

Dear Neighbor,

This notification is to make you aware that we (Braden and Lindsey Scharf) will be undergoing the construction of our new home and will be pending our redesignation and subdivision application which is being submitted to Rocky View County.

All construction activities will occur in accordance with the guidelines set forth by Rocky View County. We will do our best to limit the amount of noise or disruption to you and your family throughout construction process. Our new house will be approximately 1,600 sq. ft. in size. Please see below the location of the proposed development.

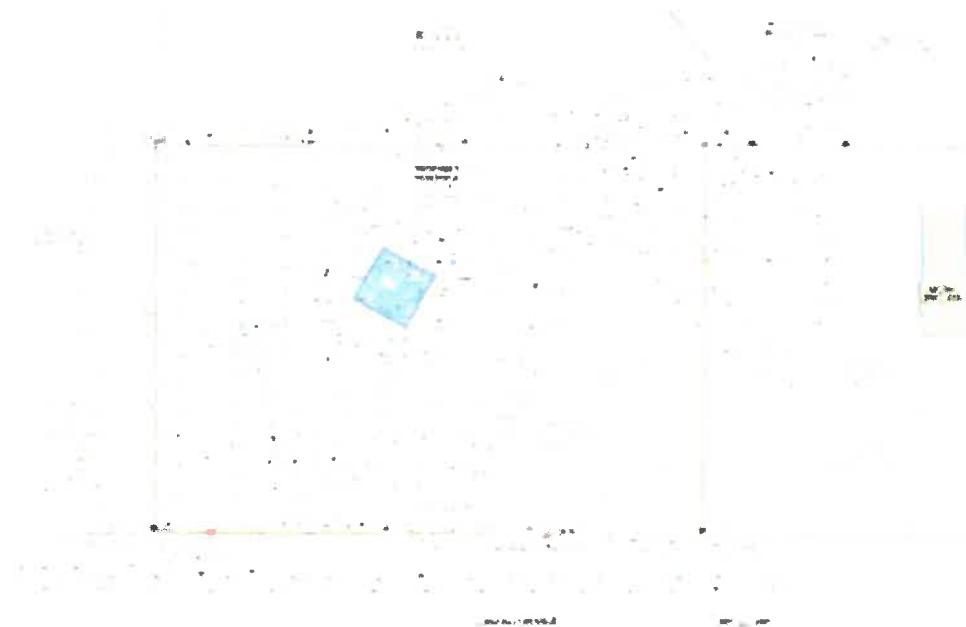
The signature below indicates that you are in support of our application. Thank you in advance for your cooperation.

Name of resident:

Address:

Signature:

Fred Scharf  
25021 Briarwood Drive  
*[Signature]*



*For ease of reference:*

**Name of resident:** Fred Scharf

**Address:** 25021 Briarwood Drive



**From:** [Mike Edwards](#)  
**To:** [Oksana Newmen](#)  
**Subject:** [EXTERNAL] - PL20200059 (06606046)  
**Date:** October 14, 2020 4:09:16 PM  
**Attachments:** [Bears paw Gravel Quarries - Letter to MD.pdf](#)

