



Date: November 23, 2021

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

Attn: Legislative Services

Re: Bylaw C-8158-2021 – A Bylaw of Rock View County to Amend Land Use Bylaw
C-8000-2020 - Application Number PL20200065 (05330003)

Dear Rocky View Council,

Thank you for this opportunity to provide comments regarding the matter above captioned. I am aware of the proposal by Calgary Car & Truck Wash Ltd. to redesignate a 23-acre portion of the NW-30-25-28-W04M from Agricultural, General District (A-GEN) to Business, Live-Work District (B-LWK) to facilitate future development of outdoor storage for equipment, recreational vehicles, and trailers.

I have reviewed the details of this development proposal and wish to provide my **support** for the application for the following reasons:

- 1) The future development of an outdoor storage will provide much needed services to the area with its proximity to Township Road 254 and Stoney Trail.
- 2) A Business, Live-Work District (B-LMK) would provide a great use and service until an Area Structure Plan for the subject & surrounding lands is created.

We trust Council will consider these reasons when deliberating the merits of the proposal.

Sincerely,

Mohamad ELKHATIB

Landowner Name

254175 R9E-RD.285 ROCKY VIEW COUNTY AB.T1Z-0K8

Municipal Address

 
Email Address



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Sincerely,

GURPREET K GILL 1732370 AB LTD
Landowner Name

12011 84TH ST 10.E CALGARY AB
Municipal Address

[REDACTED]
Email Address



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Sincerely,

AMRIK S BRAR RASINDER K. BRAR

Landowner Name

254132 - 84 Street NE Rocky View AB, T1Z0A2

Municipal Address

[REDACTED]

Email Address

Amrik Brar

Rasinder Brar

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Sincerely,

SUKH PNEET SUNNY S, DHU
Landowner Name

254153 RANGE 285-
Municipal Address

[REDACTED]
Email Address



Province of Alberta

MUNICIPAL GOVERNMENT ACTRevised Statutes of Alberta 2000
Chapter M-26

Current as of June 17, 2021

RSA 2000

Chapter M-26

Section 640

(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,

(a) the proposed development would not

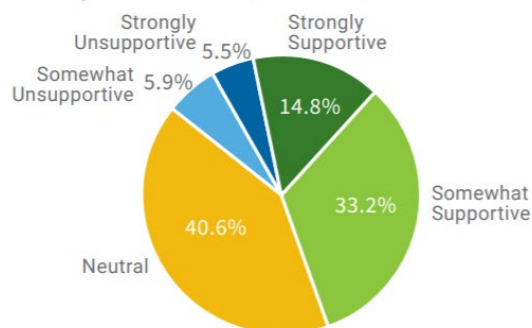
(i) unduly interfere with the amenities of the neighbourhood, or

(ii) materially interfere with or **affect the use, enjoyment, or value of neighbouring parcels of land,**

and (b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

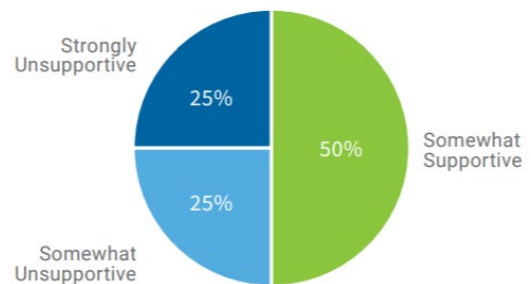
Rocky View County**Municipal Development Plan July 2020**

Area E - Expansion of Balzac East/Omni
County-Wide Results (256 Total)



256 respondents 52% Neutral and unsupportive

Area E - Expansion of Balzac East/Omni
Local Results (4 Total)



4 local residents

Rocky View County council votes to end newspaper advertising

"Our other advertisement channels have been ramped up," Grant Kaiser said.

Jul 24, 2020 3:02 PM By: [Jordan Stricker](#)

According to Kaiser, executive director of Community and Business, RVC will use the newspaper when it feels advertising on its website does not adequately reach the public.

"We have neither plans nor no plans to use the newspaper," he said. "We consider each case independently."

He added the County has operated for nearly six months without using newspaper advertisements.

2016 federal census, there are approximately 39,400 residents in RVC

Coun. Samanntha Wright was the only councillor opposed to approving the amendment. Wright said her original understanding when the new PNB was adopted was that RVC would still use print media. She noted the RVW had been out of circulation for part of this year due to COVID-19, but with the publication back, it should be used.

