !**

**STOP the East Access Roads from being approved , and make Harmony build the RR40 access to Highway 1.**

PLEASE see the attached PDF.

George and Jackie Glen

Idlewild Estates



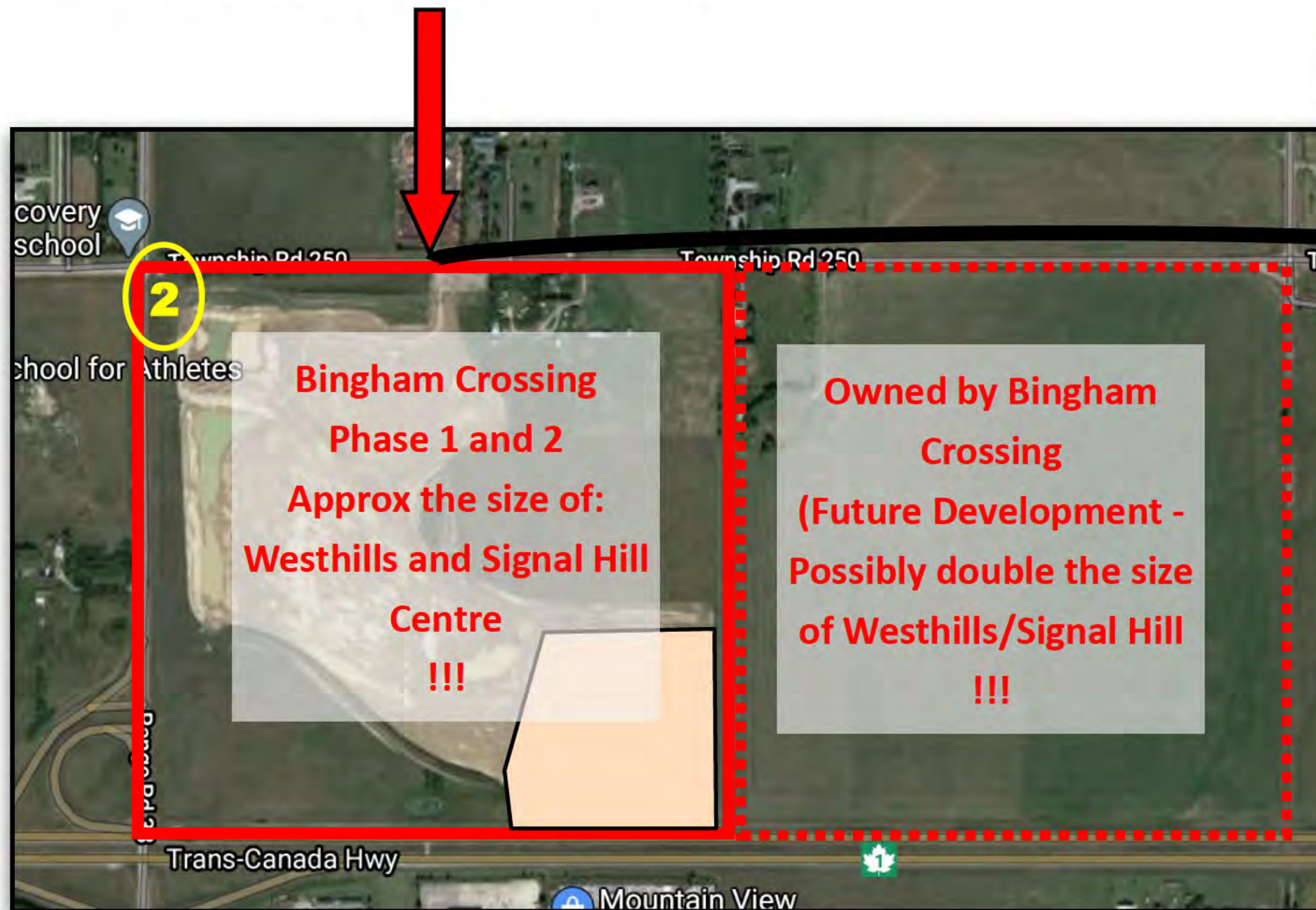
# Bingham Crossing

Phase 1 and 2 have

**2** lanes of traffic - 1 in and 1 out

Same approx. size as

Westhills and Signal Hill Centre

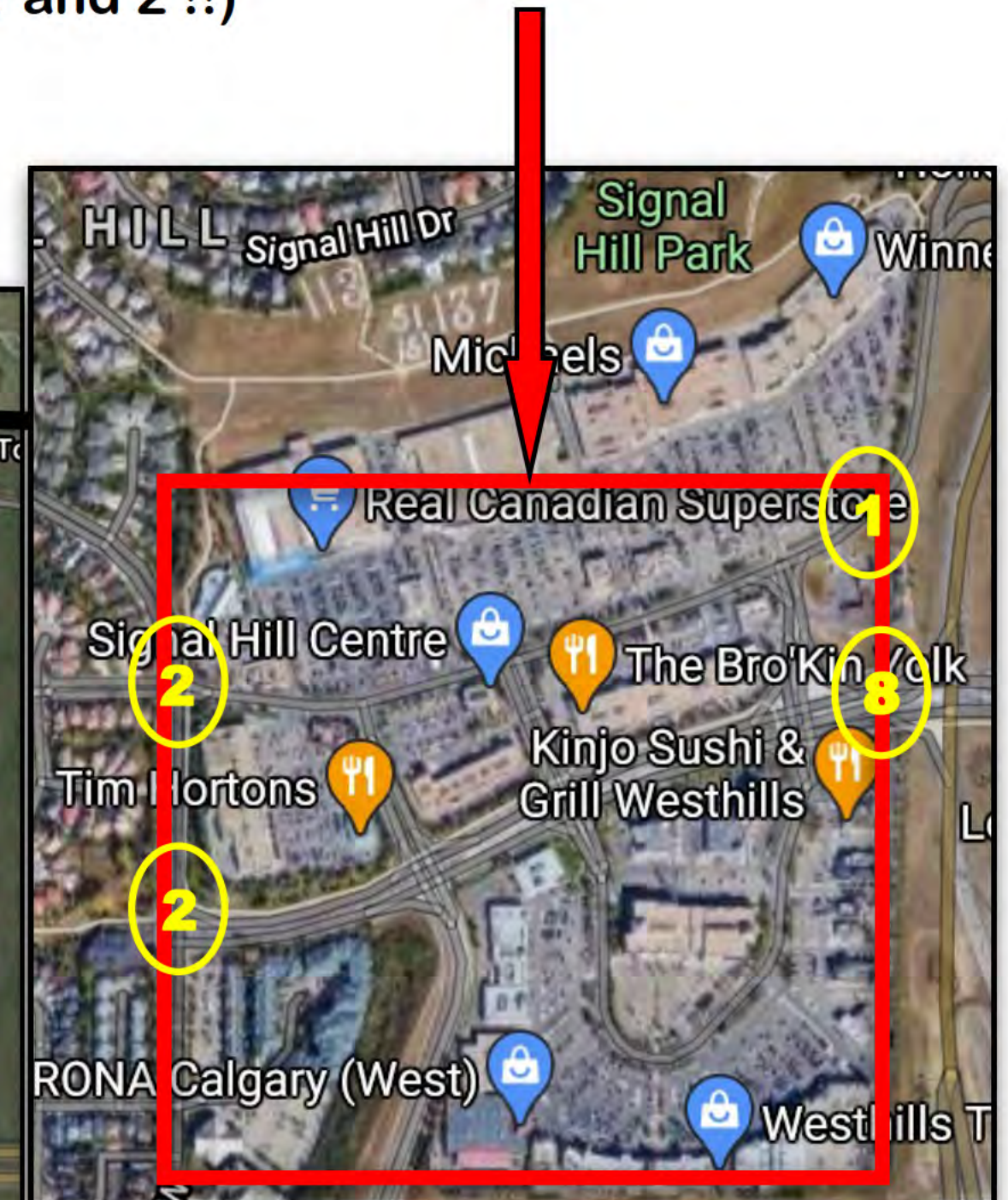


# Westhills and Signal Hill Centre

**13** lanes of traffic in and out

Same approx. size as Bingham Crossing

(only Phases 1 and 2 !!)





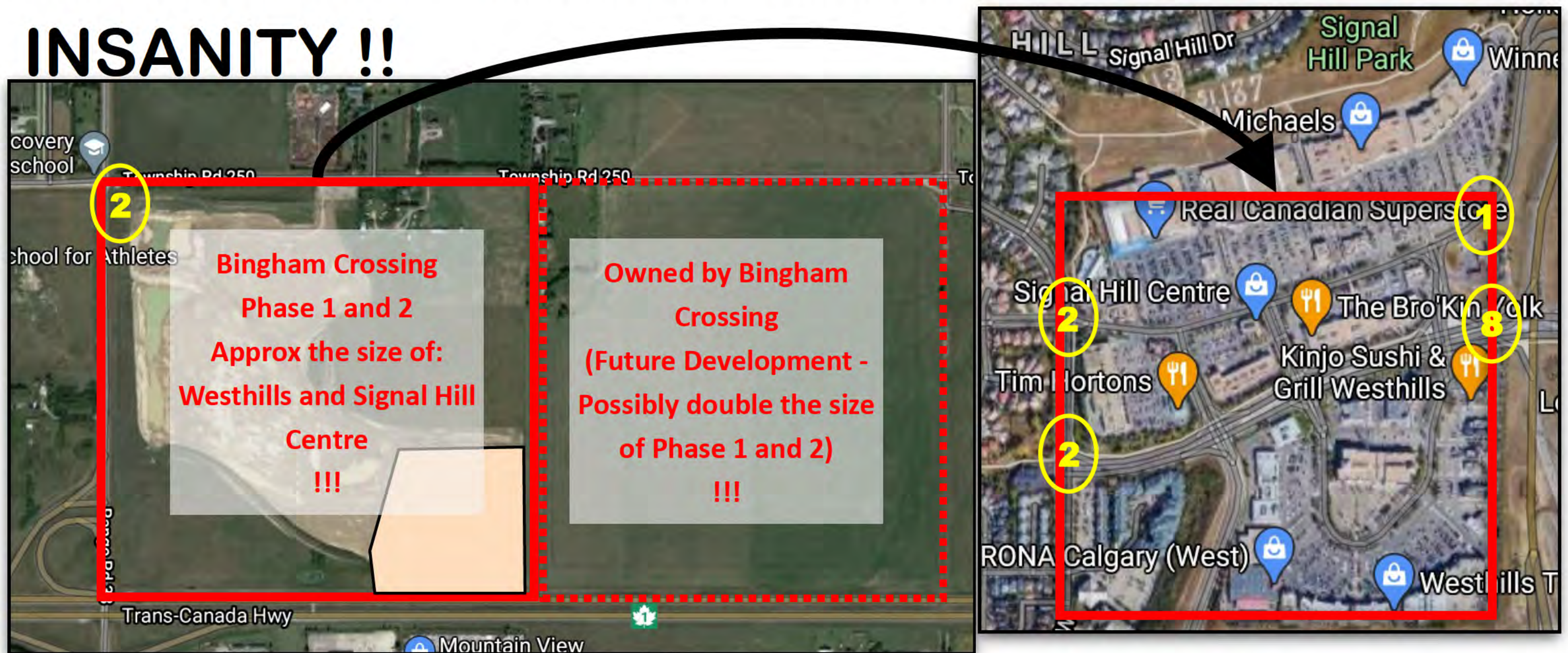
AB Transportation specialists have warned **this area is NOT suited for High volume traffic.**

North Springbank is hemmed in by the river in the North and 2 exits to the Highway  
(Old Banff Coach Road and RR 33)

RR 33 is slated to handle 4,500 more vehicles from the **one lane** roundabout

Then **2 lane** RR 33 is supposed to handle 4,500 more vehicles per day!!

