

**Andrea Bryden**

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**From:** Arlene Vermey [REDACTED]  
**Sent:** Tuesday, June 16, 2020 4:18 PM  
**To:** Andrea Bryden; PAA\_Planning  
**Subject:** [EXTERNAL] - RVC File Number 05701004 - Application Number PL20170009/10  
Planning Services Department

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Andrea Bryden/Planning Department:

Recently, I received a copy of File Number: 05701004, Application Number PL20170009/10, from another resident that lives on Lynx Lane, in the Springbank Links development. I do not understand how the County decides who is to be notified of an Application? Even though I live in Emerald Bay Estates, our household did not receive this notice. Each of the 30 lot owners who live or own property in Emerald Bay Estates should have received this notice, as we are adjacent to "Riverside Estates" Legal Description N 1/2-01-25-03-W05M. As the developer is proposing to use Emerald Bay Drive, as one of the access points for a portion of his development, this affects us. Emerald Bay Drive is the only road accessible for use to leave our subdivision.

This new development (Riverside Estates) is set up with two major access points into the subdivision, Emerald Bay Drive and Calling Horse Drive/Range Road 31, with no roads connecting Cell C to the rest of the subdivision. The use of Emerald Bay Drive is unnecessary and inefficient. Cell "C", Lots 21-32, would endure approximately 7 kms of additional road travel on trips to Calgary.

As this developer has now decided to use individual wells per household, I am concerned regarding how they plan to meet the Fire Protection By-laws that the County imposed on new developments. Their document says main building structures in Riverside Estates will be equipped with dry fire suppression systems to ensure code-compliant fire protection. This will help if the fire stays within a building. But, how does this help if the fire spreads outside to other buildings within this subdivision or to houses in adjacent subdivisions? Are they then relying on the Fire Department? Once a fire truck has used all the water in their tank, they need to find a water supply to refill their truck to continue to fight a fire. If there are no ponds, cisterns (underground water reservoirs) with draft hydrants accessible to the fire department in this subdivision, then the fire department will be looking elsewhere in the area to refill their tanks with water. Now no one wants to see anyone's house burn down in the area. But, at the same time, this developer should not be expecting other water co-ops, in the area, to be supplying their potable water for his subdivision to fight fires because he did not want to incur additional costs.

Lastly, I am concerned with how the developer intends to dispose of the sewage for Riverside Estates. There should be no raw sewage storage allowed in close proximity to the Bears paw Reservoir, which is the main drinking water source for the City of Calgary. This will be occurring, as each house will have their raw sewage being stored in a tank on their property, before being sent up to a communal tile field.

Regards,  
Arlene Vermey

**Andrea Bryden**

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**From:** Corinne Rowland [REDACTED]  
**Sent:** Wednesday, June 17, 2020 11:53 AM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - File Number: 05701004 Application Number: PL20170009/10.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Andrea,

We are reaching out in response to the notice we received regarding Riverside Estates.

Our lot is #20

Our home is located close to the property line and development due to a water right of way through our property.

**Water Table:**

We were dismantling our retaining wall and have discovered a spring beneath it (250-300 feet from the river's edge). Also, we took out old fence posts and when we removed the posts 200 feet from the edge of the river we could see and/or hear the water below which makes us think the water table is very high. We are concerned about the development having septic tanks when the water table is so high. We are not familiar with the waste management system they want to put it, but again the water table is a concern. Thru the Emerald Bay Water and Sewer COOP our community pays 50K annually for testing in order to ensure the sewer does not leak into the river.

**Footprint of Riverside Estate Homes:**

We are curious as to how far back the footprint of the houses will sit. We have a 25 m easement from TransAlta behind us along the river and then an additional 34 m environmental reserve. Our understanding is the property next door must be 7 m from the back property line, we cannot see an environmental reserve in their conceptual plan, does that apply to this area? If not, why does it apply to Emerald Bay?

**Privacy:**

Numerous cars park above our house in the cul-de-sac and walk down into the field to our south. People seem to think our dock is public property and we often find people out there, we ask that the public pathway be moved from where it is located on the conceptual design to a location further into the development, also, due to the location of our home close to the property line (due to the water right of way that runs diagonally through our property), we request that the developer puts in a wider distance between us and the next home. If the pathway remains where it is in the conceptual plan we would require a barrier to keep the public off of our property.

**Beach:**

We spoke to the owner of the Corp (Riverside Estates) a few years ago, he mentioned they were going to put in a beach (we reminded them that this is a dam and there may be sand in the morning, but it will probably be gone by the afternoon). If the access remains through Emerald Bay Drive and a "beach" is accessible to the residents then Emerald Bay Drive will have ALL Riverside Estate lots accessing the beach due to no connection through the neighbourhood to the upper lots.

**Emerald Bay Drive:**

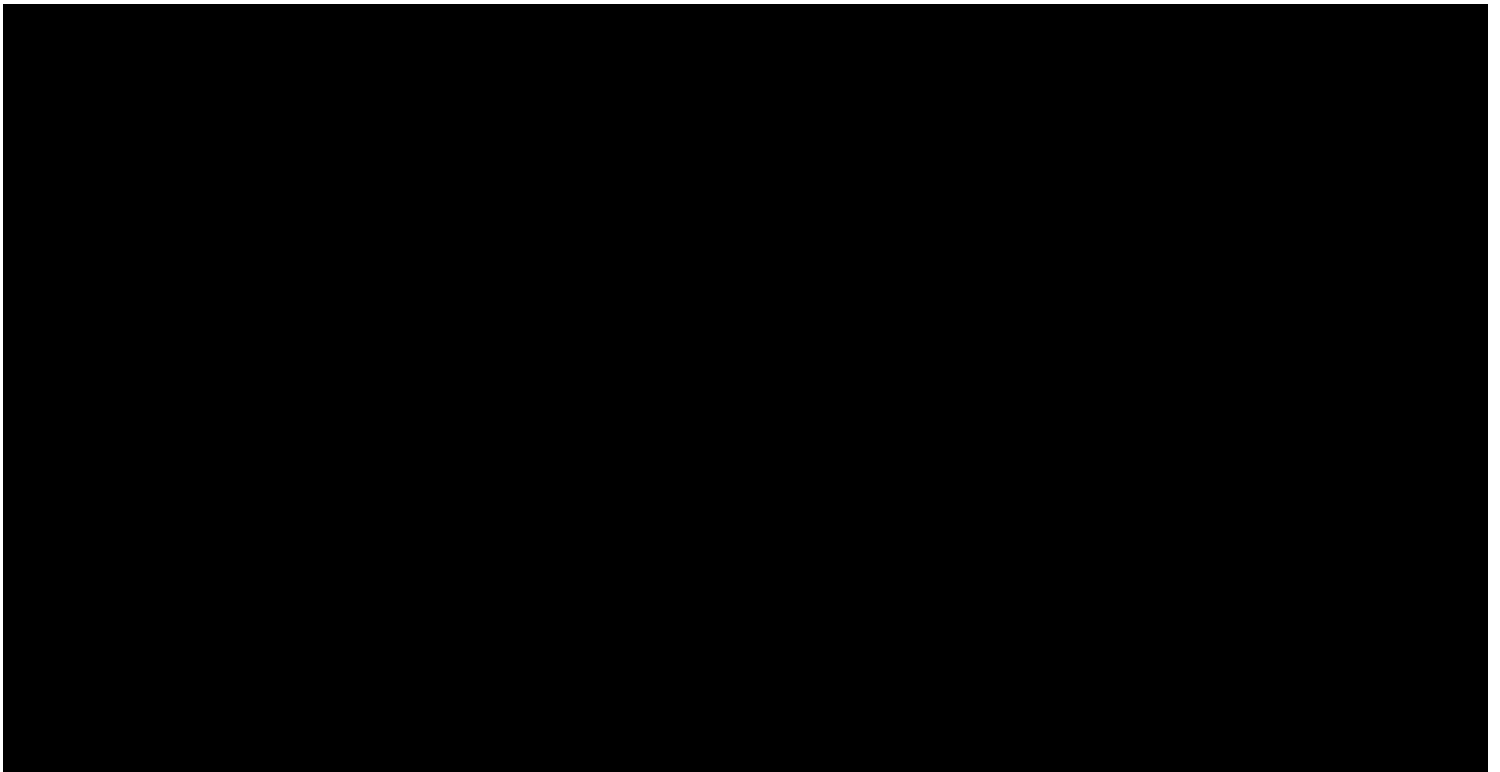
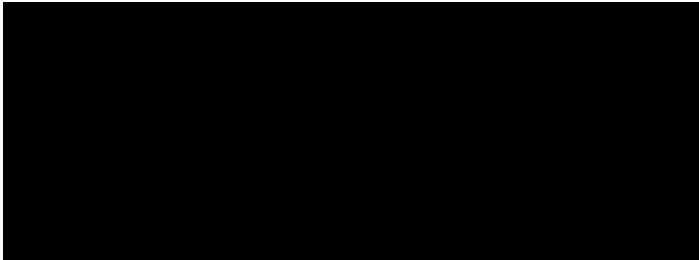
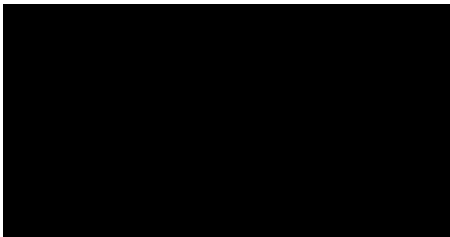
Significant work will be required on Emerald Bay Drive, the "hairpin" curve is dangerous for the number of people already using the road.