The RVW halted print distribution from April 7 to June 16 due to slowed revenues resulting from the COVID-19 shutdown.

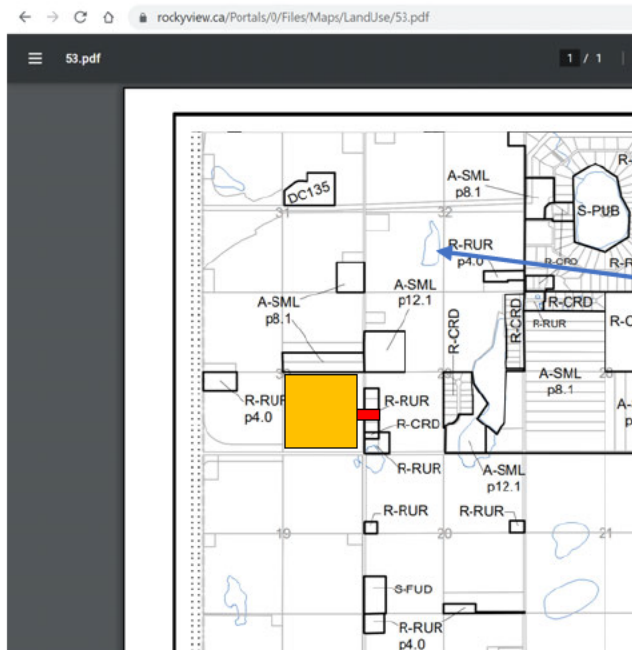


Fig 1.rockyview.ca/Portals/0/Files/Maps/LandUse/53.pdf



Fig. 2

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/MDP/Draft-MPD-Consolidated.pdf>

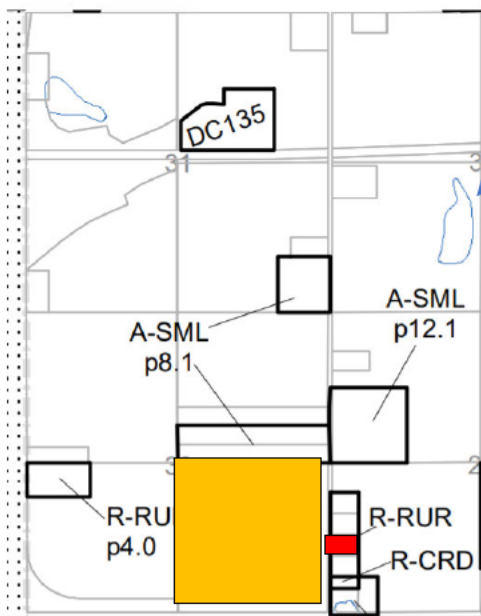


Fig. 3

- 23 acre parcel (rezone)
- 254050 Range Road 285 (our residence)

In 2006, after careful consideration and deliberation, a move to Rocky View County (RVC) was decided upon by our family. This was to be a move to a serene and enjoyable country lifestyle that would provide the opportunity, for our family to escape the hustle and bustle of city life yet, close enough to utilize the amenities of both the City of Calgary and RVC.

The Rocky View County Plan, at one point, provided an explanation of rural living and how the County invited the reader to visualize the dark skies, the natural areas, the quiet opportunities to actually, enjoy the peace and tranquility of country living. This concept was a motivating factor for our decision to reside in Rocky View County.

Unfortunately, this decision has turned out to be one of the worst decisions made as, little to no consideration has been provided by RVC to uphold, facilitate, encourage or enforce the County Plan, Land Use By-Law, Development and Planning or By-Laws that would actually benefit a residential landowner.

While this statement is a broad-brush stroke, this is the reality. Understandably, RVC wants to be sustainable, and it would be reasonable to expect that sustainability requires growth. However, the growth that is evident today, has not been overly productive in providing that sustainability nor has it been able to attract or facilitate the anticipated employment of “*local residents*” to any degree.

Such is the case that has provided cause for this submission against the **rezoning or redesignation of land use** as it pertains to Bylaw C-8158-2021 to redesignate a +- 23.00 acre portion of the NW-30-25-28-W04 from Agricultural, General District (A-Gen) to Business, Live-Work District (B-LWK) to facilitate future development of outdoor storage for equipment, recreational vehicles, and trailers.