**INSANITY !!**

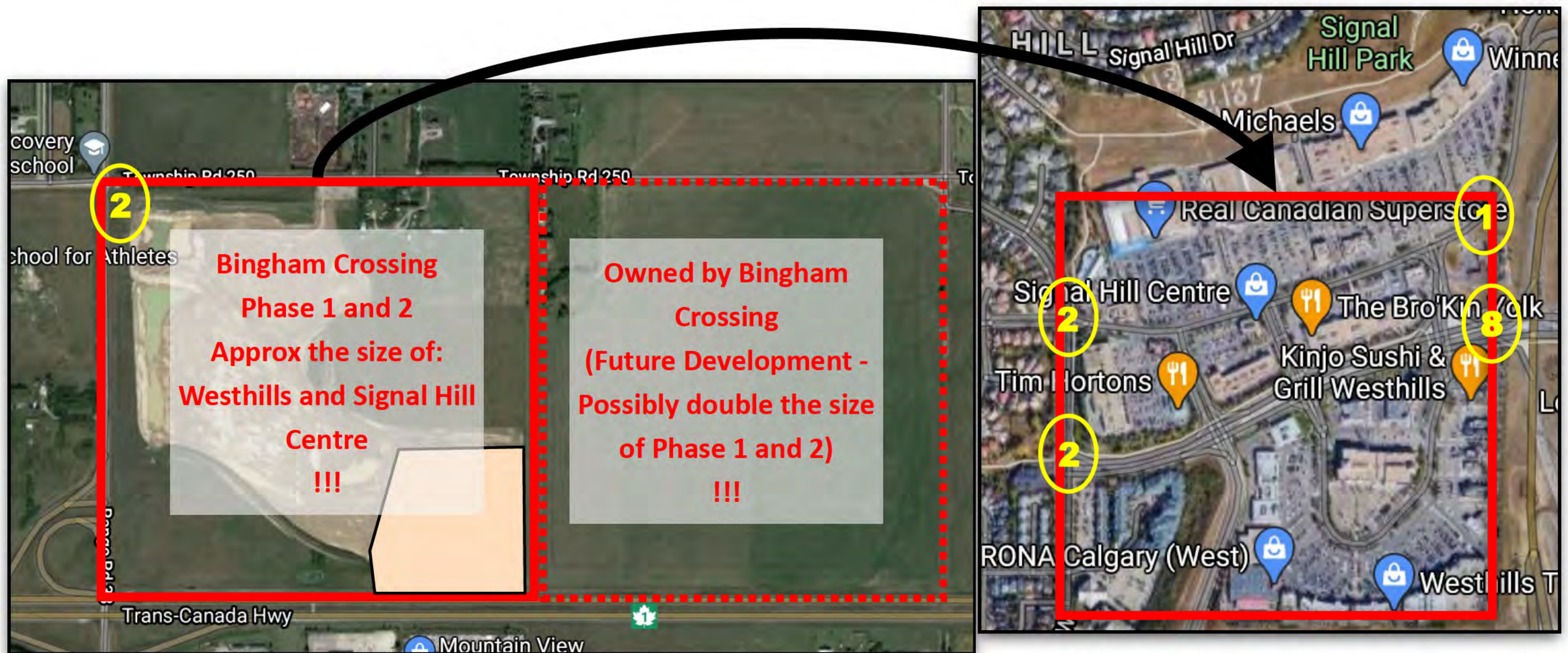




Rocky View approved a **one lane** roundabout to service all of Bingham Crossing, plus the added 10,000 residents of Harmony

Can you imagine if you cut off the access to Westhills to **one lane** of traffic coming in and out ??

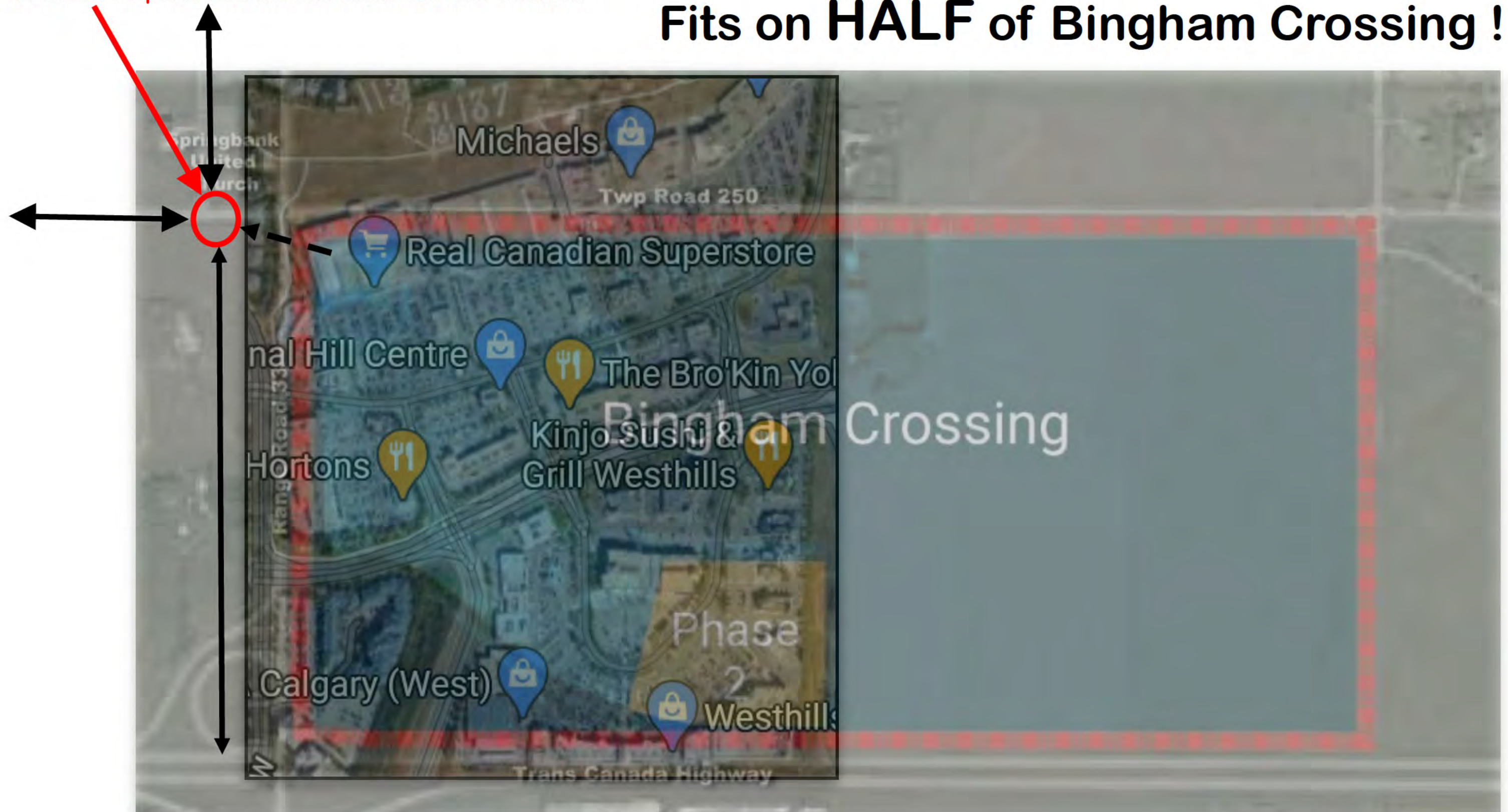
Add in there 10,000 Harmony vehicles , golf course traffic and that is **insanity!**





One lane roundabout for all of  
“Westhills” like traffic PLUS 10,000 harmony  
PLUS the Airport PLUS the Phil Mickelson Golf Course!!