Ideally access to the new development should run through Calling Horse Estates, this would eliminate some of our big concerns.

Thank you,  
Cory and Dwayne Rowland



**Cory Rowland**





**Andrea Bryden**

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**From:** Mark Stevenson [REDACTED]  
**Sent:** Wednesday, June 17, 2020 1:40 AM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - Fwd: Riverside Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Andrea,

I am replying to the notice we received on May 27/2020 regarding the proposed Riverside Estates development which is in the immediate vicinity of our home. We have a couple of major concerns that we feel need to be addressed before this Conceptual Scheme proceeds any further. As a background, my wife and I built our house in 1999 and have raised two children in the area, so we are very familiar with the road use in the area.

We staunchly oppose the proposal that 12 of the 30 lots gain access via Emerald Bay Drive, this road has a very dangerous hairpin turn that has produced many close calls over the years, while 12 lots does not initially seem like it would produce much traffic, most households have two cars, and ourselves plus numerous neighbors also had two teenagers on the road for a period of time, so these 12 lots could easily put over 30 more cars on Emerald bay Drive on a daily basis. This is a safety issue without a doubt.

We also find it hard to fathom that a proposal right next to the Bearspaw reservoir, which provides the majority of Calgary's drinking water, could even propose using septic for sewage. Is the City of Calgary aware of this Conceptual Scheme at this stage? Is Alberta Environment? Much more detail needs to be provided on this issue.

We are also concerned about architectural designs. Have any been put forth? Any two storey homes with extra high ceiling can easily be 30' high, this will have a very negative impact on our existing view, and would most certainly have a negative effect on our house price.

The green connection being proposed between Lot 21 of Riverside Estates and Lot 20 of the existing Emerald Bay Estates also needs to be revised. This proposed green connection needs to be moved between Lots 21 and 22 of Riverside Estates to help preserve some privacy for the existing owners of Lot 20 in Emerald Bay.

Thank you for your consideration of our comments.

Mark Stevenson 29 Emerald Bay Drive

**Andrea Bryden**

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**From:** Nicole Thompson [REDACTED]  
**Sent:** Wednesday, June 17, 2020 8:40 PM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - Fwd: FW: Riverside Estates application to amend Central Springbank Area Structure Plan - comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Bryden,

With respect to development plans for Riverside Estates and the application to amend the Central Springbank Area Structure Plan.

We would like to express our deep concern, and request the road plans as presented, be amended so as not to increase vehicle traffic on Emerald Bay Drive. The road is not meant for heavy traffic and, even as is, it has a dangerous hairpin turn that has produced numerous near misses, even with residents intimately familiar with its winding course.

The proposed plan would require homeowners to drive an unnecessary route when it could be altered to readily access homes in the lower quadrant through the new development. With the proposed change it would be a shorter commute for the homeowners, it would eliminate interaction with wildlife in the area, and it would be safer for our children.

Additionally, we are in support of a submission from other Emerald Bay home owners, Rob and Chris Housman, outlining concerns of the plan, and providing recommendations for your consideration.

Thank you for the opportunity to submit this comment and we look forward to your response.

Nicole Thompson on behalf of Adeline J. Sterling

45 Emerald Bay Drive





**Andrea Bryden**

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**From:** Novy Cheema [REDACTED]  
**Sent:** Wednesday, June 17, 2020 2:51 PM  
**To:** Andrea Bryden  
**Subject:** RE: [EXTERNAL] - PL2017009/10 - Conceptual Scheme  
**Attachments:** Riverside\_Estates\_Letter.pdf

Hi Andrea,

Further to my email yesterday, please find attached letter of opposition signed by the majority of residents of Villosa Ridge Estates. There are a few more people that will be signing the letter tonight and I will forward the updated letter upon receipt but wanted to get you this before the deadline.

Regards,

Novy Cheema [REDACTED]  
[REDACTED]

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**From:** Novy Cheema  
**Sent:** Tuesday, June 16, 2020 9:40 AM  
**To:** ABryden@rockyview.ca  
**Subject:** RE: [EXTERNAL] - PL2017009/10 - Conceptual Scheme

Hi Andrea,

Just confirming that circulation comments are to be provided by June 17 regarding the proposed conceptual scheme. Your email below mentioned the applicant conducting some engagement but no engagement has been conducted. We will be submitting a joint letter of opposition as residents of Villosa Ridge Estates and you should receive the letter tomorrow. Please confirm if the timing is ok or if you require the letter today.

Regards,

Novy Cheema | [REDACTED]  
[REDACTED]

-----Original Message-----

**From:** ABryden@rockyview.ca <ABryden@rockyview.ca>  
**Sent:** Wednesday, May 27, 2020 3:04 PM  
**To:** Novy Cheema [REDACTED]

Subject: Fw: [EXTERNAL] - PL2017009/10 - Conceptual Scheme

External email. Please exercise caution.

Hi Novy,

I have taken over this file from Paul as the file manager. The Applicant has submitted a conceptual scheme to support the subdivision proposal, which has been modified from the original proposal. If you are an adjacent landowner, you should receive a notification letter in the mail but glad you noticed the public sign as well. Circulation comments should be provided by June 10th. I believe the Applicant was also going to be conducting some engagement but I haven't heard more on the details.

Please let me know if you have any questions or concerns.

Thanks,

Andrea

---

From: Evan Neilsen  
Sent: Wednesday, May 27, 2020 1:11 PM  
To: Andrea Bryden  
Subject: FW: [EXTERNAL] - PL2017009/10 - Conceptual Scheme

Hi Andrea,

I believe this is regarding your file(s).

