



TO: ROCKYVIEW COUNTY
LEGISLATIVE SERVICES

APPLICATION # PL20190198
(04834011)

FROM: TAMARA KROWICKI

SW-35-24-4-W5





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APRIL 14 2021

TAMARA KROWICKI
245184 HIGHWAY 22 (SW-35-24-4-W5)
SUBJECT: Application PL20190198 (04834011)

HELLO,

I AM STRONGLY OPPOSED TO THE
PROPOSED BYLAW FOR THE ADDITIONAL FOLLOWING
REASONS:

1. I BELIEVE THAT AMENDING THE BYLAW
WOULD BE PROMOTING THE PROPOSED STORAGE
FACILITY AND PARKING LOT. THESE TYPES
OF FACILITIES ARE DESIGNED TO BE VISIBLE
ATTENTION GRABBING STRUCTURES THAT
ARE BRIGHTLY LIT TO ATTRACT CUSTOMERS
AND DETER CRIMINAL ACTIVITY. THIS TYPE
OF PROPOSED DEVELOPMENT IS NOT SYMPATHETIC
TO THE SURROUNDING AREA AND WILL DEVALUE
PROPERTY VALUES IN THE AREA.

THIS IS CONFIRMED BY GUY TOMLINSON.
GUY IS A REALTOR WITH "THE REAL ESTATE
COMPANY" WITH EXPERTISE IN THE AREA
FOR OVER 45 YEARS. HIS STANCE
WAS THAT THIS SORT OF PROPOSED
DEVELOPMENT, WOULD ABSOLUTELY
DECREASE THE VALUE OF MY PROPERTY
AND RESIDENCE, AS WELL AS THE
NEIGHBOURING LANDS AND RESIDENCE
THAT ARE SURROUNDING.



(2)

2. AMMENDING THIS BYLAW, WOULD CONTRADICT THE POLICY THAT ROCKYVIEW COUNTY HAS IN PLACE. THE WETLAND CONSERVATION AND MANAGEMENT POLICY CLEARLY STATES ITS "PURPOSE IS TO CONSERVE AND MANAGE WETLANDS, AS THESE LANDS ARE AN INTEGRAL COMPONENT OF ALBERTA'S WATERSHEDS AND PERFORM MANY IMPORTANT FUNCTIONS, INCLUDING BUT NOT LIMITED TO: PROTECTING BIODIVERSITY AND PROVIDING WILDLIFE HABITAT, MAINTAINING OR IMPROVING WATER QUALITY AND QUANTITY, CONTRIBUTING TO GROUNDWATER RECHARGE." THE PROPOSED DEVELOPMENT WOULD JEOPARDIZE THIS AND DIMINISH THE SUSTAINABILITY AND HABITAT THAT THRIVES IN THE ADJACENT WETLAND.

3. TO AMMEND THE CURRENT BYLAW, BY DEFINITION, WOULD BE CONSIDERED "SPOT ZONING". AND THIS INVOLVES "THE SINGLING OUT OF A SMALL PARCEL OF LAND FOR A USE CLASSIFICATION TOTALLY DIFFERENT FROM THAT OF THE SURROUNDING AREA, FOR THE BENEFIT OF THE OWNER OF SUCH PROPERTY AND TO THE DETRIMENT OF OTHER OWNERS."

THE SURROUNDING PARCELS ARE ZONED IN ROCKYVIEW COUNTY AS AGRICULTURAL DISTRICTS AND ROCKYVIEW



(3)

SHOULD PROTECT AND BE RESPONSIBLE FOR ITS DISTRICTS. THE MUNICIPALITY WOULD NOT BE UPHOLDING ITS LAND USES AND ZONING PRACTICES BY ALLOWING AN INDIVIDUAL TO BARGAIN AND EXPLOIT THE MUNICIPALITY FOR THEIR OWN BENEFIT AND DISREGARD FOR OTHERS.

4. THIS IS BEING HANDWRITTEN AND SUBMITTED BY A DEADLINE BEING IMPOSED. THE DEADLINE IS FOR WEDNESDAY APRIL 14 2021. YET A COPY OF THE PROPOSED BYLAW AND ASSOCIATED STAFF REPORT IS NOT AVAILABLE TO THE PUBLIC BEGINNING WEDNESDAY APRIL 21 2021. THIS IS NOT BEING TRANSPARENT AND DOES NOT ALLOW ME TO HAVE ACCESS TO A DOCUMENT IM SURE I COULD FIND MANY MORE POINTS WITH, TO OPPOSE.

AS A DIRECTLY ADJACENT LAND OWNER I THANK YOU COUNCIL, FOR ALLOWING ME A VOICE, AND FOR TAKING THE TIME TO HEAR MY OPPOSITION.

SINCERELY

TAMARA KROWICKI APRIL 14 2021

Stefan Kunz

From: tamara krowicki [REDACTED]
Sent: Sunday, March 8, 2020 2:51 PM
To: Stefan Kunz
Subject: file#04834011 app#PL20190198 division1

regarding file # 04834011
application # PL20190198
division # 1

as the landowner directly across from the land subject to the applications, i am strongly opposed to this matter. this land is currently a zoned parcel for ranch and farm. this is not a commercial park nor should rocky view entertain this idea.

the problems already transpiring at this intersection are numerous.

with it being the busiest petro canada in western canada, and with vehicles parking on the access road daily, the traffic is already at a very inflated level, so much so that truckers cannot use this road that was originally created for them! having a new developed storage facility directly beside this, creates an unreasonable and problematic amount of traffic and more pollution from the lack of dust control.

the lights currently housed in the vicinity are already a violation of light pollution. a storage facility would require lighting, affecting this RURAL RANCH AND FARM DISTRICT. except for the petro canada in the vicinity, which is obnoxious as it is, the surrounding land is dedicated to the farmers and ranchers. i strongly believe that rocky view needs to continue its protection and conservation of these dedicated lands.

a storage facility would also require a dumping station. this is an abundant burden to the lands and surrounding properties, who must now deal with the leeching effects of septic waste at a commercial level and the constant smell of septic waste due to the prevalent winds in the area.

there has been a noted rise of rural crime occurring as well. cars parked on the access road are increasingly being broken into. a storage facility would only increase this level of crime, and effect the landowners current risk. i believe it is a threat to the security and wellbeing of myself and others.

another concern i have is the gas pumping station [34834092] in the close proximity. a storage facility with a storage of motorized vehicles, with each having a full tank of gas, seems to be lacking in safety prevention. if anything were to happen, the flammability rate would be dramatically increased to a dangerous level that could cause a deathly spread of wild fire.

please take all of these points into consideration.

as a landowner i am asking rockyview to please please pleeeeeeeeeeease deny this application. DO NOT allow this intersection to become an industrial park.

thank you for taking the time to consider my objections.

tamara krowicki
SE-34-24-4-W5M

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