# Westhills/Signal Hill Centre Fits on HALF of Bingham Crossing !

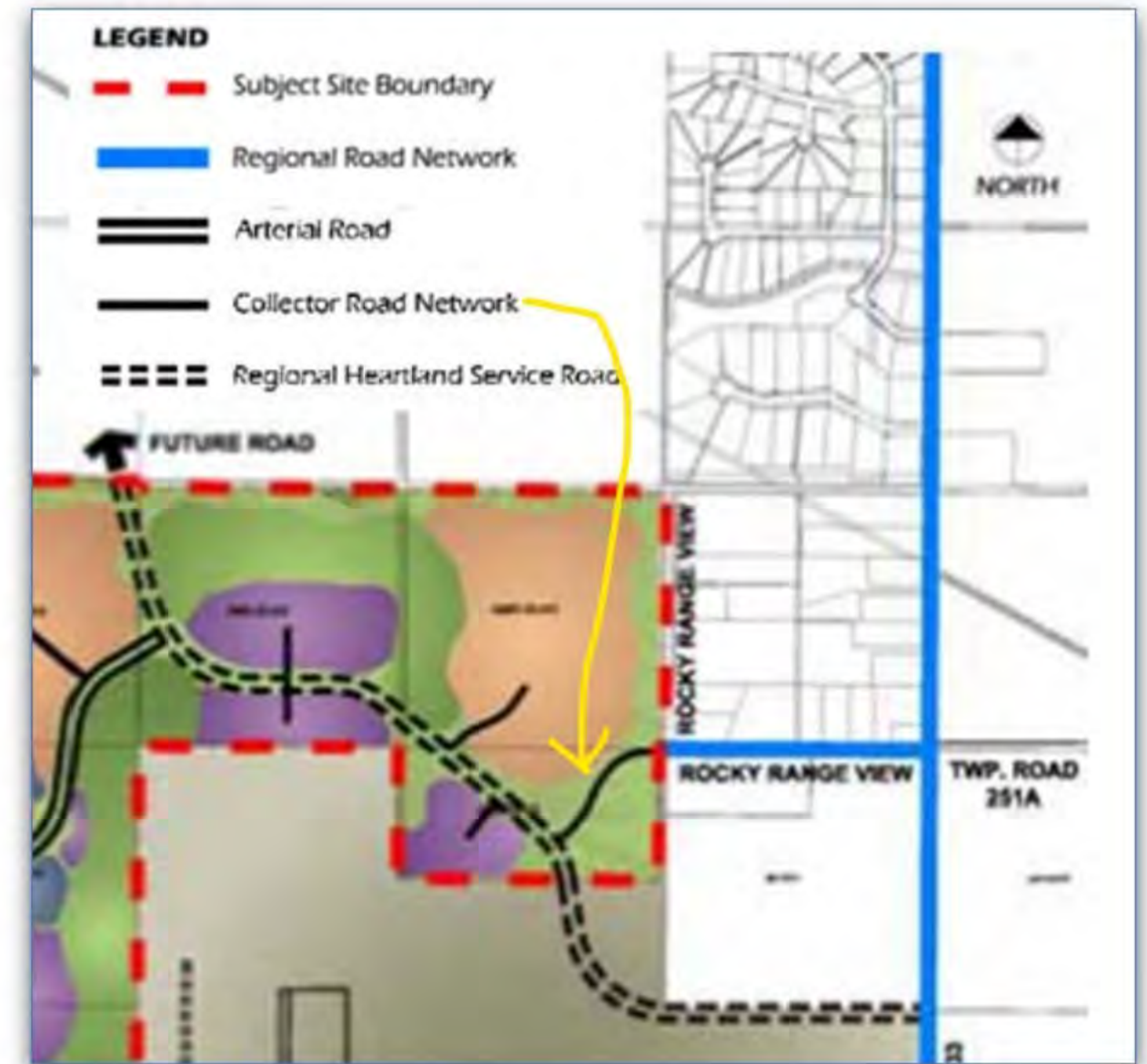
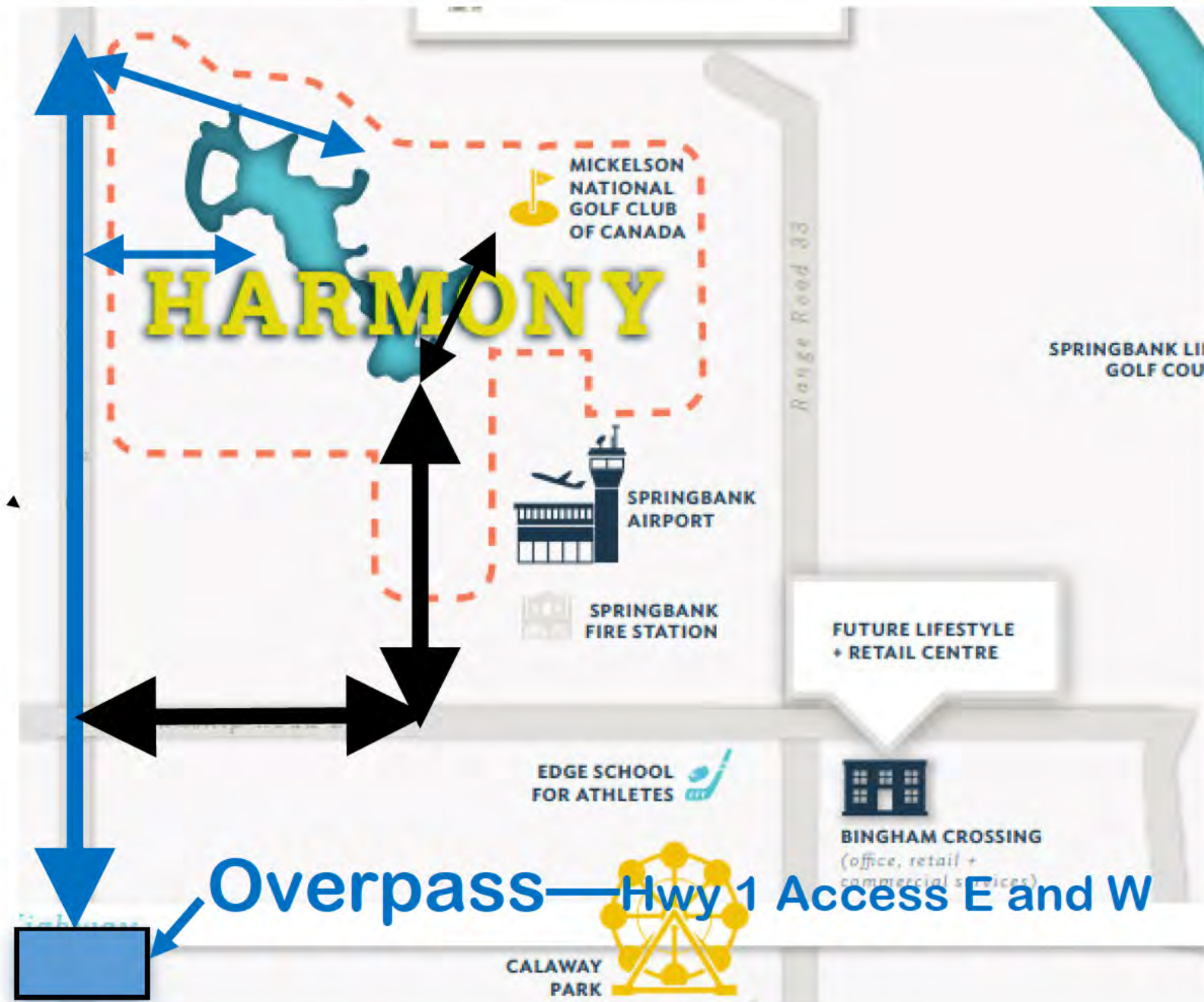








- 1 - **Cancel** the proposed RR 33 East Entrances  
(Collector+Heartland)
- 2 - Harmony uses Copithorne Trail (already built) to access  
North and East residential and Golf course
- 3 - Harmony **pays for** and **builds** the **RR 40 overpass** as mandated (accesses North and East)



**Logan Cox**

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**From:** J J <[REDACTED]>  
**Sent:** March 26, 2021 12:15 PM  
**To:** Logan Cox  
**Subject:** [EXTERNAL] - Harmony Development

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

Good morning Logan,

I wanted to formally submit my objection to some of the development occurring in Harmony. Specifically the updated subdivision proposal request to create a denser neighbourhood that will add approximately 1000 new homes.

In order to defend this position, during consultation with the neighbourhood the developer has been comparing this new denser subdivision proposal to neighbourhoods in Calgary, some of those within the belt line. These are clearly not analogous neighbourhoods, as a result it is providing a skewed view to the neighbourhood of the proposed changes in density.

In addition I am greatly concerned as to the negative impact that this will bring on the community, such as substantially increased traffic, increased safety issues, burdens on the community infrastructure, overcrowding of Harmony amenities, light pollution, impacts to the environment, etc.

In addition, if we consider this proposal change along with the new spa, the increase in traffic in people coming to the neighbourhood will be substantial. Add on to this the fact that many of the homes are being built with suites above their garages. So many of the homes here will have two households living on the property increasing by 1000 homes means more than 1000 new residents being potentially created.

Many people that currently reside in Harmony have chosen to leave the denser city life in favour of a smaller rural community. As a result, I can't help but feel that the developer has potentially misled the current residents.

As a result I would request that the Rocky View council reject this request from the developer (Qualico/Bordeaux) of Harmony, which I understand is being done through Stantec Geomatics.

I would like to thank Rocky View County, and of course yourself Logan, for the time and attention that is being given to this matter.

Julia Jensen  
Harmony Resident

I have a concern about the PL20200121 (Harmony Conceptual Plan Amendment) application and the proposed Harmony Heartland Service Road.

I believe it highly disingenuous that the County and Harmony buried something as significant as a second access to the Harmony development in the fine print of page 49 of 82 of the PL20200121 document under the exceedingly misleading section entitled "6.2 Internal Road Network".

In truth, this is far from innocuous and has little to do with the internal road layout of Harmony. Rather, the amendment being sought by Harmony is to construct a new access called 'Airport road connection to Range Road 33 (Harmony Heartland Service Road)'.

A new access road to Harmony providing ingress/egress to over 4,500 homes, and business owners, staff and customers, and utility works and providers, and an international golf course, etc. ought not to be addressed by a decision on whether to amend an aged conceptual plan. Poor planning and land use decisions from over the past decade should not be perpetuated with this manner of application.

If memory serves from a decade or more ago when the County first approved Harmony, the short, and medium, term access to Harmony is the current access from Township Road 250 (west of Springbank Airport) and the long-term access is from Range Road 40 and/or an interchange at Highway 1. Perhaps the logical second access is from Range Road 40 to Township Road 250 and/or Highway 1 thereby holding Harmony to their original approved concept plan and allowing Harmony to properly construct from an infrequently used gravel road base.

In Section 6.1.3 of the Harmony Conceptual Scheme, it states the developer will work with adjacent landowners in Idlewild Estates to determine long term road alignment with Range Road 33. This must be a typographic, spatial, or geographic error as no one from Harmony has ever knocked on my door in Idlewild Estates to discuss roads.

The local councillor arranged for Harmony's salesman to meet with me on March 8 and while educational it has done nothing to allay concerns. Educational in the sense that Harmony and the County snuck one past the goalie in 2007 when the east access was approved 'in principle' (through a minor amendment to the concept plan? without a public hearing?).

I understand from my meeting on March 8 that the 'in principle' portion of the 2007 approval for an east access was subject to Harmony receiving federal authority for a subdivision to encroach on the federal lands of the Springbank Airport and the Springbank Air Tanker Base. It does not appear that the Springbank Airport Zoning Regulations C.R.C., c.115 (current to 2021-05-04) have been amended to include a Harmony or County road through the federal land.