Cheers,

Evan Neilsen  
Development Assistant | Planning Services

Rocky View County  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-7285  
ENeilsen@rockyview.ca<mailto:ENeilsen@rockyview.ca> | [https://protect2.fireeye.com/v1/url?k=61bea9d7-3f20affc-61b9ab25-8697f3294d21-666d39ea603a97ea&q=1&e=88bb1760-79da-45ec-b8ff-b306f5f51df9&u=http%3A%2F%2Fwww.rockyview.ca%2F](https://protect2.fireeye.com/v1/url?k=efffeac6-b161eced-eff8e834-8697f3294d21-ce4cfcee1d5c9759&q=1&e=88bb1760-79da-45ec-b8ff-b306f5f51df9&u=http%3A%2F%2Fwww.rockyview.ca%2F<https://protect2.fireeye.com/v1/url?k=61bea9d7-3f20affc-61b9ab25-8697f3294d21-666d39ea603a97ea&q=1&e=88bb1760-79da-45ec-b8ff-b306f5f51df9&u=http%3A%2F%2Fwww.rockyview.ca%2F>)>

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From: Novy Cheema [REDACTED]  
Sent: Wednesday, May 27, 2020 8:53 AM

To: PAA\_Development <Development@rockyview.ca>  
Subject: [EXTERNAL] - PL2017009/10 - Conceptual Scheme

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Hi I am inquiring regarding the proposed Conceptual Scheme for Riverside Estates. I had been corresponding with Paul Simon on this file previously but see that Paul is no longer with RVC.

I see that there is a sign up at this property regarding a conceptual plan that has been submitted to the county. I will pull a copy of the plan from the county website but is there any additional details you can share regarding the Riverside Estates conceptual plan? Is there any planned public meetings, any initial comments from the county, is there a date for when comments on the conceptual scheme need to be submitted by, a timeline of the process, etc.

I am aware of the previous subdivision application that was made by the proponent and several neighboring stakeholders had concerns about the proposed subdivision and have similar concerns regarding the conceptual scheme.

Any additional information you can provide would be greatly appreciated.

Regards,

[cid:image003.png@01D55E87.2692F9E0]

Novy Cheema | [REDACTED]

The information contained in this email, including any attachments, is confidential and may be privileged. It is intended only for the person or entity to which it is addressed and no waiver is intended by sending this email. If the reader is not the intended recipient, you are hereby notified that any review, retransmission, dissemination or other use of, or taking any action in reliance upon this information is strictly prohibited. If you have received this email in error, kindly notify the sender by reply email and delete the original message from any computer. Thank You.

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Reply to the Attention of Novy Cheema  
[REDACTED]

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

**Attention: Planning & Development**

**Re: Riverside Estates Conceptual Scheme**

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To Whom it May Concern,

We are writing to you as concerned residents of Villosa Ridge Estates regarding the proposed Riverside Estates Conceptual Scheme and our formal opposition to the current proposed conceptual scheme. After thorough review of the conceptual scheme, Central Springbank ASP and the proposed Springbank Area Structure Plan (SASP), there are several items within the proposed conceptual scheme that are of concern. This letter is intended to highlight the larger items of concern including transportation issues, environmental issues, integration with adjacent lands, utilities, alignment with the proposed Springbank Area Structure Plan (SASP) and most importantly the complete lack of any community engagement.

#### Transportation

The proposed extension of Calling Horse Drive at the intersection of Villosa Ridge Drive is a major concern. Currently, Calling Horse Drive has an incline as you get to the corner of Calling Horse Drive and Villosa Ridge Drive and based on the tentative plan it appears this is where a proposed intersection to the new subdivision is located. As currently designed, there is a blind spot as you drive up this incline with a sharp left turn at the intersection. There appears to be a fairly blind corner that would exist when exiting the proposed development and turning left onto Calling Horse Drive as well as creating a blind spot for vehicular traffic on Villosa Ridge Drive heading east, as they would have a hard time spotting a vehicle trying to make a left turn from the proposed subdivision. The conceptual scheme fails to address this intersection and how increased vehicular traffic on this corner will be addressed. Based on the current conceptual scheme, the proposed development would increase the amount of traffic at this already problematic intersection by approximately 40%.



### Environmental Impact

The proposed conceptual scheme makes a prediction that cumulative effects on the environment will be low without any data or analysis to back up the prediction. Based on the current form of development a tremendous amount of existing vegetation on the west property line will be removed to make room for lots in Cell A, Cell B and the internal road network. This area is home to numerous wildlife species that use this area as a wildlife corridor. These wildlife species will be adversely affected by the loss of vegetation along with the risk of additional contact with vehicular traffic due to the loss of the current wildlife corridors. The conceptual scheme lacks technical reports on which basis this prediction has been made and therefore requires further study and mitigation strategies that need to be reviewed and discussed with the surrounding community and stakeholders.



### Integration with Adjacent Lands

Back in 2019 the County sold the road allowance along with west property line to the current owner of the proposed conceptual scheme, which road allowance is now a part of the conceptual scheme. This has resulted in the rear setback of the proposed Cell B lots being closer to the existing homes in Villosa Ridge Estates, which will result in the loss of views, separation and enjoyment from the existing homes in Villosa Ridge Estates. When this road allowance was sold there was no communication from the County regarding the integration of the road allowance with the proposed conceptual scheme.

Section 7.3 states that homesites around the outside have been made larger to better transition with adjacent lands, however a review of proposed lots shows that lots backing onto Villosa Ridge estates are all between 2.01ac and 2.02 ac and that in fact the larger lots sizes are located in Cell C, backing on to the river. The conceptual scheme is marred with numerous inconsistencies like this one.

In addition to the setback issues, the conceptual scheme does not address how the proposed development helps preserve view corridors with existing home sites or integrates the development with existing home sites. The conceptual scheme fails to identify how neighboring communities will be integrated with the proposed development to minimize negative impacts on existing developments. Section 4.1.2 states that home sites have been laid out to best protect existing tree stands and allow them to be natural buffers between lots and adjacent properties, however as noted above existing tree stands and natural buffers are largely being removed. The current proposal does not identify any natural or man-made buffer between Villosa Ridge and the proposed development.

### **Utilities**

The conceptual scheme proposes that individual lots be serviced via individual wells that would draw water from aquifers. As has been identified during the public consultation process for the SASP, there is tremendous concern regarding the ongoing depletion of aquifers in the Springbank area as aquifers cannot continue to sustain the increasing number of wells. The Riverside Estates proposal to use individual wells needs to be reconsidered within the greater discussion of increased aquifer use within Springbank.

### **SASP**

The revised SASP is currently tabled until the July 28, 2020 Council Meeting as Administration has been directed to hold an additional workshop with Council to determine how this area is best served. The proposed conceptual scheme refers in several sections that it is consistent with policies outlined in the forthcoming SASP, including cluster development and protection and enhancement of the natural environment and in other sections refers to the being in accordance with the Central Springbank ASP. However, the proposed development is not consistent with several policies within the proposed SASP and within the current Central Springbank ASP and it would be premature to approve the Riverside Estates Conceptual Scheme prior to the adoption of the SASP by Council.

### **Community Engagement**

In addition to the issues noted above, the single biggest issue with the proposed conceptual scheme is the complete and utter lack of community engagement and consideration by the proponent. In Section 4.1.1. of the Conceptual Scheme the proponent states "the most important consideration and influence on the design of Riverside Estates will be the input of local residents", however to date there has been no formal or informal engagement with the residents of Villosa Ridge. Furthermore Section 4.1.1 goes on to state "Bears paw Lakefront Estates LP has engaged the Springbank community and surrounding land owners through a variety of channels and will continue to do so as part of a consultation process that will go above and beyond what is required or accepted as standard practice." As an affected landowner we would like to gain insight on the engagement conducted and the channels used by the proponent, as we have not been engaged by the proponent for any consultation or feedback.

Overall, as affected landowner's we are in opposition to the current form of proposed development for reasons outlined above. Public consultation and engagement, which is an imperative part of the development process, has been completely disregarded and incorrectly represented by the proponent in the conceptual scheme. Without robust and meaningful community consultation there is no basis on which the conceptual scheme as proposed can be supported by the surrounding community or by Administration. We request that Administration require the proponent to conduct open and honest community engagement to incorporate and mitigate rightful concerns of neighboring landowners.


## Residents of Villosa Ridge Estates

  
Name: Novy Cheema

Address: 19 Villosa Ridge Point


  
Name: Maghav Cheema

Address: 16 Villosa Ridge Pt.