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

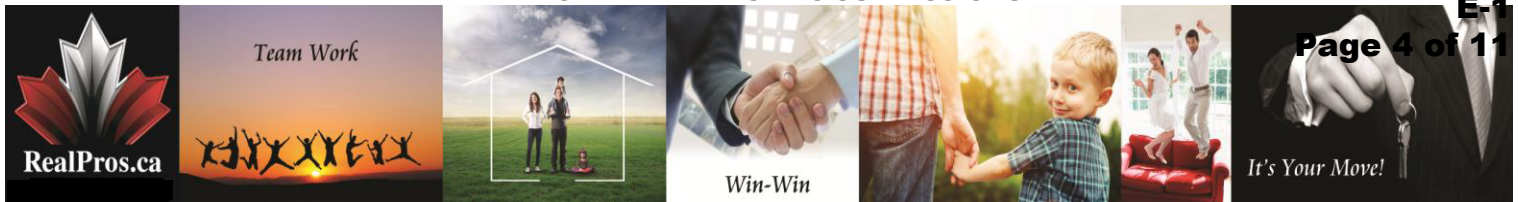
Dear Oksana

Regarding proposed Bylaw C-8060-2020, I would offer the following comments: Let us do some proper engineering (for a change). The County has to pay to remove excess water from ill-considered subdivisions such as we have, at taxpayer expense, along Meadow Drive. Crestview Estates has a water co-op (Goodwater Utility) that has served the community well for 40 years. We would like to keep it that way. We would also expect that a condition of subdivision would involve connections to the nearby Rocky View Water Co-Op rather than providing water service from a well. The whole real estate situation will be influenced by the success or failure of a proposed huge gravel extraction and crushing operation very close by. We trust the Applicant is aware of that. Please see attached!

Mike & Adri Edwards

32 Crestview Estates

Calgary, Alberta T3R 1E1



To: Dominic Kazmierczak, Planning Services, Rocky View County  
 cc: Eric Lowther, Division 8 Bears paw Councillor, Rocky View County

Re. MD of Rocky View ARP

I have reviewed the ARP and attended a few Public Open houses regarding this matter. Please note that I have not engaged in municipal affairs in the past, although this issue grabbed my attention due to the significant deleterious affect gravel quarries have on neighboring property values. In addition I have learned there are many other concerns including: Deleterious health effects. Inadequate setbacks furthering the health concerns. Lack of adequate regulations plus enforcement of the regulations. Ambiguity of language within the ARP which appears to be strongly in favor of the Sand / Gravel Operators. The MD's engagement of 3<sup>rd</sup> party service providers such as Golder and Associates who clearly have a strong bias toward the industry stakeholders given their mutual alliance via the [AB Sand and Gravel Association](#). The later being very disconcerting to me in that it suggests industries are unfairly influencing the decision makers of the county to make decisions that not at all address the best interests of Rockyview's residents!

I have been selling Real Estate in MD of Rockyview & Calgary for 20+ years & trust that my experience will bring added merit to my insights and opinions herein. Given my area of expertise and notwithstanding the added concerns previously listed, my focus here will be on the negative impact on property values that this proposed ARP will realize if carried forward as-is.

My wife and I live at 74 Gray Way, approx. 1.5 linear miles West of the proposed Lehigh Hanson & Heidelberg site (LLD = SW-05-26-02-West of 5) which (if approved) will most certainly have a negative value on our property. Furthermore it seems to be that there is an over abundance / concentration of gravel quarries in this particular area which has very close proximity to high density residential developments and their property values! In concern of this, I did some research and found 2 relevant studies on the issue which are covered below. Because the research includes several hyperlinks, I am emailing you this so you can access those hyperlinks. The information in the following pages c/w hyperlinks is public information that therefore can be further printed / distributed.

If you have any questions or would like added insights into the follow, please don't hesitate to ask.

Sincerely,

Keith Braun  
 President  
**RealPros** Real Estate Consultants  
**RE/MAX** Mountain View



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## Bearspaw Gravel Quarries / Rocky View County ARP

Research on the deleterious effect gravel quarries or haul routes have on the values of surrounding properties in the Rocky View County.

I sourced, reviewed and qualified 2 approaches to determining the effect gravel quarries have on surrounding property Values:

### 1. Ben Lansink, AACI, P.App, MRICS / Lansink Appraisals and Consulting /

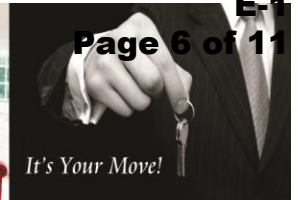
- MARKET STUDY PIT - January 2014
- This study included 19 properties all within 1.5 miles of an active or proposed quarry
- This study does not estimate market value of a specific property, rather the percent diminution in Price. The percent Price diminution, considers the distance of a property to the pit or quarry or haul route as illustrated via location illustration maps each of which has a scale.
- The analyses, opinions, and conclusions were developed, and this Case Study has been prepared, in conformity with (1) the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP), Appraisal Institute of Canada; (2) the Uniform Standards of Professional Appraisal Practice (USPAP), Appraisal Standards Board of United States; and (3) the International Valuation Standards (IVS).
- The diminution in Price is expressed as a percent of the Original Price and the Sold Price adjusted only for the passage of time.
- Mr Lansink's Market Study offers the below conclusion on market value diminution:

i. LOW	-8.57%
ii. HIGH	-39.36%
iii. Median	-22.02%
iv. Average	-23.19%

### 2. Dr. Diane Hite, Ph.D. Agricultural Economics, M.A. Economics,

- . "Sample Selection Approaches to Estimating House Price Cash Differentials." Forthcoming, Journal of Real Estate Finance and Economics. Jauregui, Andres\*, Alan Tidwell, and Diane Hite. 2015
- i. Many factors influence house prices including the characteristics of the unit itself (house age, size, lot size, number of bedrooms, number of bathrooms, quality of construction and upkeep, etc.). Other factors can also play a significant role, including proximity to amenities (a lake, pleasant neighborhoods, major employment centers, urban services, etc.) or to disamenities (landfill sites, pollution sites, quarries, etc.). Professor Diane Hite of Auburn University in Alabama is an economist that has published widely in the area of property value impact analysis. Using a hedonic pricing model procedure which separately

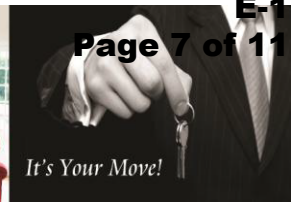




accounts for the relative impacts on house values of the variety of attributes described above, Professor Hite examined the effects of distance from a gravel mine in Delaware County, Ohio on the sale price of more than 2,500 residential properties in the late 1990s. George E. Erickcek of the W.E. Upjohn Institute for Employment Research recently used Professor Hite's model to assess the potential impacts of the proposed Stoneco Gravel Mine in Richland Township, Michigan, on property values in the area. Exhibit 6 (below) relates the impact of distance from the gravel pit on property values and reveals that properties closest to the gravel mine faced the largest value declines, and that property value declines diminished with distance from the mine:

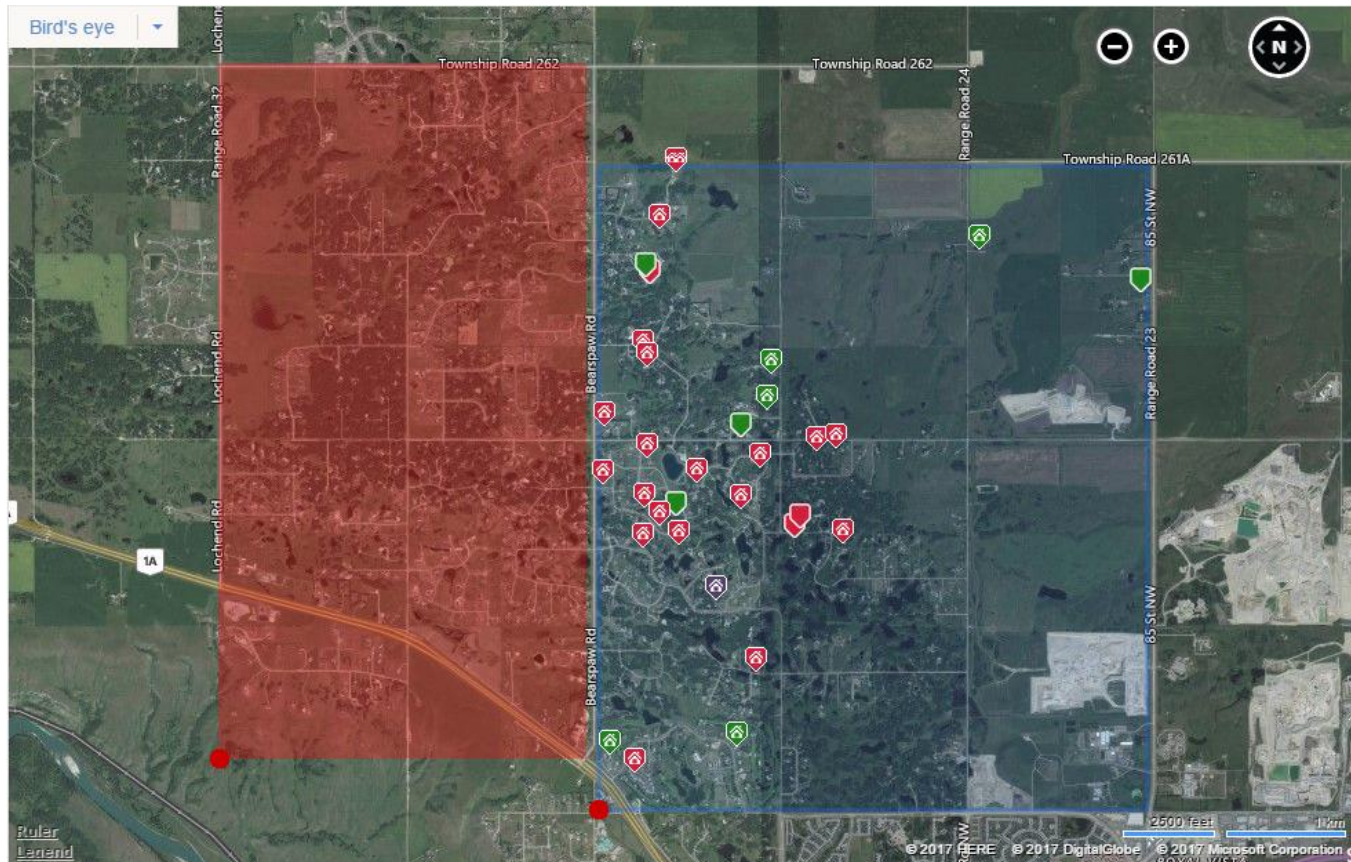


- Properties within **0.31 Miles** of the mine dropped in value by **25 percent or more**.
- The decline **.625 miles** away was between **15 and 20 percent**.
- The decline **1 mile** away was just under **15 percent**.
- The decline **1.25 – 2 miles** away was just over **10 percent**.
- The decline **2.5 – 3.1 miles** away was between **5 and 7 percent**.

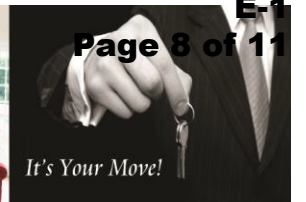
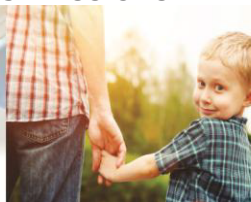


Using these 2 qualified approaches to properties directly affected by the existing and proposed expansion / addition of gravel pits in the Bearspaw area, below is added insight into the diminution of Real Estate Prices.

Area with direct impact - (Actives, Pendings & Solds back 2 years)







Win-Win

It's Your Move!

## Market Analysis

### Status: Active (8)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min	3		1,524	\$399,900	-	\$438.05	-	
Max	6	4	3,770	\$1,995,000	-	\$667.89	-	643
Avg	4	2	2,610	\$1,036,513	-	\$526.14	-	160
Median	4	3	2,728	\$944,900	-	\$489.91	-	73

### Status: Pending (1)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min	3	2	1,808	\$1,099,000	-	\$607.85	-	96
Max	3	2	1,808	\$1,099,000	-	\$607.85	-	96
Avg	3	2	1,808	\$1,099,000	-	\$607.85	-	96
Median	3	2	1,808	\$1,099,000	-	\$607.85	-	96