The Roadway Rights of Way TWP 250 & East Harmony Trail agreement between Rocky View County and the Calgary Airport Authority, for the benefit of Harmony and the developer's proposed east access road across the Springbank Airport raises, at least to this reader, the rule against bias.

Nemo iudex in causa sua (or nemo iudex in sua causa) is a Latin phrase that means, literally, no-one should be a judge in their own cause. It invokes the concept of the impartiality of the decision-maker. It is a principle that means the statutory decision-maker cannot make a decision on a file/issue in which they have an interest. The rule is very strictly applied to even the appearance of a possible bias when there may not actually be one. Thus, even if there is not actual bias, just a perception that the decision-



maker may be biased (no matter how unfounded) may give rise to the decision being voided. The decision-maker should be unbiased and independent from influence. The decision-maker cannot enter the process with their mind already made up.

Abuse of an improper intention includes the decision-maker having an ulterior motive in making their decision, being biased, making the decision in bad faith or having a conflict of interest. The decision process must ensure that the decision-maker is unbiased. For example, if the same person (i.e., the County) is the signatory of the agreement with the Airport and decision-maker (i.e., the County) on an application by Harmony to build and/or benefit an east access under the agreement with the Airport this contributes to an apprehension of bias being found (it may give the appearance of bias whether real or not). The decision-maker would know details of the case making independence and objectivity difficult. For example, it may be seen that the decision-maker (County) may have a vested interest in ensuring the east access road is built to benefit Harmony, even before the scheduled public hearing.

In an email Harmony sent on March 5 to landowners on Rocky Range View Road the salesman, to quote, said "At this time I also want to identify an error in the documents that we are working to resolve. The error relates to the existing TWP 251 connection into Harmony. Harmony does not intend to utilize this connection as a secondary access point off of RR 33 but will accommodate and emergency access needs the County may have. You will receive further updates on this topic as we do."

Based on the March 5 from Harmony's salesman and based on comments from Harmony's salesman on March 8 it now appears that Harmony is not pursuing Rocky Range View Road as an access to Range Road 33. This will satisfy an area of concern that I have and trust that this will be struck from the concept plan amendment application as another access to Harmony, and Rocky View will then permanently suspend this pursuit now and in the future.

Section 6.2 of the Harmony Conceptual Scheme provides there will be the airport road connection to Range Road 33 (Regional Heartland Service Road). This east access road will access the business, institutional, golf course, regional park, and residential uses on the east side of Harmony. The east access road will also provide direct access to the employment lands in the Springbank Airport. Finally, Section 6.2 depicts the Regional Heartland Service Road as an Arterial Road, meaning greater than 10,000 daily vehicle trips.

Earlier in the Harmony Conceptual Scheme in Section 6.1.3 there are comments to the effect that the connection to Range Road 33 is based upon the principle of providing direct (primary) access to Harmony for the majority of traffic. As well, there will be provisions of facilities as staging areas for community buses and car sharing facilities will be made.

While not abundantly clear, and even if the comments in Section 6.1.3 allude to [from] Township Road 250 (to Range Road 33) and not [from] the Regional Heartland Service Road (to Range Road 33), the minimum of 10,000 daily vehicle trips from the Regional Heartland Service Road is a gross under-representation. Especially if this road is to promote not only build-out and densification of Harmony but the new element of employment lands in the Springbank Airport, which is certainly not before the public for review or comment.

As per the Harmony Conceptual Scheme the uses of the Regional Heartland Service Road will come from the golf course, employment and institution elements, recreational facilities, regional park and eastern residential (500-1000 homes). I presume the Harmony Spa will fall within employment, institution, or

recreational definition and by Harmony's own admission in the Calgary Herald (Feb. 2020) they expect 300,000 to 400,000 visitors per year, which is an order of magnitude 30-40 times greater than the daily vehicle trips and only represents one of the many elements intended to use the Regional Heartland Service Road.

According to the Springbank ASP Transportation Network Analysis the County is already aware that Range Road 33 is currently described as a Regional Arterial two-lane rural paved standard road with a peak of 700 daily vehicle trips. The intersection at TWP250/RR33 is shown not to operate at an acceptable standard for primary traffic movement. Additionally, the two-lane roundabout proposed by Bingham will still need to be upgraded to address congestion.

Section 6.1.3 of the Harmony Conceptual Scheme alludes to upgrades to the Range Road 33 and Highway 1 interchange. The salesman from Harmony did mention on March 8 that Harmony, Bingham and Alberta Transportation are part of a consortium to fund this work. It is not clear the timing of this work and believe it to be years, maybe decades, behind the ill-advised Regional Heartland Service Road and densification of Harmony.

Even if Rocky View did not approve Harmony's request to increase the number of homes from 3,500 to 4,500 the amount of traffic utilizing Range Road 33 would be untenable. I do not support the 22% increase in the number of homes. Not only will there be an effect on the road infrastructure but will also add to the increasing burden of the student to teacher ratio already in the Springbank schools (as my daughter will attest) while waiting for Harmony to meet another of its commitments to build a school.

The Springbank Air Show estimates 20,000 people attend the weekend event every couple of years. I witness what 20,000 attendees mean for the TWP 250 and RR 33 roads even with hordes of peace officers and volunteers directing traffic. Harmony's proposal for east access and 4,500 homes, golf course, employment and institution elements, recreational facilities (spa), and regional park is a harbinger for this intensity of traffic, but without the peace officers and volunteers to manage traffic flow. I do support the Springbank Air Show and am able to manage this level of traffic for a couple of days but am not prepared to navigate it daily due to Harmony.

It is unconscionable that Harmony would suggest in Section 6.2 of the Harmony Concept Plan the Regional Heartland Service Road will act to shift traffic away from their existing residential base, only to have it displaced on another country residential rural lifestyle base i.e., Rocky Range View, Idlewild, Country Lane, etc. This does not sound neighborly of Harmony.

A consequence to the urbanization and densification in and around the rural fabric is the attraction of an element of society that is opportunistically surviving off the hard work of others. Rural crime is on the rise, as I can personally attest, and the Harmony development (in addition to the commercialization of the North Springbank ASP) is creating more opportunity for this element of the population. I learned Rocky View County committed a portion of their \$9 million in 2019 MSI capital funding to hire 3 additional RCMP officers. Since 2019, no further funding has been committed by Rocky View to policing manpower, facilities, or equipment through the MSI funding stream. In speaking with the Cochrane RCMP detachment, they can only dedicate one member to drive the major roads of Springbank once a week during daylight hours and once a week during non-daylight hours. This is a drive by and is not community policing.

Going back to the original approved concept for Harmony, Section 6.1.2 of the Harmony Concept Plan, and the Springbank ASP Transportation Network Analysis it appears logical that a full interchange at Range Road 40 and Highway 1 is the correct access for Harmony in addition to Copithorne Trail. Harmony should be aggressively pursuing a new interchange along Highway 1 at Range Road 40, or Range Road 35. Harmony and the County should abandon any east access to Range Road 33.

Based on historical decision making it seems highly likely the County will ignore residents' concerns and prop up the developer under the guise of these amendments and a Draft North Springbank ASP. Regardless, due to the fundamental errors of PL20200121 and the confusion this amendment application has created, the application can no longer be considered as properly or legally before a decision maker. The application should either be withdrawn by the applicant or deemed incomplete by the County. No statutory decision-making body can make either a reasonable or a correct decision under the Municipal Government Act on PL20200121, as it stands.

Kevin  
Idlewild Estates

Carlo & Amy Cooper



9<sup>th</sup> March 2021

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



Attention: Logan Cox

Dear Sir,

We appreciate the opportunity to comment on the Harmony Conceptual Scheme Update (**PL20200121**) as per your letter dated February 19<sup>th</sup>, 2021. We are residents of Rocky Range View (Township Road 251) and moved into our house in February 2020. The location of our home is clearly marked on the figure below.



Unfortunately, we were not furnished with any details regarding the amendments to the Concept Scheme, other than the red-line markup in the document. Without having any details or supporting documentation on how Harmony's planners decided that these changes are necessary, we can only vehemently object to all the proposed changes at this time.

We have attempted to gather any information that may be pertinent to the changes, seeking both current and historical studies relating to traffic around the Harmony development.

We have asked for any available documents relating to the amendments several times:

- Email from Carlo Cooper to Logan Cox (Rocky View County) regarding the Traffic Impact Study. We were told it was not available.

- Email/phone call from Carlo Cooper to Birol Fisekci. We were told the report was not finalised.
- Email from Carlo Cooper to Logan Cox for any documents relating to previous traffic studies for the Harmony Project. Mr. Cox said that our request would be forward to relevant departments within Rocky View County, and as of the date of this letter, we have not had any response.

The fact that we are being asked to comment on proposed amendments to a planning document without providing us access to any of the underlying information used to support the decisions is a pointless exercise and only serves to generate animosity and distrust on our behalf toward the developers of Harmony and Rocky View County.

### TWP251 road upgrade

In section 6.1.3 the amendment stating that our street (TWP251, or TWP251a – these appear to be used interchangeably in the Document) will be upgraded to become a secondary connector into the east part of Harmony. Rocky Range View is a quiet, dead-end road with at most, a couple of hundred vehicles per day based on our rough estimates. The road is quite narrow, used as recreation space by us and our neighbours, with many people walking with their families, walking dogs, and riding bikes. This is all safe to do with the limited volume of traffic on the road.

If the road is updated and used as an access to Harmony, this amenity will be lost to us given that the volume of traffic will likely increase. The other issue around this update will be the intersection of TWP251 and Range Road 33. A bullet point in section 6.1.3 states that traffic signals will be installed (and it is noted that they are operationally required but not warranted).

There appears to be services on both sides of the existing easement, and it's not clear to us how an upgrade of this road to something that can handle larger traffic flows safely will fit within this space. We have requested any information that may be available about this change but have yet to have anything communicated to us.

Having a signaled traffic intersection would indicate that the traffic volume would be quite significant. We also strongly object to having traffic lights installed outside our bedroom window. From our driveway, the closest traffic light to us, by road distance, is approximately 13km – at the intersection of Canada Olympic Drive SW, and the TransCanada Highway. The image to the right shows the nearest signaled intersections by shortest distance and driving distance.

Given that this is a conclusion that was already in the document, it would indicate that there are supporting engineering studies that concluded that they were necessary. We have requested any such documents from Rocky View County and to date, have not been provided any information.