  
Name: Sarula Larson

Address: 12 Villosa Ridge  
point T32 143

Name: AnnMarie Luie

Address: 7 Villosa Ridge Pt  
T32 143  


Name: SUKHDEEP SAINI

Address: 4 VILLOSA RIDGE PT.  
T32 143



Name: David Coak

Address: 32 Villosa Ridge Dr.  

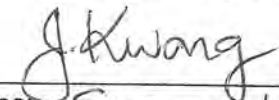

  
Name: UNA DEL GUERCIO

Address:

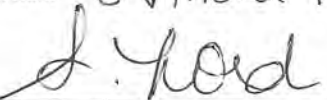
23 Villosa Ridge Point

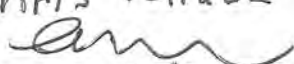
Name: Jennifer Kwong

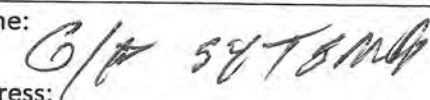
Address: 10 Villosa Ridge Point

  
Name: SUSAN LORD

Address: 8 Villosa Ridge Pt

  
Name: Chris Palocz

Address:   
36 Villosa Ridge Drive

Name:   
Address:

35 V.R. DR  
fg s/t sma @ kalus.net

Name: Donna Biblow

Address: 31 Villosa Ridge Dr  
Donna Biblow

Lawr. & Todd Patterson

Name:

Address: 28 Villosa Ridge Dr.

Name:

Address:

Laura + Cathy Zivkusic

Name: DANNY + Cathy Zivkusic

Address: 29 Villosa Ridge Drive

Name:

Address:

Name: Anna Robison

Address: 24 Villosa Ridge Dr

Name:

Address:

Anna Robison

Name: Kerrie-Anne LeBlanc

Address: 20 Villosa Ridge Dr.

Name:

Address:

Kerrie-Anne LeBlanc

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**Andrea Bryden**

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**Sent:** Thursday, June 18, 2020 1:38 PM  
**To:** Andrea Bryden  
**Subject:** RE: [EXTERNAL] - PL2017009/10 - Conceptual Scheme  
**Attachments:** Riverside\_Estates\_Letter.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Andrea,

Please find updated letter signed by an additional concerned resident.

Thanks

Novy Cheema | [REDACTED]  
[REDACTED]

-----Original Message-----

**From:** ABryden@rockyview.ca <ABryden@rockyview.ca>  
**Sent:** Wednesday, June 17, 2020 3:01 PM  
**To:** Novy Cheema [REDACTED]  
**Subject:** RE: [EXTERNAL] - PL2017009/10 - Conceptual Scheme

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Received, thank you.

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Sent: Wednesday, May 27, 2020 1:11 PM  
To: Andrea Bryden  
Subject: FW: [EXTERNAL] - PL2017009/10 - Conceptual Scheme

Hi Andrea,

I believe this is regarding your file(s).

Cheers,

Evan Neilsen  
Development Assistant | Planning Services

Rocky View County  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-7285  
ENeilsen@rockyview.ca<mailto:ENeilsen@rockyview.ca> | <https://protect2.fireeye.com/v1/url?k=efffeac6-b161eced-eff8e834-8697f3294d21-ce4cfcee1d5c9759&q=1&e=88bb1760-79da-45ec-b8ff-b306f5f51df9&u=http%3A%2F%2Fwww.rockyview.ca%2F<https://protect2.fireeye.com/v1/url?k=61bea9d7-3f20affc-61b9ab25-8697f3294d21-666d39ea603a97ea&q=1&e=88bb1760-79da-45ec-b8ff-b306f5f51df9&u=http%3A%2F%2Fwww.rockyview.ca%2F>>

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[cid:image003.png@01D55E87.2692F9E0]

Novy Cheema

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Reply to the Attention of Novy Cheema  
[REDACTED]

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

**Attention: Planning & Development**

**Re: Riverside Estates Conceptual Scheme**

To Whom it May Concern,

We are writing to you as concerned residents of Villosa Ridge Estates regarding the proposed Riverside Estates Conceptual Scheme and our formal opposition to the current proposed conceptual scheme. After thorough review of the conceptual scheme, Central Springbank ASP and the proposed Springbank Area Structure Plan (SASP), there are several items within the proposed conceptual scheme that are of concern. This letter is intended to highlight the larger items of concern including transportation issues, environmental issues, integration with adjacent lands, utilities, alignment with the proposed Springbank Area Structure Plan (SASP) and most importantly the complete lack of any community engagement.

#### Transportation

The proposed extension of Calling Horse Drive at the intersection of Villosa Ridge Drive is a major concern. Currently, Calling Horse Drive has an incline as you get to the corner of Calling Horse Drive and Villosa Ridge Drive and based on the tentative plan it appears this is where a proposed intersection to the new subdivision is located. As currently designed, there is a blind spot as you drive up this incline with a sharp left turn at the intersection. There appears to be a fairly blind corner that would exist when exiting the proposed development and turning left onto Calling Horse Drive as well as creating a blind spot for vehicular traffic on Villosa Ridge Drive heading east, as they would have a hard time spotting a vehicle trying to make a left turn from the proposed subdivision. The conceptual scheme fails to address this intersection and how increased vehicular traffic on this corner will be addressed. Based on the current conceptual scheme, the proposed development would increase the amount of traffic at this already problematic intersection by approximately 40%.



### Environmental Impact

The proposed conceptual scheme makes a prediction that cumulative effects on the environment will be low without any data or analysis to back up the prediction. Based on the current form of development a tremendous amount of existing vegetation on the west property line will be removed to make room for lots in Cell A, Cell B and the internal road network. This area is home to numerous wildlife species that use this area as a wildlife corridor. These wildlife species will be adversely affected by the loss of vegetation along with the risk of additional contact with vehicular traffic due to the loss of the current wildlife corridors. The conceptual scheme lacks technical reports on which basis this prediction has been made and therefore requires further study and mitigation strategies that need to be reviewed and discussed with the surrounding community and stakeholders.



### Integration with Adjacent Lands

Back in 2019 the County sold the road allowance along with west property line to the current owner of the proposed conceptual scheme, which road allowance is now a part of the conceptual scheme. This has resulted in the rear setback of the proposed Cell B lots being closer to the existing homes in Villosa Ridge Estates, which will result in the loss of views, separation and enjoyment from the existing homes in Villosa Ridge Estates. When this road allowance was sold there was no communication from the County regarding the integration of the road allowance with the proposed conceptual scheme.

Section 7.3 states that homesites around the outside have been made larger to better transition with adjacent lands, however a review of proposed lots shows that lots backing onto Villosa Ridge estates are all between 2.01ac and 2.02 ac and that in fact the larger lots sizes are located in Cell C, backing on to the river. The conceptual scheme is marred with numerous inconsistencies like this one.

In addition to the setback issues, the conceptual scheme does not address how the proposed development helps preserve view corridors with existing home sites or integrates the development with existing home sites. The conceptual scheme fails to identify how neighboring communities will be integrated with the proposed development to minimize negative impacts on existing developments. Section 4.1.2 states that home sites have been laid out to best protect existing tree stands and allow them to be natural buffers between lots and adjacent properties, however as noted above existing tree stands and natural buffers are largely being removed. The current proposal does not identify any natural or man-made buffer between Villosa Ridge and the proposed development.

### **Utilities**

The conceptual scheme proposes that individual lots be serviced via individual wells that would draw water from aquifers. As has been identified during the public consultation process for the SASP, there is tremendous concern regarding the ongoing depletion of aquifers in the Springbank area as aquifers cannot continue to sustain the increasing number of wells. The Riverside Estates proposal to use individual wells needs to be reconsidered within the greater discussion of increased aquifer use within Springbank.