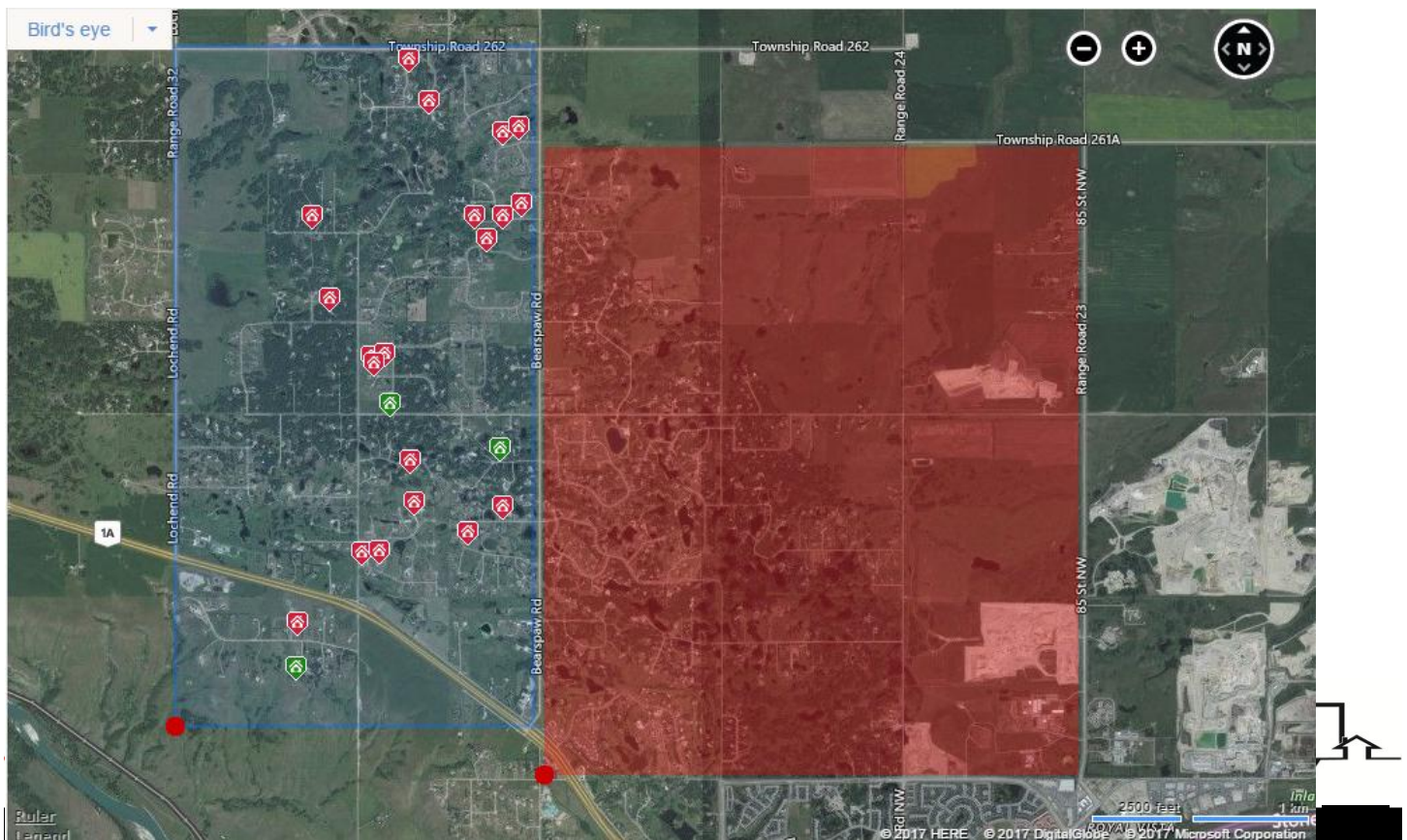
### Status: Sold (47)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min			800	\$225,000	\$218,000	\$270.59	80.16%	
Max	6	9	6,488	\$3,299,000	\$2,950,000	\$784.86	103.04%	267
Avg	4	3	2,882	\$1,287,463	\$1,192,910	\$451.56	93.47%	72
Median	4	3	2,534	\$1,199,000	\$1,180,000	\$461.76	94.09%	52

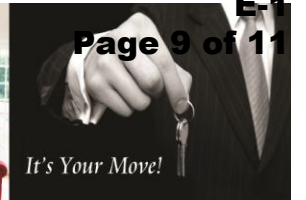
### Status: All (56)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min			800	\$225,000	\$218,000	\$270.59	80.16%	
Max	6	9	6,488	\$3,299,000	\$2,950,000	\$784.86	103.04%	643
Avg	4	3	2,834	\$1,248,247	\$1,192,910	\$462.14	93.47%	85
Median	4	3	2,534	\$1,172,500	\$1,180,000	\$476.26	94.09%	59

Comparable area without direct impact - (Actives, Pendings & Solds back 2 years)