A review of the *Springbank – Area Structure Plan Network Analysis* (Watt Consulting Group, 26 October 2020, accessed via the RVC website) identifies future traffic loads in the Springbank area. This report does not identify any connection of TWP251 to the Harmony development. In all the discussion of future issues that need to be addressed in the aforementioned report, there is not a single mention of Rocky Range View/TWP251 that I can find.

For us to provide any critical and constructive feedback to Rocky View County regarding this proposed amendment, we require more information including, but not limited to, answers to the following questions:

- What are the expected traffic flows once the road is upgraded?
- What traffic calming methods will be employed on this road to ensure the safety of recreational road users?
- How will the increased traffic flow be handled at the intersection of Range Road 33 and TWP251 and what steps will be taken to ensure that this does not impact residents negatively?
- Will any land be expropriated from residents to support the widening of the road or the moving of existing infrastructure on either side of the existing corridor?
- What is the justification for using TWP251 as a secondary connector for Harmony and why is it needed when there are other options that would impact area residents far less?
- What will be the impact of additional traffic routed via TWP251 and RR33 be on the intersection at Range Road 33 and TWP250?
- What is the justification for a signalled intersection at the intersection of Range Road 33 and TWP251, given that this has not been considered as necessary by Watt Consulting Group (2020)?

Making TWP251 a secondary access road into the Harmony development would constitute an unwarranted intrusion on our area's amenity, would be a safety risk for those that use the road recreationally, and would likely impact the value of our property, particularly if a signaled intersection is installed immediately adjacent to our residence.

Our understanding, after talking with our neighbours, is that the Harmony developers have always said that TWP251 will not be used as an access road, and so its inclusion as an amendment in this document is very concerning.

We have had several discussions with Mr. Birol Fisekci about this amendment and the conversations have provided contradictory information. In the first conversation (phone call on Friday 26<sup>th</sup> February, approximately 12pm), he stated that TWP251 was not an ideal road to upgrade and that they did not want to have to pay for it. In a subsequent communication (email on 4<sup>th</sup> March 2020), he said that this amendment was mistakenly added to the planning document and should be disregarded. This was not mentioned in the first phone call. Its inclusion either demonstrates carelessness by Harmony in the preparation of their planning application, or the desire of the development of Harmony to one day offer this access, most likely to the primary benefit of those building houses adjacent to the golf course.

Mr. Fisekci also stated in the phone call on 26<sup>th</sup> February 2020 that some residents in this area have expressed a desire for easy access into Harmony so that they may access facilities there more easily. I can assure that this is not the case for our family, and we are yet to hear that opinion expressed by any of our neighbours in recent discussions.

We strongly object to this change and if, as Mr. Fisekci purports, this was included in error, we look forward to seeing a revision of the Harmony Conceptual Scheme document with this item struck off, and the proposed road upgrades (Section 6.1.3) for RR33 and TWP251 struck from the document as these will no longer be required as part of the Harmony conceptual scheme.

## Heartland Service Road

The second concerning amendment is in Section 6.2 and is the proposed connector from Range Road 33 to the Harmony development (Heartland Service Road). Again, without access to the underlying studies that provide the rationale and justification for this completely new amendment, it's not clear how this change will do anything to improve traffic in our area.

Given that the intersection at Range Road 33 and TWP250 is a major point of congestion in peak hours, we would question how much the diversion of some of the Harmony traffic via Range Road 33 will have on this key intersection. The proposed interchange between RR40 and the TransCanada Highway looks to be a better long-term solution that would ultimately remove the stress placed on the RR33/TWP250 intersection.

Questions that we require more information on are:

- How will this connector impact traffic flow on Range Road 33?
- What is the intersection at RR33 and the Heartland Service road look like? Will this be a signaled intersection?
- Will there be street lighting along this road and if so, what steps will be made to reduce the visual disruption to adjacent residents who overlook this?

Given that the bulk of new development (Stages 3, 4, 5) are at the western edge of Harmony it would appear that an access road into Harmony located at this edge of the development (proposed Range Road 40 access) would be better suited for direct access to the site.

Again, without being provided with any supporting information, we strongly object to this amendment being accepted at this time.

## Closing

We recognise that Harmony is our neighbour and that its residents require convenient and safe access into and out of the development, but that access should not be provided in a way that is hugely and negatively impactful for those living adjacent to the development. There appear to be good options for increasing traffic capacity into Harmony, but the use of our quiet road is not one of them. We are not anti-development, but we do believe that all stakeholders need to be listened to and their concerns heard by those approving the project.

One of Harmony's stated guiding principles is Sustainability, and on their website, they even have a section titled "**Respecting our land, our neighbours, and the bottom line**". The Conceptual Scheme document also includes this as **Principle #1** in **Section 4.3 Community Guiding Principles**. Destroying our quiet road, a valuable recreational corridor, and negatively impacting our property value is not showing respect for Harmony's neighbours. It is the destruction of something that is very important to people in our community for a marginal (if that) benefit for residents of Harmony.

We appreciate the opportunity to provide feedback on the Harmony development proposal, but we are very disappointed that we are making these comments in a vacuum and without the full and proper understanding of what these amendments entail and being able to fully understand the impacts they have on us, our neighbours, and the wider community.

***None of the proposed amendments proposed in the Conceptual Scheme should be accepted until residents are given appropriate supporting documents and appropriate time to review the detailed plans.***

We look forward to further consultation from Rocky View County once additional documentation is made available for our review.

Yours faithfully,

The image shows two handwritten signatures in black ink. The signature on the left is more stylized and compact, while the signature on the right is more fluid and cursive, appearing to read 'Amy Cooper'.

Carlo & Amy Cooper



**Logan Cox**

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**From:** Birol Fisekci <[REDACTED]>  
**Sent:** March 11, 2021 3:36 PM  
**To:** Logan Cox  
**Cc:** Arthur, Nathan; Birol Fisekci  
**Subject:** [EXTERNAL] - FW: Harmony Stage 4 & 5 Open House - Morenike Adesina

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

Good afternoon Logan,

This week has been dedicated to an open house for Harmony's applications which are going to first reading on April 13<sup>th</sup>. Some participants have inquired about submitting letters of support while some simply send such positive letters to me that I have asked them if I can include the emails in our submissions to the County. Ms. Morenike Adesina is one such example. I am forwarding her note to me which clearly indicates her support and her permission to send this on to you. Ideally I hope you will simply get letters directly from our supporters but for the odd submission I trust this format is also ok.

Thank you for your time and effort with Harmony's recent applications. I know it's a lot to navigate so your attention is greatly appreciated.

Best regards,  
Birol

---

**From:** GBandMo Adesina <[REDACTED]>  
**Sent:** March 10, 2021 4:22 PM  
**To:** Birol Fisekci <[REDACTED]>  
**Subject:** Re: Harmony Stage 4 & 5 Open House - Morenike Adesina

Absolutely!

On Mar 10, 2021, at 3:33 PM, Birol Fisekci <[REDACTED]> wrote:

Morenike,

This is a very nice note thanks. Would you allow us to use it in our summary package to the county?

---

**From:** Morenike & Gboyega Adesina <[REDACTED]>  
**Sent:** March 10, 2021 1:58 PM  
**To:** Birol Fisekci <[REDACTED]>  
**Subject:** Re: Harmony Stage 4 & 5 Open House - Morenike Adesina

Wonderful. Thank you for taking the time to walk through the panels with me - very informative and makes me super excited for what's to come in Harmony!

Morenike

On Wed, Mar 10, 2021 at 1:33 PM Birol Fisekci <[REDACTED]> wrote:

Good Afternoon Morenike,

Thank you for our virtual meeting this morning. Here is a link to where you can download the panels to read. It is still a large file so please make sure you are connected to Wi-Fi and not using your cellular data. If you have any challenges with the file just let us know. Also we kindly ask that these not be circulated to others. We are happy to provide them to anyone but we prefer to first walk people through, just like I did with you.

<http://liveinharmony.ca/stage-4-and-5-open-house/>

Warm Regards,  
Birol

-----Original Appointment-----

From: Laurel Lapointe <[REDACTED]>

Sent: March 9, 2021 9:26 PM

To: Laurel Lapointe; Birol Fisekci; [REDACTED]

Subject: Harmony Stage 4 & 5 Open House - Morenike Adesina

When: March 10, 2021 10:00 AM-10:30 AM (UTC-07:00) Mountain Time (US & Canada).

Where: <https://us02web.zoom.us/j/83987260672>

Birol Fisekci is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83987260672>

Meeting ID: 839 8726 0672

One tap mobile

+13126266799,,83987260672# US (Chicago)

+13462487799,,83987260672# US (Houston)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC) Meeting ID: 839 8726 0672 Find your local number:

<https://us02web.zoom.us/j/83987260672>

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Morenike and Gboyega

**Logan Cox**

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**From:** AJ Booker <[REDACTED]>  
**Sent:** March 12, 2021 7:26 PM  
**To:** Logan Cox  
**Subject:** RE: [EXTERNAL] - PL20200125 DC129 amendment text

Logan,

Thanks for sending that over.

In regards to PL20200121, ...122, ...123, ...124, and ...125 which are the conceptual scheme amendments, stages 3/4/5 neighborhood plans and the DC amendments **I am fully in favor** of the proposed application.

I am looking forward to seeing this neighborhood develop further!

Thanks,  
AJ Booker  
[REDACTED]

---

**From:** LCox@rockyview.ca <LCox@rockyview.ca>  
**Sent:** March 1, 2021 9:58 AM  
**To:** AJ Booker <[REDACTED]>  
**Subject:** RE: [EXTERNAL] - PL20200125 DC129 amendment text

Good Morning AJ,

Please see the attached DC129 Redline which shows the proposed changes within the bylaw itself.

Sincerely,

**LOGAN COX, BA**

Planner | Planning and Development Services

**Please note:** Our County office will be closed to the public as of December 7, until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>.

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**From:** AJ Booker <[REDACTED]>  
**Sent:** February 27, 2021 4:02 PM  
**To:** Logan Cox <[LCox@rockyview.ca](mailto:LCox@rockyview.ca)>  
**Subject:** [EXTERNAL] - PL20200125 DC129 amendment text

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

Logan,

We have received notice of several applications regarding the Harmony development updates to conceptual schemes, neighborhood plans, and DC amendments.

Can you please provide the text of the proposed changes for DC129, which is referenced as PL20200125.

Thanks,  
AJ

**Logan Cox**

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**From:** Ryan Bradley <[REDACTED]>  
**Sent:** March 12, 2021 8:02 PM  
**To:** Logan Cox  
**Subject:** [EXTERNAL] - Harmony Plans

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

Good evening,

I am writing to you this evening as a resident of Harmony, living at the address of [REDACTED], to show my support for the updates to the Harmony plans listed below.