### **SASP**

The revised SASP is currently tabled until the July 28, 2020 Council Meeting as Administration has been directed to hold an additional workshop with Council to determine how this area is best served. The proposed conceptual scheme refers in several sections that it is consistent with policies outlined in the forthcoming SASP, including cluster development and protection and enhancement of the natural environment and in other sections refers to the being in accordance with the Central Springbank ASP. However, the proposed development is not consistent with several policies within the proposed SASP and within the current Central Springbank ASP and it would be premature to approve the Riverside Estates Conceptual Scheme prior to the adoption of the SASP by Council.

### **Community Engagement**

In addition to the issues noted above, the single biggest issue with the proposed conceptual scheme is the complete and utter lack of community engagement and consideration by the proponent. In Section 4.1.1. of the Conceptual Scheme the proponent states "the most important consideration and influence on the design of Riverside Estates will be the input of local residents", however to date there has been no formal or informal engagement with the residents of Villosa Ridge. Furthermore Section 4.1.1 goes on to state "Bears paw Lakefront Estates LP has engaged the Springbank community and surrounding land owners through a variety of channels and will continue to do so as part of a consultation process that will go above and beyond what is required or accepted as standard practice." As an affected landowner we would like to gain insight on the engagement conducted and the channels used by the proponent, as we have not been engaged by the proponent for any consultation or feedback.

Overall, as affected landowner's we are in opposition to the current form of proposed development for reasons outlined above. Public consultation and engagement, which is an imperative part of the development process, has been completely disregarded and incorrectly represented by the proponent in the conceptual scheme. Without robust and meaningful community consultation there is no basis on which the conceptual scheme as proposed can be supported by the surrounding community or by Administration. We request that Administration require the proponent to conduct open and honest community engagement to incorporate and mitigate rightful concerns of neighboring landowners.


## Residents of Villosa Ridge Estates

  
Name: Novy Cheema

Address: 19 Villosa Ridge Point

  
Name: Maghav Cheema

Address: 16 Villosa Ridge Pt.

  
Name: Sarula Larson

Address: 12 Villosa Ridge  
point T32 143

Name: AnnMarie Luie

Address: 7 Villosa Ridge Pt  
T32 143  
Luie

Name: SUKHDEEP SAINI

Address: 4 VILLOSA RIDGE PT.  
T32 143

Sukhdeep Saini

Name: David Coak

Address: 32 Villosa Ridge Dr.  
Coak

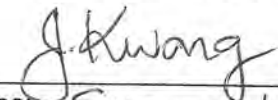
  
Name: UNA DEL GUERCIO

Address:

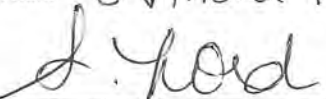
23 Villosa Ridge Point

Name: Jennifer Kwong

Address: 10 Villosa Ridge Point

  
Name: SUSAN LORD

Address: 8 Villosa Ridge Pt

  
Name: Chris Palacz

Address: 36 Villosa Ridge Drive

Name: G/A SYTSMA  
Address:

35 V.R. DR  
fg sytsma @ kalus.net

Name: Donna Biblow

Address: 31 Villosa Ridge Dr  
Donna Biblow



Lauri & Todd Patterson  
Name:

Address: 28 Villosa Ridge Dr.

Lauri Patterson

Name: Danny + Cathy Zivkusic

Address: 29 Villosa Ridge Drive

Cathy

Name: Anna Robison

Address: 24 Villosa Ridge Dr

Anna Robison

Name: Kerie-Anne LeBlanc

Address: 20 Villosa Ridge Dr.

Kerie-Anne LeBlanc

Name: Zengshi Chen

Address: 17 Villosa Ridge Point

Zengshi Chen

Name:

Address:

Name:

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**Andrea Bryden**

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**From:** DANIEL MERKOSKY [REDACTED]  
**Sent:** Thursday, June 04, 2020 1:25 PM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - Riverside Estates

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Why would Rockyview want to approve Riverside Estates subdivision, when they are going to upon completion pass the sewage disposal over to Rockyview to manage. Rockyview has enough trouble managing overland drainage in our area never mind a private sewage system which Rockyview has no experience or knowledge. Therefore this subdivision can not go forward. If this is a new precedent taking over sewage systems. Are they going to takeover Emerald Bay sewage system as well.

Sincerely,

Karen and Dan Merkosky  
116 Emerald Bay Drive  
Rockyview, Alberta

**Andrea Bryden**

---

**From:** [REDACTED]  
**Sent:** Wednesday, June 17, 2020 1:50 PM  
**To:** Andrea Bryden  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Fwd: Re: FW: Riverside Estates application to amend Central Springbank Area Structure Plan - comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Andrea Bryden, abryden@rockyview.ca, 403-520-7294  
Re: New Application for new development proposal, File #057010004, Application #PL20170009/10

From, Tina/Jim, 5 Emerald Bay Drive

We have some serious concerns regards to this new development proposal where part of the traffic is redirected through Emerald Bay Drive:

1. Traffic and safety

When entering into Emerald Bay drive, there is a narrow undivided section of road, that is almost 360 degree U shaped slopped and sharp turns, with stiff hills on both side. Driving through this very dangerous especially during winter having the 15 degree slippery slop is dangerous. The undivided roads entering into Emerald Bay drive has already been difficult enough. Every residences knows well and take extra cautions over the years. And I myself has experienced rollover accidents around these roads, and all 3 members of my family has experienced, at least once over the past years, been thrown off the road to the ditch.

The proposed development where 12 proposed residences traffic will be through Emerald Road Bay drive, which will cause 50% increase of traffic over these already difficult road. This post serious concerns for added risks and safety. Attached map of the know accident areas (this our family) of the undivided, slopped, almost 360 degree sharp tune sections of the road We suggest the traffics remain outside Emerald Bay road, restrain existing traffic volumes of Emerald Bay Drive. The newly developed area should have its own access through directly township road 250 instead of through a big circle via township road 250, then range road 32, then township road 250A, then Emerald Bay Drive. Why otherwise???

2. Impact to the wildlife

There are known wildlife in the proposed development area including common ones like deers, coyotes, eagles and white tailed weasel, etc.

Before starting the development, wildlife impact consults and studies should properly be done and consulted including animal reallocation programs

3. There is not yet enough information published for us to understand others may impact (or enhance) every for services in this area. More info is needed

Jim, Tina, 5 Emerald Bay Drive

**Andrea Bryden**

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**From:** Jeff [REDACTED]  
**Sent:** Tuesday, June 09, 2020 2:59 PM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - File # 05701004 Riverside Estates  
**Attachments:** 1998 Sandstone Ranch.pdf; GIS map Saltbox Coulee.pdf; Riverside Connection.jpg

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Andrea, I represent the Water Utility located adjacent to Riverside Estates lands, Saltbox Coulee Water Supply, governed by Alberta Utilities Commission.

Saltbox services the area around these lands. Saltbox already has a connection pipeline stub built to this property for providing water service. See attached.

Saltbox is a small utility that would be devastated if Riverside built its own water utility and took customers from Saltbox to make their system viable. It makes no sense to approve another water utility directly beside one another. Saltbox is able to provide potable water service to the Riverside Estates development and by doing so would continue to enhance and strengthen the Utility. Another small utility is of no benefit to anyone and definitely not the residents of Riverside whom would be left with an expensive struggling utility after the developer leaves and not much density to pay for it.

The costs of building a water treatment plant are expensive and should be put towards hooking up with the existing Saltbox Utility. Saltbox Utility is governed by Alberta Utility Commission, setting pricing and oversight. Further, Utilities specifically benefit from economies of scale as that directly reduces costs and spreads them out. Reducing costs to current customers and reducing costs to Riverside residents. Saltbox can accommodate the treatment capacity required. Riverside has additional water license. By not adding the full expense of a new water treatment utility it reduces the risk of the development success by lowering the costs.

Additionally, Saltbox feels Riverside Estates should have more density and a larger focus on seniors villas. 134 acres should have closer to 100 single family units and another 70 to 100 seniors villas. Providing more property tax and further reducing water costs by adding more utility customers. Saltbox had indicated to another developer of these lands it would be able to service the lands at this higher density also.