We have worked hard to develop our property into “our oasis”, a place that we call home and now a place our grandchildren have begun to enjoy. This parcel of land has tested our patience, provided several opportunities for personal growth, allowed for the development of various skillsets and knowledge base, as we became accustomed to rural acreage living. It is difficult to fathom that, a simple stroked of a pen with RVC council and administration, will severely impact our well being and quite possibly, our health.

What impact will the decision to rezone have on our property?

1. RVC, in the designation of a new zoning plan “Live-Work District” indicates that,
“The purpose and intent of this district is to provide for a combination of **residential and light industrial or commercial activity** on a single parcel, **with residential as the primary use.**”
2. “The parcel shall be located in the Central East Rocky View Region in locations where **adjacent development is industrial or commercial in nature.**”

Neither of these “conditions” RVC has identified, currently exist. There is no residence of any kind on the parcel in question nor is there any industrial or commercial development, adjacent to the property.

3. Increased amount of traffic on Range Road 285 where, RVC have conducted road repairs just south of our driveway, due to ongoing sinkage of roadway material.
 - An increase in traffic flow resulted when RVC moved to their current location on Hwy 566
 - BORGER, KIDCO, GORDON FOODS, AECON, etc relocated to RVC Industrial north
 - Increasing amount of loaded dump trucks and pups both north and southbound on Range Road 285
 - Recreational vehicles both north and south on RR 285 due to 2 existing outdoor storage yards located on this roadway. There is also another application before RVC for a storage yard to be located south of Hwy 564 on 100 street (RR 285).
4. Increased traffic invites increased opportunity for undesirable criminal activity.
5. Light pollution, interfering with the ability to enjoy the dark countryside, promoted by RVC as a motivation for people to relocate to RVC.
6. Increased sound pollution coinciding with the increased amount of vehicular traffic
7. Anticipated increase in motor vehicle collisions due to the absence of any type of traffic control in the area. Fatalities, serious injuries, burned vehicles and numerous collisions have already occurred at the intersection of Range Road 285 / Hwy 564 and Range Road 285 / 100 Street
8. Increased amount of groundwater due to the hard structure covering of agricultural field to accommodate the parking of vehicles, trailers (presumably tractor trailer type) recreational vehicles, etc.
9. Increasing amount of debris or litter either emanating from the storage area or by persons utilizing the storage areas.
10. Complete and deliberate invasion of any privacy that could be had, due to the increased traffic that will be generated.
11. Decrease in our property value which also effects our children and grandchildren's inheritance – something that most parents strive for.

Fig. 1 Identifies the location of the applying property and its proximity to our residence. This application for a redesignation of land use is basically, in our front yard.

Fig.2 Identifies the location of the almighty OMNI project where, a water drainage study was conducted that shows the runoff of ground water flows uphill. Ground water issues have existed with our property and surrounding properties prior to our occupying the land. Ongoing issues with neighbouring properties and the redirection of their ground water has fallen on deaf ears with RVC Administration, in particular. Yet, knowing that ground water issues in the area pre-existed and continue to exist, Council

and Administration accepted the submission by Genesis for the development of OMNI, regardless of the flaw in their water drainage plan.

Groundwater, especially during spring thaw, finds our property with an extraordinary amount of water accumulation. As indicated previously, the redirection of groundwater from both the adjacent properties to the north and south, combined with the runoff of the farm field on the eastern border of our property, provides for an amount of water that is sufficient to float two grown adults in a paddle boat .



Fig.3 Provides an enlarged map of the area in question and again, the lack of industrial or commercial ventures, in place.

The following photographs depict our current view enjoyed from our front door. Panning from the left where Hwy 564 / Country Hills Blvd forms the south boundary of the parcel, to the right and northern boundary of this parcel, this view will forever be destroyed.

There will be minimal if any employment offered through the establishing of yet another storage yard in the immediate area. There will be minimal if any, enhancements that could or would result by granting a rezoning or redesignation of land use. This is clearly an opportunity for RVC to collect additional tax, without providing any increases in service and the landowner to profit.

There has been no consideration provided by RVC to the impact the redesignation of this land use. There has been no communication provided by RVC concerning this redesignation of land use but rather, given the information provided in this submission, has failed to meet any type of obligation to taxpayers or local residents, as is depicted by the 256 total respondents and the 4 local respondents, as identified in the failed Rocky View Municipal Plan of July 2020.



of land use? Absolutely not!

Will this view ever exist again with the redesignation

Respectfully submitted,

Marcel Dubois
254050 Rsange Road 285
Rocky View County, AB
T1Z 0K8