PL20200121-PL20200125

The plans outline some really exciting things for Harmony residents. More lake, more beaches, more public walking paths along the lake, more playgrounds, more trails, proposed high school site, small neighbourhoods mixed use etc. We would be in support of these plans being approved by Rocky View County.

Regards,

**Ryan Bradley P.L.(Eng.)**  
Mechanical Engineer  
[REDACTED]

**Logan Cox**

---

**From:** [REDACTED]  
**Sent:** March 15, 2021 9:18 AM  
**To:** Logan Cox  
**Subject:** [EXTERNAL] - PL20200121-PL20200125

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I do support this new plan as outlined. A great community as envisioned. Live here already and look forward every day to changes and developments.

Haven't seen any plans for it but I would NOT support a gated community on the island. Sends the wrong message out here in RVC

**Robert Craddock**  
[REDACTED]



DEVELOPMENT | LEASING | CONSTRUCTION | MANAGEMENT

  
www.rencor.ca

March 29, 2021

Rocky View County  
Planning and Development Services Department  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

**Attention: Mr. Logan Cox**

Dear Mr. Cox

**Re: Harmony Applications**

- PL20200121 (Conceptual Scheme Amendment)
  - PL20200122 (Stage 3 Amendment)
  - PL20200123 (Stage 4 Neighbourhood Plan)
  - PL20200124 (Stage 5 Neighbourhood Plan)
  - PL20200125 (Direct Control Amendments)
- 

On behalf of Bingham Crossing we would like to voice our support for the proposed applications cited above. Harmony Developments Inc. continues to deliver upon its commitments to the region. The Harmony development is an exceptional mixed use community and these applications will further enhance its competitiveness in the marketplace. We are encouraged to see all that is planned for Harmony.

Yours very truly

**RENCOR DEVELOPMENTS INC.**

A handwritten signature in black ink, appearing to read 'Ron Renaud', is written over a horizontal line.

Ron Renaud  
President

cc: Birol Fisekci, Harmony Developments Inc.

**Logan Cox**

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**From:** [REDACTED]  
**Sent:** February 26, 2021 10:59 AM  
**To:** Logan Cox  
**Subject:** [EXTERNAL] - Harmony Application

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

Hello Logan Cox,  
Westside Land Corporation is in favor of the application numbers in Division 2:  
PL20200121  
PL20200122  
PL20200123  
PL20200124  
PL20200125

Please confirm receipt.

Thank you,

**David M. Brezsnyak,**  
*President*



[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

DISCLAIMER: \*\*\* This communication and all attachments to it are confidential. It should only be read by the person to whom it is addressed. If you have received this communication in error, please contact us at [REDACTED] or at [REDACTED], immediately to inform us of this error so that it is not repeated. Please delete this communication and all attachments. Thank you.\*\*\*



**Logan Cox**

---

**From:** Shaun Moar <[REDACTED]>  
**Sent:** April 1, 2021 2:14 PM  
**To:** Logan Cox  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Support for the Harmony Applications

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

Date: April 1, 2021

Attention: Mr. Logan Cox  
Planning and Development Services Department,  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

**Harmony Applications**

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

I reside in Harmony, we moved into the community in May of 2020. I have recently reviewed the proposed applications cited above with a representative from Harmony Developments Inc. I am happy to support the applications, and look forward to being part of Harmony's future growth.

In particular, I am excited to see the developer connect the two lakes so I am able to paddle between the two lakes. Also, as a triathlete, I look forward to participating in the Calgary Ironman 70.3 triathlon based out of Harmony.

Best regards,

Shaun Moar

[REDACTED]

Cc: Birol Fisekci, Harmony Developments Inc.



April 5, 2021

Planning and Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

**Attention:** Mr. Logan Cox

**Cc:** Mr. Birol Fisekci  
Harmony Developments Inc.

**RE:** Harmony Applications

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighborhood Plan)
- PL20200124 (Stage 5 Neighborhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox;

As residents of the Western or Jumping Pound area of Rocky View County we have been following the Harmony Development progress with keen interest. We are pleased and supportive of the activities and current applications as planned.

Harmony's plans and exciting development initiatives will be of substantial benefit to Rocky View County's balanced future. Economically, socially, recreationally, and through the enhanced rural community's lifestyle, we are in favor of the entire project.

Respectfully submitted

Marshall Copithorne  
President  
CL Ranches Ltd.

**From:** greg toner <[REDACTED]>  
**Sent:** May 25, 2021 11:36 PM  
**To:** Legislative Services Shared <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** [EXTERNAL] - Fw: Harmony Public Hearings: road access & density changes – comments due Wed. May 26th

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

Harmony Public Hearing -

Range Road 33 that services Wildwood and Country Lane Estates is a small, light duty road that will be significantly impacted by the proposed traffic increase from the Harmony expansion. In addition, the increase in traffic volume, CO2 emissions, reduction in road safety, reduction in wildlife safety, and noise elevation will directly impact the surrounding neighbourhoods. The proposed changes will directly affect cyclists, joggers, walkers, agricultural equipment, vehicles, and homeowners. There is also a large amount of wildlife that live in the vicinity and cross RR33 as they move from one feeding area to another, parallel to the Bow River, and north of Hwy 1 West. Wildlife safety is a significant concern.

Was a traffic/resident/environment/wildlife/noise impact study conducted? If so, when? I don't recall receiving a questionnaire. Projects that have multiple long-term impacts on surrounding residents, communities, environments, and wildlife should NEVER proceed without proper study and collective input from those affected. This decision appears to have been rushed, lacks necessary macro-evaluation and stakeholder involvement, and therefore should not proceed at this time.

Please accept this email as my formal rejection, and request for further community evaluation and input regarding the aforementioned project.

G. Toner  
Country Lane Estates  
Rocky View County, AB.

----- Forwarded Message -----

**From:** Patrizio Pilot <[REDACTED]>  
**To:** 762265 Alberta Limited <[REDACTED]>; [REDACTED] <[REDACTED]>; David Dennis <[REDACTED]>; Ameet RAO (Qualitas) <[REDACTED]>; [REDACTED] <[REDACTED]>; Aru Narendran <[REDACTED]>; Bradley Ford <[REDACTED]>; brownabg <[REDACTED]>; Bryce Rosborough <[REDACTED]>; Dave Johnson <[REDACTED]>; Denis & Isabelle Salle <[REDACTED]>; Denise Ford <[REDACTED]>; Devin Wagner <[REDACTED]>; Douglas Morton <[REDACTED]>; Elizabeth Naeth <[REDACTED]>; graham southgate <[REDACTED]>; greg toner <[REDACTED]>; Isabelle Macbean <[REDACTED]>; J I <[REDACTED]>; Jon & Tonya Truswell <[REDACTED]>; Julie Zhang <[REDACTED]>; Karissa Rosborough <[REDACTED]>; Laurie McAlonen <[REDACTED]>; Lisa Wenger <[REDACTED]>; Murray Selzer <[REDACTED]>; Naeth, Brad <[REDACTED]>; Nat McAlonen <[REDACTED]>; Paul Laubitz <[REDACTED]>; Paul Wright <[REDACTED]>; Peter and

Grace Kowalchuk <[REDACTED]>; Peter Lloyd <[REDACTED]>; Raegan Brown  
<[REDACTED]>; Robert Fitzpatrick <[REDACTED]>; SkyHawk GeoServices  
<[REDACTED]>; Tom Gotz <[REDACTED]>; Tracy Ibbott <[REDACTED]>; Troy  
Wenger <[REDACTED]>; Val Desaulniers <[REDACTED]>; Wayne Townes  
<[REDACTED]>

**Sent:** Tuesday, May 25, 2021, 03:03:26 p.m. MDT

**Subject:** Harmony Public Hearings: road access & density changes – comments due Wed. May 26th

Hello everyone, I hope everyone has read through the document about Harmony's expansion (and massive traffic impact coming to Range Road 33...) and plans on sending comments for consideration to City Council. Comments are due before tomorrow at 4pm to [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

**From:** [762265 Alberta Limited](#)

**Sent:** May 23, 2021 9:28 AM

**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Fwd: FW: Harmony Public Hearings: road access & density changes – comments due Wed. May 26th

----- Forwarded message -----

**From:** **Patrizio Pilot** <[REDACTED]>

**Date:** Sat, May 22, 2021 at 5:54 PM

**Subject:** FW: Harmony Public Hearings: road access & density changes – comments due Wed. May 26th

**To:** 762265 Alberta Limited <[REDACTED]>

Hello, i do not have the full list of people included in the water coop communications, but i came across this preoccupying email about Harmony's impact on our tiny Range Road 33 and hoped someone could forward to all people in our small Community. Can this be forwarded to all?

Thank you

Pat and Anne at 59 CLT

---

**From:** Rocky View Forward <[REDACTED]>

**Sent:** Friday, May 21, 2021 4:11:50 PM

**To:** Rocky View Forward <[REDACTED]>

**Subject:** Harmony Public Hearings: road access & density changes – comments due Wed. May 26th

Greetings:

The June 8<sup>th</sup> Council meeting is scheduled to include five public hearings dealing with various amendments to Harmony's concept scheme. Buried among the proposed amendments are ones that will provide access from Harmony onto Range Road 33 and that will increase the maximum number of residential units in the community from 3,500 to 4,480.

The exact route from Harmony to Range Road 33 is not clear in the original amendments. We have been informed by RVC staff that the final proposal is to provide emergency access via Rocky Range View and primary access via a to-be-constructed road, the Regional Heartland Service Road, through the north-east corner of the Springbank Airport land. We have also learned that, in January 2021, the County entered into a renewable 50-year roadway agreement with the Springbank Airport that provides access for the Heartland Service Road.

We aren't aware of any recent updates to Harmony's traffic studies. We had thought that a revised Traffic Impact Assessment would be necessary before considering amendments of this magnitude.

The changes to Harmony's concept scheme that will be considered at these public hearings were given first reading on April 13<sup>th</sup>. The first reading amendments can be accessed [here](#) as Agenda Items G – 2 through G – 6. Click on the “paper clip” beside each agenda item to open it. G – 2 includes the redlined version of the concept scheme and G – 6 includes the redlined version of the direct control bylaw. G – 3 through G – 5 provide details on three new “neighbourhood plans” for future development within Harmony.