Regards,  
Jeff Colvin  
Saltbox Coulee Water Supply Company Ltd.

**Andrea Bryden**

---

**From:** [REDACTED]  
**Sent:** Wednesday, June 03, 2020 2:19 PM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - Application number PL20170009/10 FILE # 05701004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Attention of the Planning Services Department.

Please accept this comment with regards to the Riverside Estates Conceptual Scheme from an adjacent landowner.

This is in regards to a wastewater technical matter.

The conceptual scheme makes mention of the use of a decentralized wastewater system (ORENCO system) My concern is that each lot would have a solids separation system to capture and store solids. Liquid effluent would then be pumped from each property into a centralized pump system which then delivers to a waste water treatment plant. Basically the plan is to have 32 septic holding tanks complete with individual pumping systems on land adjacent and inclined towards the Bow river. The conceptual scheme makes mention that surface water drains and runs towards the river, therefore any leaks could potentially cause an environmental risk the river system.

This proposal presents many hazards with multiple failure mechanisms:

Level control of the solids storage system Management and monitoring of 32 systems on private residential grounds  
Solids removal and spill risks  
32 effluent pumping systems with leak potential Winter operation and subsequent freeze risk Back-flow risk from the centralized effluent system

I am concerned that the proposal contains unnecessary inherent risks by using a decentralized system. Long term management of the system and any potential incident response management would likely not be efficient and timely enough to stop an environmental incident. For this reason I think the proposed design should be properly vetting using a process hazard analysis to ensure the design is safe for the environment and the resultant safe guards put in place provide adequate protection against any credible failure.

Regards.

Grant Wearing  
23 Emerald Bay Dr.  
Calgary

**Andrea Bryden**

---

**From:** Greg Hodgson [REDACTED]  
**Sent:** Wednesday, June 17, 2020 11:46 PM  
**To:** Andrea Bryden  
**Cc:** Patti And Greg Hodgson; Hodgson Home; Division 2, Kim McKylor  
**Subject:** [EXTERNAL] - Comments on Application Number PL20170009/10. File Number 05701004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As existing landowners residing in the immediate vicinity of the proposed development we are writing to provide comment on the development proposal for N1/2-01-25-03W5. Riverside Estates Application Number PL20170009/10, File Number 05701004.

#### Access/Traffic

Access to 12 of the proposed lots is achieved by extending Emerald Bay Drive. Emerald Bay Drive is a lightly used road that currently is used exclusively by Emerald Bay Estates. This road has a blind hairpin turn which is extremely hazardous to both vehicle and pedestrians. We are strongly opposed to any further development that will increase both routine travel and construction traffic on Emerald Bay Drive.

#### Water/Sewage

The proposed development has lots being serviced with individual water wells and a communal central wastewater treatment facility.

I am encouraged to see the wastewater treatment facility will be constructed to Alberta Environment Standards and operated by a licensed operator.

The new development poses a significant risk to the existing water supply infrastructure for most of Springbank. The development will require 32 new water wells to be drilled in close proximity to the existing water wells that service Salt Box Coulee Coop, North Springbank Water Coop, and Emerald Bay Water and Sewer Coop. One of the largest risks to these Coop wells is contamination of the aquifer and depletion of the aquifer. This number of un-regulated residential wells poses a risk to the drinking water supply, hundreds of residents in Springbank rely upon.

It is far less risky to tie into an existing Water supply system or have two communal wells that will be licensed and regulated by Alberta Environment with proper water treatment and operated by licensed water operators.

#### Architectural Controls

The proposed development has lots directly abutting Emerald Bay Estates lots. Emerald Bay Estates has strict architectural controls that ensure development considers impact on adjoining lots. I would expect that restrictions would be put on what development can occur on lots adjacent to existing residences. Restrictions should be specifically to minimize the negative impact of the new development may have on existing residences. Additional green space to create separation from the proposed to existing development would help mitigate this problem.

Sincerely,

Greg and Patricia Hodgson  
86 Emerald Bay Drive  
Calgary, AB T3Z 1E2

Sent from my iPhone

**Andrea Bryden**

---

**From:** Jason King [REDACTED]  
**Sent:** Thursday, June 18, 2020 7:38 AM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - Riverside Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Andrea,

My name is Jason King, my family and I live a 70 Emerald Bay Drive for over 8 years which is adjacent to the property being proposed – Riverside Estates. I am writing to express a few comments and observations to the proposed development.

1. Road use and access – I am expressing a concern around the use of Emerald Bay access road. Currently, Emerald Bay Drive is utilized by ~20 homes/lots which at time sees a larger amount of traffic depending upon the time of year and season. There is a hair pin turn at the North end of our road which proposes a major safety concern with increased traffic should Riverside Estates utilize access. Over the past 8 years although never been in a physical accident myself, I have had many very close encounters with other vehicles, pedestrians, cyclists, and animals. My recommendation would be to find an alternative access or upgrade (widen) the road to reduce the potential of a serious accident which would come as a result of increased traffic.
2. Water – Sewage – My understanding is that Riverside Estates is potentially being allow independent wells as well as a septic field. Although I am not apposed to independent wells I am apposed to implementing individual septic fields for each lot given the proximity to the Bow River. I believe that the development should either have individual septic containment (100% pump out) or provide upgrades and join the Emerald Bay water Co-op to effectively handle waist.
3. Basic Amenities – I wish to see all communities work together and prosper in new developments. My understanding is that Riverside Estates would be serviced by high-speed fiber internet. Emerald Bay does not have access to Fiber, thus I would like to see that this be extended into our community during development.
4. Community Trail access – I would like to see Riverside Estates provide a plan for a community trail system that can be accessed throughout all communities. The area proposed for development is a stunning with a beautiful landscape which should be enjoyed by everyone.

Should you require any additional information from myself please do not hesitate to contact. Sincerely,

**Jason King** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]





**Andrea Bryden**

---

**From:** Housman, Rob [REDACTED]  
**Sent:** Tuesday, June 16, 2020 3:33 PM  
**To:** Andrea Bryden  
**Subject:** [EXTERNAL] - Riverside Estates application to amend Central Springbank Area Structure Plan - comments  
**Attachments:** IMG\_3838.jpg; BRW485F99246A11\_000403.pdf; Proposed-CS-Riverside-Estates.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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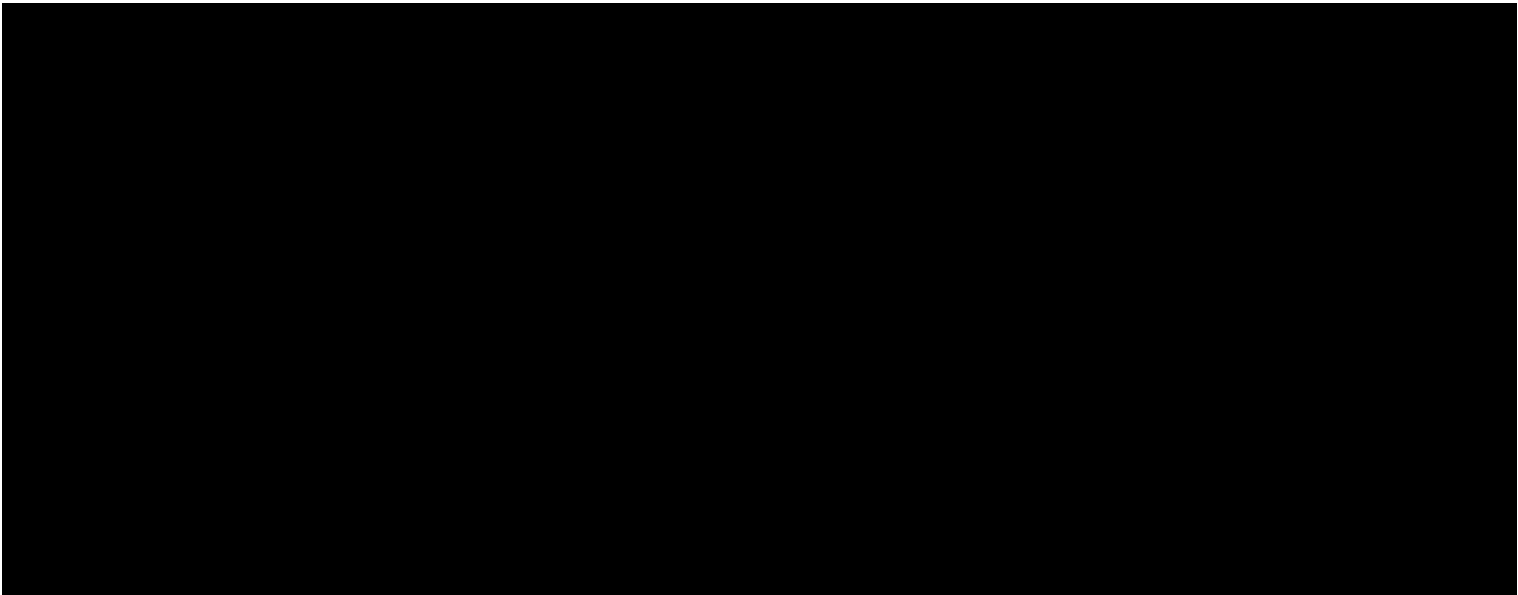
Hi Andrea