## Market Analysis

### Status: Active (3)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min	4	3	2,012	\$988,000	-	\$491.05	-	7
Max	6	4	4,193	\$5,100,000	-	\$1,233.08	-	637
Avg	5	3	3,447	\$3,027,667	-	\$812.81	-	296
Median	6	3	4,136	\$2,995,000	-	\$714.29	-	244

### Status: Sold (48)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min			1,199	\$404,250	\$389,500	\$244.19	60%	
Max	7	6	5,177	\$8,000,000	\$4,800,000	\$1,355.30	100.02%	679
Avg	4	3	2,725	\$1,334,250	\$1,185,283	\$466.43	93.08%	113
Median	4	3	2,466	\$1,196,250	\$1,098,500	\$432.36	94.8%	80

### Status: All (51)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min			1,199	\$404,250	\$389,500	\$244.19	60%	
Max	7	6	5,177	\$8,000,000	\$4,800,000	\$1,355.30	100.02%	679
Avg	4	3	2,773	\$1,433,863	\$1,185,283	\$489.53	93.08%	124
Median	4	3	2,472	\$1,197,500	\$1,098,500	\$440.36	94.8%	82

Using the Lansink Median value of 22.02% and based upon a Median Sale price in the directly affected area defined at 1,180,000 the diminution of value expected with the expansion / addition of gravel pits would be -259,836 as per below:

- Median Sale price 1,180,000
- Median Diminution % -22.02%
- Adjusted Price 920,164
- Approx. diminution in Price per house -259,836



Using Dr Hites approach is more property specific and therefore can be used on a case by case basis to determine anticipated diminution of value of a particular property.

Specifically relating to our community of Gray Homestead:

**Distance** = 1.5 linear miles West of the proposed Lehigh Hanson & Heidelberg site (LLD = SW-05-26-02-West of 5)

**Average property Value** = 1,253,000

**Adverse effect** =  $10\% / 125,300 \text{ per home} \times 31 \text{ homes} = \underline{-3,884,300}$  combined decline in property values.

When I review [Part 1 of the Guide to Aggregate Extraction in the Rocky View County](#) and read out the last paragraph on page 1 that the MD has collected 10 million (since 2006) or 1 million per year, this doesn't come close to the negative impact that the aggregate operations have on the MD's roads and more importantly the property owners nearby. Clearly the current policies in place plus those being proposed are beneficial only to the industry stakeholders NOT the residents of Rockyview. As per above, Gray Way's 31 residents will conservatively realize a combined loss of **\$3,884,300** if the proposed Lehigh Hanson & Heidelberg site is approved!! This in combination with the many other negative impacts I referenced in my opening letter I would think should qualify the need for the MD to revisit the ARP as written and honestly ask if the MD is truly living up to their Mission Statement below:

**Mission Statement:** "The Municipal District of Rocky View No. 44 is dedicated to efficiently providing the best quality municipal services through a democratic and responsive process that recognizes and balances the diversity of its people, land and economic resources, on behalf of the entire Municipality."

I hope that the time I took to compile this information does not fall on deaf ears and that you make very careful, balanced & well thought out decision based upon what is best for the residents of Rockyview and not solely for the industry stakeholders.

All political thinking for years past has been vitiated in the same way. People can foresee the future only when it coincides with their own wishes, and the most grossly obvious facts can be ignored when they are unwelcome.

George Orwell

Sincerely,

Keith Braun





Keith Braun

President

**RealPros** Real Estate Consultants

**RE/MAX** Mountain View



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#### Sources:

- <http://gravelwatch.org/wp-content/uploads/2016/02/US-Study-on-the-impact-of-pits-quarries-on-home-prices.pdf> - US Study
- [http://www.pitsense.ca/property\\_values.html](http://www.pitsense.ca/property_values.html) - Pitsense lobby group.
- <http://www.lansinkappraisals.com/downloads/Lansink%27s%20Case%20Study%20Pit%20or%20Quarry%20Jan%202014.pdf> –
- Diane Hite:
  - <http://aers.auburn.edu/wp-content/uploads/sites/6/2015/11/Diane-Hite-CV-2015.pdf>
  - <https://aers.auburn.edu/people/diane-hite/>
- <https://stopthequarrycascadetownship.wordpress.com/2014/11/25/property-values-decrease-around-a-quarry/>