Written comments for these public hearings are due by 4:30 pm on Wednesday, May 26<sup>th</sup> and should be emailed to [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca). Pre-recorded audio or video presentations can be submitted until noon on Monday, June 7<sup>th</sup>. Details for submitting these can be found [here](#).

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,  
Rocky View Forward

*[If you no longer want to receive our emails, just let us know and we'll remove you.]*

Date: April 5, 2021

Planning and Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Attention: Mr. Logan Cox  
Cc: Birol Fisekci, Harmony Developments Inc.

Re: Harmony Applications

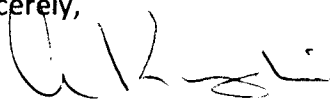
- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

I am a Rocky View County resident and have been following the progress of the Harmony Development for many years now. I am pleased to see Harmony's progress and I support Harmony's current applications. Harmony has become a jewel in the Rocky View County with a good vision of how hamlets and developments should occur. The administration should be proud of what can be accomplished with developers and Harmony provides a vision for future developments throughout the county.

On a separate note the Mickelson National Golf Course is a world-class facility that I had the pleasure of playing. This course and all the future amenities that Harmony will encompass will provide an excellent addition for years to come for the Rocky View County.

Sincerely,



Dr. Albert Kryski

Cc: Birol Fisekci, Harmony Developments Inc.

**Logan Cox**

---

**From:** Joanne [REDACTED]  
**Sent:** April 6, 2021 7:54 AM  
**To:** Logan Cox  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Harmony Applications

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

PL 20200121, Conceptual Scheme Amendment PL 20200122, Stage 3 Amendment PL 20200123, Stage 4 Neighbourhood Plan PL 20200124, Stage 5 Neighbourhood Plan PL 20200125, Direct Control Amendments

Dear Mr. Cox

Please accept this email as our whole hearted support for the recent applications as noted above in the community of Harmony. My husband and I have lived in the Rocky View County since 2002.

As the economy has certainly changed since the community was originally envisioned, we appreciate how the applicants are so committed to creating a premier development that will be an asset to Rocky View County.

When our acreage becomes too much for us to manage, we would be delighted to have a choice of housing in Rocky View County rather than be forced back into moving into the City.

The controls being proposed will ensure this community will be highly desired and maintained for years to come.

Regards,

Joanne and Gordon Kerr  
Church Ranches, Bearspaw

**ATTACHMENT 'E': PUBLIC SUBMISSIONS**  
**E-7 - Attachment E**  
**Page 48 of 65**

March 31, 2021

Attention: Mr. Logan Cox  
Planning and Development Services Department,  
Rocky View County  
252075 Rocky View Point  
Rocky View County, AB, T4A 0X2

Harmony Applications

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

My wife and I are what I like to call 'early adopters' in Harmony! When we were introduced to the concept that was originally envisioned for Harmony, we immediately saw how this would be a great community to live in. That was in 2016 and now, 5 years later, I am impressed that the vision remains intact (despite the economy) and that the planning has evolved to take the community toward an even better future.

I have studied the proposals in detail. I also attended the open house and spoke with the Developer's representative and that helped me to gain further insight into what the Developer is proposing.

In these proposals I see improved lake access, mixed housing, a proposed high school site, community access, proposed amenities and perhaps best of all, even more connectedness through the proposed trail system. All of this will improve on what I feel is already an exceptional community. As a retired couple, with what we can see of the future development, it is quite possible that we will never move out of Harmony but move to more suitable accommodations as we age. Harmony will have it all!

Just in case it isn't obvious ... I am in full support of the proposals brought forth in the Applications noted above.

Best regards,



Brian Lokhorst

[REDACTED]  
Harmony

Cc: Birol Fisekci, Harmony Developments Inc.



# CL WESTERN TOWN & BACKLOT

Date: April 6, 2021

Planning and Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Attention: Mr. Logan Cox  
Cc: Birol Fisekci, Harmony Developments Inc.

Re: Harmony Applications  
- PL20200121 (Conceptual Scheme Amendment)  
- PL20200122 (Stage 3 Amendment)  
- PL20200123 (Stage 4 Neighbourhood Plan)  
- PL20200124 (Stage 5 Neighbourhood Plan)  
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

As a Rocky View resident I have been following the progress of the Harmony Development for many years now. We are pleased to see Harmony's progress and we support Harmony's current applications.

Harmony's masterplan community will be an important source of tax revenue for Rocky View County and by extension should help in preserving other ways of life within the county, be it country residential lifestyles or the more traditional farming and ranching communities.

Sincerely yours,



Teresa Copithorne

Owner- Manager

CL Western Town

Date:

Attention: Mr. Logan Cox  
Planning and Development Services Department,  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

**Harmony Applications**

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

In the near future my family will be moving into Harmony. I have recently reviewed the proposed applications cited above with a representative from Harmony Developments Inc. and would like to voice my support for the same. I found the content and the HDI representative very helpful. We are looking forward to being able to enjoy all that Harmony currently has and its planned additions.

Best regards,

Jordon Swenson

Future Harmony Resident.

Cc: Birol Fisekci, Harmony Developments Inc.

Darryl & Colleen Lindenbach  
[REDACTED]  
[REDACTED]

April 7, 2021

**Attention: Mr. Logan Cox**

Planning and Development Services Department,  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2  
Via Email: Lcox@rockyview.ca

**Re: Harmony Applications**

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

As soon to be residents of the Harmony community ([REDACTED]), we wanted to take a moment to lend our support to the above noted applications. We have had the opportunity to review these plans with the Developers and believe that they represent the spirit and intention that has drawn us to make the move to Harmony and Rocky View County from Calgary.

For us, it was critical that a strong sense of community existed in the new area that we would now call home, and we are excited to see all that is planned for Harmony - particularly some of its initiatives around arts, culture and theatre. As people who have enjoyed successful careers helping to build strong communities across diverse sectors, we look forward to being part of the Harmony community, and its future success, and are happy to lend our support to these well-considered applications.

Thank you for your time and all that you are doing to make Rocky View County a great place to live.

Sincerely,

Darryl and Colleen Lindenbach

Cc: Birol Fisekci, Harmony Developments Inc.

**Logan Cox**

---

**From:** Alex Baum <[REDACTED]>  
**Sent:** April 7, 2021 1:31 PM  
**To:** Logan Cox  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Harmony Developments Letter of Support

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

April 7, 2021

Planning and Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

**Attention:** Mr. Logan Cox  
**Cc:** Birol Fisekci, Harmony Developments Inc.

**Re:** Harmony Applications  
- PL20200121 (Conceptual Scheme Amendment)  
- PL20200122 (Stage 3 Amendment)  
- PL20200123 (Stage 4 Neighbourhood Plan)  
- PL20200124 (Stage 5 Neighbourhood Plan)  
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

For many years I have followed Harmony's progress and as a Rocky View resident and a Cochrane business neighbor and my desire is to express my support for Harmony's most recent applications noted above.

Harmony has become not only a great neighbor but a home for a number of our staff and their families. Harmony has managed to capture the essence of rural living while still providing the benefits of a well-balanced community.

Please consider this as a Letter of Support for the noted Applications.

If you have any questions to the intent of this letter please contact me at your convenience.

Sincerely,

Alex Baum

**Alex Baum**  
President



[www.cochranetoyota.com](http://www.cochranetoyota.com)

8 River Heights Drive, Cochrane, AB T4C 0N8





April 7, 2021

Mr. Logan Cox, Planner  
Planning and Development Services  
County of Rocky View  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

**Re: Gateway Developments Ltd. supports Harmony Project in RVC  
Conceptual Scheme and Stages 3 to 5; and DC Amendments**

Dear Mr. Cox;

As an active developer in Rocky View County, we are pleased to be writing to you in support of the Harmony project which has been recognized by members of the development industry as one of the best new community developments in the Calgary region and the developers should continue to receive support from RVC Council.

We are pleased and proud to support Harmony's continued success in Rocky View County—a project that if pursued under the Calgary Metropolitan Regional Board would surely not be approved.

Should you wish any further information concerning our support for Harmony, Logan, please call me. We look forward for RVC's strong support for Harmony.

Yours truly,

**Gateway Developments Ltd.**

Allan Mar, Executive Vice-President

cc: Birol Fisekci, President, Harmony Developments Ltd.



Attention: Mr. Logan Cox  
Planning and Development Services Department,  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

**Harmony Applications**

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

My family resides in Harmony and we love living here. I would like to voice my support for the above applications and we look forward to being part of Harmony's future growth.

In particular, I really like the amenities both built and planned for the future. As a professional coordinator of major events, Harmony has all the attributes to become a world-class community.

Best regards,



Patrick Breault  
Harmony Resident

Cc: Birol Fisekci, Harmony Developments Inc.

Marvin & Catherine Waiaand



April 8, 2021

Planning and Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Attention: Mr. Logan Cox  
Cc: Birol Fisekci, Harmony Developments Inc.

Re: Harmony Applications

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

As a Rocky View resident I have been following the progress of the Harmony Development for many years now. We are pleased to see Harmony's progress and we support Harmony's current applications.

Harmony's masterplan community will be an important source of tax revenue for Rocky View County and by extension should help in preserving other ways of life within the county, be it country residential lifestyles or the more traditional farming and ranching communities.

Sincerely,

Marvin Waiaand  
[Signed]



April 9, 2021

Planning and Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Attention: Mr. Logan Cox  
Cc: Birol Fisekci, Harmony Developments Inc.

Re: Harmony Applications  
- PL20200121 (Conceptual Scheme Amendment)  
- PL20200122 (Stage 3 Amendment)  
- PL20200123 (Stage 4 Neighbourhood Plan)  
- PL20200124 (Stage 5 Neighbourhood Plan)  
- PL20200125 (Direct Control Amendments)

---

Dear Mr. Cox,

As a Rocky View resident for the past 24 years, myself and my family have watched with keen interest in the development of the Harmony community. We have a deep appreciation for the project and how it has evolved from inception to a world class community within our pristine Rocky View county.

We are very pleased to advise you that we are fully supportive of Harmony's current applications.

Aside from the high quality of Harmony's planning and execution of this new community, this project will be an important source of tax revenue for Rocky View County to ensure the county's infrastructure continues to be kept in excellent condition. We believe Harmony's development project is a vanguard for all future development in our county and should be the standard for any other development applications Rocky View may considering in the community. Our sincere thank you to Rocky View county and Harmony for the continued preservation of the goals of our coveted country lifestyle.