Please see attached mark-up plan and below comments on the application for Riverside Estates, as well as a copy of the Notice to my wife Cris Housman and I at 87 Emerald Bay Drive.

1. Riverside Estates will presumably be serviced by high-speed internet and arrangements should be made to ensure it is extended to Emerald Bay.
2. The attached is a mark up of how the plan could be changed to avoid the connection to Emerald Bay Drive. Among other things shown thereon, proposed use of Emerald Bay Drive by Riverside Estates should be eliminated. It would increase traffic on Emerald Bay Drive significantly (12 houses x 2 – 4 vehicles per household = 24 – 48 additional cars). Emerald Bay Drive is not built for such high volume traffic, it has a blind hairpin turn on a steep hill at the northerly end, and a blind approach to 87 Emerald Bay Drive at the bottom of the hill where traffic often exceeds the speed limit significantly. The increased traffic would significantly increase danger and risk of car accidents. In connection with the attached mark-up of the plan:
  - a. There will be grade change along the road, but it should be capable of being accommodated
  - b. The number of lots remains the same
  - c. Changing access by Lots 21 – 32 as suggested gets those lots quicker access to the highway/City, without having to drive the long way around to get to Emerald Bay Drive
  - d. Overall road length may increase slightly, but not significantly
  - e. An easement between lots could be provided to bring internet to Emerald Bay Drive
  - f. Shifting the green connection to between lots 22 and 21 (instead of between Lot 21 and Lot 20 in Emerald Bay) would provide a nice view corridor as you drive down the street instead of views to a private property
  - g. If any of these points have technical challenges, the developer and IBI should advise and come up with solutions.
3. As noted in above, subject to any comments from the owner of Lot 20, the green connection should be shifted to between lots 22 and 21 so that the home on Lot 20 in Emerald Bay does not lose so much privacy, as it is built very close to the property line and would face that corridor and lose significant privacy.

Thanks

Kind regards,  
Rob



**From:** [REDACTED]  
**To:** [Andrea Bryden](#)  
**Subject:** [EXTERNAL] - Riverside development  
**Date:** June 30, 2020 5:10:12 PM

---

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Hi Andrea, my husband and I live in Emerald bay. As I'm sure you may have heard about the development proposal of Riverside in our neighborhood. We are very concerned about the increase in traffic on our roadway, as it has some curves and blind spots. There are always kids and people walking about also and many bike riders. We feel the increase in traffic for those 12 houses times 2 for cars. Then also guests and such will increase dangers in our roadway.

Also any environmental impact to the river regarding septic tanks etc.

I believe Rob Houseman is in contact with you, and we hope we can all meet sometime to discuss these concerns

Sincerely Jamie and Vivian Bennett

Sent from my iPad

**From:** [REDACTED]  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - Application PL20170010  
**Date:** July 2, 2021 12:11:36 PM

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Ravi:

Thanks for listening to my lament today, the following is the most recent email to the county which has apparently not made it into the package prepared for council. I am still looking for the earlier email and will forward it also when I find it.

Tim Presber P.Eng. retired  
23 Tumbleweed Pt

---

**From:** "tpresber" [REDACTED]  
**To:** "abryden" <ABryden@rockyview.ca>  
**Cc:** "jeff magus" [REDACTED], "Mark Astley" [REDACTED], "Jim Greik" [REDACTED]  
**Sent:** Wednesday, May 20, 2020 11:26:37 AM  
**Subject:** Re: [EXTERNAL] - File PL2017009/10

Andrea:

I have looked at the proposal and have only one concern. The extension to Rodeo Drive to access lots 1, 2, 3, and 4 has me surprised. Now, there is a substantial drop off the end of Rodeo Dr and the slope adjacent to our lot is also rather steep. This means excavation on our property line and disturbed soil here is quite unstable and portions of our lot will probably slide onto the roadway over time. If they use fill so that excavation is not necessary, the slope down from the street for driveways will be severe. I strongly encourage the proponent to send out an engineer to have a look and would appreciate a discussion of other options (if there are any).

I am a retired engineer and while I can no longer offer professional advise, I don't see an option here other than a redesign of the roadway and lot distribution on the south end of the proposed development.

Tim Presber  
23 Tumbleweed Pt

---

**From:** "abryden" <ABryden@rockyview.ca>  
**To:** "tpresber" [REDACTED]  
**Sent:** Wednesday, May 20, 2020 8:51:14 AM  
**Subject:** RE: [EXTERNAL] - File PL2017009/10

Hi Tim,

As an adjacent landowner you should be receiving a notification in the mail as well. I apologize for the timing of the sign placement; we were a bit backed up with respect to circulations but those should be in the mail.

The Applicant/Owner has made an application to amend the Central Springbank Area Structure Plan to include the Riverside Estates Conceptual Scheme and an application to adopt the Conceptual Scheme. The ASP requires concept plans to be appended to the ASP, hence the request to amend the plan. The Riverside Estates CS can be found here:

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Riverside-Estates.pdf>. If adopted, the plan will guide the future subdivision and development on the subject lands.

Please let me know if you have any additional questions or comments on the proposal.

Regards,  
Andrea Bryden

---

**From:** TIM PRESBER [REDACTED]  
**Sent:** Tuesday, May 19, 2020 4:18 PM  
**To:** Andrea Bryden <ABryden@rockyview.ca>  
**Subject:** [EXTERNAL] - File PL2017009/10

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Ms Bryden:

Today the County put up a sign concerning an application to amend the ASP for my area. I would really appreciate more information as these lands are directly adjacent to my property.

Tim Presber  
23 Tumbleweed Pt

**From:** [REDACTED]  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - Application PL20170010  
**Date:** July 2, 2021 12:19:50 PM

---

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Ravi:

Here is the earlier email I sent, that has also been ignored. If you can actually get these before council I would greatly appreciate it.

Tim Presber P.Eng. retired [REDACTED]  
23 Tumbleweed Pt

---

**From:** "tpresber" [REDACTED] >  
**To:** "PSimon" <PSimon@rockyview.ca>  
**Sent:** Wednesday, October 30, 2019 5:10:25 PM  
**Subject:** Re: Application PL20190122

Paul:

I am not opposed to the application in general, but, I want them to take a serious look at my comments and send someone out to take a look and see what they are up against. If that requires me to be in opposition, please advise.

