

February 18, 2021

Rocky View County  
Planning & Development Services  
Attn.: Xin Deng  
E: [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca)

**Re: File Number 02320029 – Application Number PL20210003 – Division 4**

Dear Xin Deng,

My family resides at 284082 TWP Rd 223A ("Perry" residence). In general, we are pro development – increasing the tax base, adding infrastructure for all of the local residences, etc. It is, however, my opinion that the current infrastructure is somewhat at the "safe limit" for residences and commercial operations. Should this Agriculture redesignate be considered, we hope that Rocky View County considers the following:

- 1) **Intersection at 22x/201 & RR285.** It is completely dark and there is no traffic control. We witnessed a few bad accidents this past year, and we understand that this is routine. It is not lit, whatsoever, despite a large business (RV storage) on the SW corner, access / turning of large Burnco, etc. trucks, Grain & Livestock haulers, etc. Beyond safety, there are significant challenges (heading Northbound) entering 22X West from RR285 now – this is exacerbated in bad winter weather – risking accidents from oncoming traffic heading West on the 22x.
- 2) **Access in and out of the facility.** Should traffic increase, will there be on / off lanes to the property for turning vehicles? There is not for the Calgary farmyard, and this creates an issue from a safety perspective. I have pulled a person out of a ditch myself, that had to swerve to avoid a person turning into that facility at the last minute. "Neighbour Speak" has indicated that this is a problem that has worsened with increased traffic to their (wonderful – we are fans of it) facility. I have referenced this in order to avoid any further such problems with this new facility – will they be entering / exiting from RR285 or TWP224 – or both?

*With these two points, please remember that there are large cul-de-sacs of acreages just South on 284 and TWP 223A that require ease of access etc. in an out of their properties.*

- 3) **Well Water & Disposal** – we are assuming that any aquifers and disposal wells are accounted for and it will not challenge the existing residents, farms, and commercial facilities. I am not a hydrologist so this is out of my scope of expertise.
- 4) Please confirm "what kind" of agriculture it is being zoned for: I.E., will odour (venting) and light pollution, particularly at night, be an issue?

I am sure that Carswell Planning will be a good neighbour. I do appreciate the opportunity to discuss these matters in a constructive form.

Thanking you in advance for your consideration and I welcome your clarifications,

Dean Perry  


Nahal Redesignation

NW-20-22-28-W04M

## SURVEY

Your comments are important to us in shaping Rocky View County. Please take a few minutes to take this short survey. Thank you.

1. Do you see agricultural land as fitting in with the character of the surrounding area?

☒ Yes☐ No

Comments: \_\_\_\_\_

2. The intent of this proposal is to have a greenhouse for flowers. Do you see the idea of a greenhouse fitting in with a new agricultural use in the area?

☒ Yes☐ No

Comments: PENDING AMOUNT OF WATER REQUIRED AND  
IF OPEN TO PUBLIC THERE MUST BE A STOP SIGN ENTERING  
TWP R# 284 ALSO TYPE OF HEATING USED

3. A greenhouse operation would not require as much land and a future proposal to divide off 50 acres is being considered on the eastern portion of the property. Do you support another entrance on Township Rd. 224 for access to one new agricultural lot?

☒ Yes☐ No

Comments: \_\_\_\_\_

4. Is there something else you would like to see in this proposal?

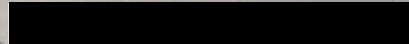
☐ Yes☒ No

Comments: \_\_\_\_\_

Name

Email/Address

Signature

Rick Smith

Note: These comments may be shared with Rocky View County



May, 2021

Attention: Rocky View County, Planning & Development Services  
 Fax: 403.277.3066  
[development@rockyview.ca](mailto:development@rockyview.ca)



Re: Land Use Redesignation to support greenhouse agricultural operation  
 NW-20-22-28-W04M in Rocky View County (RVC)

To Whom it may concern,

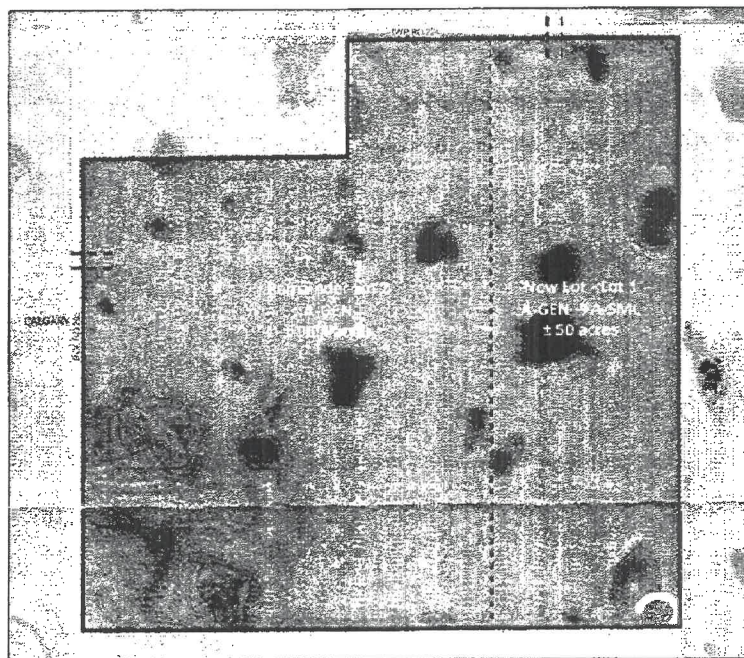
As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. We understand the intent is to:

- Change the land use for a smaller parcel of 50 acres to support a greenhouse agricultural operation in the northeastern corner of the subject lands.
- Following approval of the Land Use, a Development Permit will be applied for.

Thank you,

RICK SMITH

of address 284112 TWP RD 223A, dated MAY 31 2021



ROCKY VIEW COUNTY

### Development Proposal

#### Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 50 acre parcel for a greenhouse with a ± 96.4 acre remainder.

Division Of  
 Real Estate  
 File: P\_20210003  
 Legal: A portion of NW-20-22-28-W04M

Printed: Jan 22, 2021

Should you have any questions, please feel free to contact us.

Bart Carswell

Bart Carswell, MA, MCIP, RPP  
 Carswell Planning Inc.



"No hurdle too high"

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