Yours truly,



Ken and Caroll Stankieveh



Date: April 9, 2021

Attention: Mr. Logan Cox  
Planning and Development Services Department,  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

**Harmony Applications**

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

My family resides in Harmony and I have recently reviewed the proposed applications cited above with a representative from Harmony Developments Inc. I am happy to say that our family supports the applications and we look forward to being part of Harmony's future growth.

In particular, I like the concept of Harmony being a series of smaller villages forming the large community of Harmony. With each village divided by extensive green spaces with trails and other amenities it preserves a rural feeling yet provides access to many amenities.

Best regards,

Frankie O'Brien

Harmony

Cc: Birol Fisekci, Harmony Developments Inc.

Planning and Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Attention: Mr. Logan Cox

13 April 2021

*Dear Mr. Cox,*

Re: Harmony Applications

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

We are writing to express our support for these applications. We have visited Harmony in the past and it is becoming an attractive place to live and a positive contribution life in Rocky View.

As we live in RVC, we feel it is important that the Municipality handles the need for growth with well-planned communities and Harmony has shown itself to be consistent with this need.

*Yours sincerely,*

*P. Hunt*

Peter Hunt

*M. Joanne Hunt*

M Joanne Hunt

Cc: Birol Fisekci, Harmony Developments.

Date: May 12, 2021

Attention: Mr. Logan Cox  
Planning and Development Services Department,  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

**Harmony Applications**

- PL20200121 (Conceptual Scheme Amendment)
- PL20200122 (Stage 3 Amendment)
- PL20200123 (Stage 4 Neighbourhood Plan)
- PL20200124 (Stage 5 Neighbourhood Plan)
- PL20200125 (Direct Control Amendments)

Dear Mr. Cox,

My family and I live in Harmony at 72 Junegrass Teraace. We have reviewed the details of the proposed applications which were submitted to the county with a representative from Harmony Developments Inc. We are excited to be living in Harmony and believe that the future plans for Stages 4 and 5 are excellent. Their approach to ensuring a sustainable community through a well balanced density increase is positive. To date they deliver what they say they will. We look forward to being part of this community for years to come. We are in strong support of these applications.

Happy to discuss further with you at your convenience.

Best regards,



Jeff Smyth  
403-554-1445

Cc: Birol Fisekci, Harmony Developments Inc.

From: Stefan Frick <[REDACTED]>  
Sent: Saturday, May 22, 2021 12:35 PM  
To: Legislative Services Shared <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
Subject: [EXTERNAL] - Harmony development near Sprinkbank airport

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

Hello,

My name is Stefan Frick and I live in in the Pinebrook Estate in Lower Springbank near HWY #8.

I am also a pilot having my aircraft in a hangar at Springbank airport. I have been flying regularly out of Springbank airport for the last 40 years. During this time I have seen many commercial and residential developments coming about without sufficient road improvement to access the airport.

Obviously no road traffic studies seem to have been considered for the proposed developments in the past or the present one, which has become increasingly urgent.

Before giving approval to this project, I would ask the municipal and provincial government to step in and demand a thorough road traffic study of the area by the Harmony developer, which needs to consider the impact of his development on the already significant traffic increase over the past years.

In particular for the access to the area along the Range road 33 near Calaway Park and Highway 22, and the access to and egresses from the airport itself to the public road which ends in a T-intersection.

Also to be considered is the fact that Springbank airport is the location of a fire station that needs to have quick access to the surrounding communities without being delay by heavy traffic. Given the present road layout they need to take into account the ever increasing potential for a serious traffic accident at this busy T-intersection.

Stefan Frick  
51 Pinecone Lane SW

Sent from my iPhone

**From:** Patrizio Pilot <[REDACTED]>  
**Sent:** Tuesday, May 25, 2021 3:08 PM  
**To:** Legislative Services Shared <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>; annemarie meunier <[REDACTED]>  
**Subject:** [EXTERNAL] - Harmony expansion and impact on Range Road 33 traffic

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

**Comments for COUNCIL, sent before due date of May 26th.**

Hello, we are writing to voice complete outrage, frustration and disgust over this road change proposal. We live in the little community of Country Lane Estates and use Range Road 33 as our only way to go anywhere. It is baffling and mind-boggling to think that this small road would become the transit road for THOUSANDS of new comers.

- Range Road 33 is the home of 3 schools (Elbow V, and Springbank Middle and High Schools), 4 if you included Edge School right at the corner of Township 250. There are many school buses and families in the area and we cannot afford to have heavy traffic here.
- Calaway Park is just off RR33 as well, and when the hundreds of cars come in and out of there, it's massive traffic, incompatible with Harmony's volume.
- Another commercial area, Bingham Crossing, is also planned just East of RR33 and Highway 1. We cannot have RR33 smack down the middle of these 2 large expanding areas. Are developers for real?
- Harmony needs to have direct access to Highway 1, away from RR33. The thought of having Harmony connect to RR33 by Rocky Range View is well above concerning and flat out ludicrous.
- The neighbourhood is large enough to justify roads built for them, somewhere WEST, between Copithorne Trail to Range Road 40. The expansion is NOT sustainable for our small rural settings.
- Certainly, the revenues from Harmony taxes, and not ours!, can finance their needs for roadways.. Under no circumstances should our local taxes be raised to finance their greedy growth. ENOUGH.

The cows that used to roam nearby are now replaced by a monstrous neighbourhood popping up in our back yard. Harmony developers seek to make their community a hub and booming area, they should connect to roads that fit this need and reach Highway 1 directly.

Finally, the timing of this info being release at the beginning of a long weekend, when folks are out or not paying attention, with the comments due extremely soon after, seems to be convenient for anyone hoping to power through this idea without opposition. This certainly is nothing to appease citizens' cynicism about municipal politics.

Regards.

A.Meunier and P. Pilot  
Country Lane Estates residents

Submission on Harmony June 8, 2021 Public Hearings  
Bylaw C – 8153-2021 (Concept Scheme) and  
Bylaw C – 8157-2021 (DC bylaw)  
Prepared by: Rocky View Forward, May 26, 2021

Rocky View Forward is, in general, supportive of Harmony building out as a successful community. We strongly believe that the County should support the developments it has already approved before launching new, potentially competing developments. As a result, we have not and will not comment on changes that only affect those who live within the Harmony community. We do, however, have concerns with some of the proposed amendments that will have significant off-site impacts – specifically, the proposed increase in Harmony's population and the changes to its access routes.

#### Process Concerns

We are extremely concerned with the obscure way in which these significant changes are being brought forward. This is the second or third round of public hearings in the last year dealing with Harmony's concept scheme and/or its direct control bylaw.

The previous public hearings focused on relatively minor changes that would only interest a subset of existing Harmony residents. The notices for the public hearings scheduled for June 8<sup>th</sup> used language comparable to those earlier public hearings. This could easily lull people into assuming that the June 8<sup>th</sup> public hearings are also only dealing with issues of interest to those already living in Harmony. There was nothing in the public notices to draw people's attention to the reality that these public hearings will deal with a proposed 30% increase in Harmony's population or with major alterations to its traffic patterns.

It is not clear whether Administration or the applicant chose such misleading descriptions for the public notices. Whoever was responsible is to be criticized for obscuring significant changes to Harmony's concept scheme that will have substantive off-site impacts.

These concerns are magnified by the fact that the material provided in advance of the public hearings does not include any information to explain or support these substantive changes.

#### Proposed Population Increase

Amendments to Harmony's concept scheme propose increasing the maximum number of dwelling units in the community from 3,500 to 4,480. This represents a 28% increase in the number of dwelling units and in the full build-out population.

There is no information explaining or supporting such a substantial increase in Harmony's population. Given that Harmony has been building out quite slowly, it is completely unclear why there is any need to increase its population at this time.

The proposed increase in Harmony's population will add at least another 2,500 residents to the County. The impacts of this should be examined in detail. What are the implications for required services, the transportation network, Harmony's water and wastewater systems, etc.? Simply dealing with a change on this magnitude as the updating of a few words in the concept scheme is unacceptable.

#### Internal / External Road Network Changes

The amendments to Harmony's concept scheme are proposing significant changes to the access into and out of the community. However, these changes are misleadingly described as modifications to Harmony's internal road network.

When Harmony was originally approved in 2007, access into and out of the community was to be directed to roads that would minimize the impact on Rocky View's existing residential communities. There was to be an interchange at Range Road 40 and the Trans-Canada Highway to provide the main access from Harmony to Hwy 1. This was to be supplemented by westerly access from Township Road 252 to Hwy 22 and by access from Copithorne Trail to Township Road 250 and from there to Range Road 33 and Hwy 1.

Since Harmony's initial approval, not much has been heard about the proposed interchange at Range Road 40 and Hwy 1 – other than the reality that all other subdivisions in the Springbank area have been burdened with excessively high transportation off-site levies to pay for this interchange. Instead, in its 2017 concept scheme amendments, Harmony's transportation network maps were quietly amended to include a future primary access much further north along Range Road 33.

The amendments now being proposed will turn that "future" access to Range Road 33 into Harmony's primary access to the Trans-Canada Highway. Shifting Harmony's primary access further north on Range Road 33 will have a dramatic and negative impact on residents of the pre-existing communities to the east of Harmony.

Harmony does not appear to have prepared a new Transportation Impact Assessment to evaluate the implications of the combined increase in



Harmony's population and this new access route. These changes must have significant implications for the adequacy of the area's entire road network. Why are these impacts not being disclosed as part of these public hearings? If Council approves this new Regional Heartland Service Road, what obligations will Harmony have with respect to upgrades to Range Road 33 and its interchange with Hwy 1?

There are also serious questions about the County's ability to assess this proposal impartially. Last January, the County entered into a 50-year renewable agreement with the Springbank Airport to provide the road access required for Harmony to realize this proposed road access. By entering into that agreement, the County has already strongly signalled its support for Harmony's proposed access road changes. How can Council now objectively evaluate the reasonableness of Harmony's **proposed changes to its access routes**?

Harmony's revised road network plans also include an emergency access route to Rocky Range View (Township Road 251A). This appears to be in direct conflict with the original plans to keep Harmony traffic from impacting pre-existing communities. What assurances will there be that over time this "emergency" access does not become a permanent, open access route?

#### Conclusion

The proposed amendments to Harmony's concept scheme and direct control bylaw that deal with changes to its maximum number of dwelling units and to its internal/external road network should be tabled until more fulsome information is provided. Then a new public hearing needs to be scheduled to assess the additional information. This is necessary to enable the affected community to adequately assess the impact of these proposed changes.