Tim

---

**From:** "PSimon" <PSimon@rockyview.ca>  
**To:** "tpresber" [REDACTED]  
**Sent:** Wednesday, October 30, 2019 8:53:00 AM  
**Subject:** RE: Application PL20190122

Hi Tim,

Thanks I will log this as a letter for information purposes. If you wish it to be logged as a letter in opposition, please let me know.

Have a great week,

**PAUL SIMON, RPP, MCIP**  
Planner | Planning & Development

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6285 | Fax: 403-277-3066  
[psimon@rockyview.ca](mailto:psimon@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** TIM PRESBER [REDACTED]  
**Sent:** Wednesday, October 23, 2019 1:49 PM  
**To:** Paul Simon <PSimon@rockyview.ca>  
**Subject:** Application PL20190122

I have taken the time to walk along the south boundary of the development proposed under Application PL20190122 and am quite surprised to see an extension to Rodeo Dr eastbound along the boundary of the parcel. The left to right slope along the back our parcel is quite steep, looks like about 20 to 25% for about 100 metres. Putting a stable roadway here would be very expensive and any excavation here would destabilize our lot. A better plan would be to move the roadway north about 50 metres where the slopes are not so aggressive and leave the steeply sloping lands undisturbed. I expect that one lot will have to be sacrificed.

We will be sorry to see these wooded lands lost to development, but, I understand that the landowner has issues of his own.

Tim Presber  
23 Tumbleweed Pt





TransAlta Corporation

T (403) 267-7110

Box 1900, Station "M"

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110 - 12<sup>th</sup> Avenue SW

Calgary, Alberta

T2P 2M1

**Joan E. Allen****Land Asset Advisor**

Direct Line: (587) 763-6745

Email: joane\_allen@transalta.com

July 14, 2021

Rocky View County Offices  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2Sent via Email to [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca) & [rsiddhartha@rockyview.ca](mailto:rsiddhartha@rockyview.ca)

Dear Council:

**RE: BYLAW C-8016-2020 (Riverside Estates Conceptual Scheme)**

Further to the proposal recently put forth by the applicant, IBI Group (Samuel Alatorre) on behalf of 1226292 Alberta Ltd., TransAlta Corporation ("TransAlta") as a directly affected landowner (LINC 0024 986 192, R/W Plan 9311050;A) bordering the Development wishes to raise the following concerns.

Pursuant to the Riverside Estates Conceptual Scheme ("Development") TransAlta has concerns regarding public safety, trespassing, utility servicing and Reservoir water quality.

Public Safety

The proposed Development incorrectly states that it is "bounded to the east by the Bow River". The proposed Development is actually bounded to the east by TransAlta's lands. These lands are part of the Bearspaw facility, which is the subject of Alberta Utilities Commission Approval 25262-D02-2020, which also includes other lands bordering the reservoir, a hydroelectric dam and supporting infrastructure located downstream. The reservoir is operated to control flow through Calgary and rises and falls without notice or reasons apparent to the general public. TransAlta's ownership of these bordering lands plays a critical role in mitigating public safety risk by providing a buffer area that the public should not be entering. It is important that communication is clear and precise that there is no direct water access from the Development and access would mean trespassing over privately owned lands between the Development and the Bow River and Reservoir – any communication that does not make this clear and proactively discourage the perception of direct access, leaves the public and TransAlta at risk.

Trespassing

The Development includes a walking path directly along TransAlta's bordering lands which further encourages future landowners and the general public to access the water. There is no mention in the Development on how the Development will provide clear visibility of land ownership

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boundaries such that it deters inadvertent trespassing by public that is unaware of the private land bordering the waters.

As Rocky View County may be aware, TransAlta has been proactively taking steps to ensure public safety and prevent injury or death as a result of trespassing occurring on TransAlta's lands – including those that border the proposed Development.

#### Utility Servicing

The Development states that potable water will be provided “through either individual groundwater wells located on each lot or communal water system”. As previously noted, Bearspaw Reservoir water levels do fluctuate based on TransAlta's operational requirements. These fluctuations may impact water wells and ground water levels and water quality beneath the subject parcels. The Development further declares that “potential water servicing options for the future include licensed withdrawal from the Bow River”. As the owner of the lands along the river, TransAlta has not been consulted as would be required for access to the Reservoir.

#### Reservoir Water Quality

The Development states that the wastewater management includes a drainfield release. The location of the treatment area appears to be located at the top of a ravine with resulting drainage to the Bow River / Bearspaw Reservoir. As this is the main source of Calgary's potable water, it should be closely considered whether a drainfield release is acceptable this close to the Bearspaw Reservoir.

#### Summary

TransAlta is opposed to the Riverside Estates Conceptual Scheme and submits that the By-law should not be adopted in its current form. TransAlta believes the current plan is misleading to the public and will result in increased risk to both the public and TransAlta's operations. Further, the plan does not reflect the goals, concerns and agreements jointly discussed by the Bearspaw Tri-Lateral Task Force. As previously communicated, TransAlta is requesting that all development along the Bow River and Bearspaw Reservoir meet enhanced requirements to ensure uncontrolled access to TransAlta's buffer lands is managed prior to land development approvals.

Please contact the below directly regarding any decisions or next steps determined in this matter.  
Yours truly,

#### **TRANSALTA CORPORATION**

DocuSigned by:

*Joan E. Allen*

29E22CDAE9844AD...

**JOAN E. ALLEN**

Land Asset Advisor

cc: Dominic Kazmierczak, Manager, Planning Policy  
DKazmierczak@rockyview.ca

Natasha Kuzmak, Strategist Intergovernmental & Corporate Strategy  
Natasha.Kuzmak@calgary.ca

**From:** [REDACTED]  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - Fwd: BYLAW C-8016-2020  
**Date:** July 14, 2021 5:18:19 PM

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

Tamara Magus

Begin forwarded message:

**From:** Tamara Magus [REDACTED]  
**Date:** July 14, 2021 at 2:10:00 PM MDT  
**To:** [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)  
**Cc:** [rsiddhartha@rockyview](mailto:rsiddhartha@rockyview)  
**Subject:** BYLAW C-8016-2020

Hi

My name is Tamara Magus and I live at 19 Tumbleweed PT. My land ID is 0570101.

Below is an old email thread when I had questions about the Riverside Estates Conceptual Scheme. I oppose this proposed Bylaw with the reasons stated below. My house is not 15 m away from the proposed internal subdivision road. Please see the pictures that show this.

Thank you,  
Tamara Magus

On Jun 9, 2020, at 12:39 PM, [abryden@rockyview.ca](mailto:abryden@rockyview.ca) wrote:



Hi Tama...ra,



The Land Use Bylaw includes restrictions on development from a roadway. If a road is developed after development has occurred (say the construction of a house) the dwelling would become a legally non-conforming building. The development would be allowed to remain as is, in accordance with development approval. In your specific situation, your parcel is designated Residential One District which would require a setback of 15.0 m from an internal subdivision road (as proposed).

Please let me know if you have any additional questions or would like to provide comments on the proposal.

Regards,  
Andrea

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**From:** Tamara Magus [REDACTED]  
**Sent:** Monday, June 08, 2020 8:47 PM  
**To:** Andrea Bryden <[ABryden@rockyview.ca](mailto:ABryden@rockyview.ca)>; Jeff Magus [REDACTED]  
**Subject:** [EXTERNAL] - Fwd: Questions about land application File Number 05701004, Application Number PL20170009/10

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

**Subject: Questions about land application File Number 05701004, Application Number PL20170009/10**

Hi Andrea, sorry I had your email wrong the first time so I'm forwarding.

My name is Tamara Magus and my property is 19 Tumbleweed PT in the community called The Ranch. My land ID number is 0570101. I have highlighted my property in the first picture. My concern is that a proposed road (highlighted in pink) is shown right along my property line. My house is very close to that property line. Isn't there some setbacks or rules as to how close a road can be developed to an existing structure? Please see the attached pictures to where my house sits and the property line the proposed road is supposed to parallel.

Thank you in advance for getting back to me on my Questions,  
Tamara