

From: [REDACTED]
To: [Xin Deng](#)
Subject: [EXTERNAL] - your file number 05327005
Date: September 14, 2021 9:15:09 PM

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

To Planning and Development Services Department
Rocky View County

File # 05327005
Application number PL 20210106 Div 5

I am receipt of your notification of the above registered application – thank you.

I am opposed to the approval of this application for the following reasons:

1. The entrance to this property is part way down a hill where vehicles are travelling at the designated speed limit of 100 Km per hour and often faster.
2. Traffic exiting from the driveway cannot see vehicles travelling west on Hwy 564 until they are a very short distance away at the top of the hill
3. Traffic heading east on Hwy 564 and turning in to the driveway cannot see oncoming traffic until it is at the top of the hill
4. There has already been a fatality a few metres further east of the property at the junction of Rge Rd 282 and Hwy 564 where the visibility to the west is not good but the visibility from the driveway of the subject property is even more restricted. This fatality occurred several years ago, just prior to our family moving here, (she was my neighbour's wife and mother to two young girls) and traffic on Hwy 564 is much heavier now that it was 20+ years ago.
5. Hwy 564 (Country Hills Boulevard) appears to be developing into a major thoroughfare from Stoney Trail to Hwy 9, especially since the development of the CN business park, and normally direct access for truck traffic onto a major route such as this would not be permitted since it becomes a safety hazard for other road users.

Catherine M Summerscales
254249 Range Rd 282
Rocky View County, AB T1Z 0L8

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: February 21, 2022 9:20 PM
To: Legislative and Intergovernmental Services <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8240-2021

Bylaw C-8240-2021 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020
Application Number: PL20210106 (05327005)

I, Catherine M Summerscales of 254249 Range Road 282, Rocky View County, Alberta T1Z 0L8 (NE ¼ S 27 T25 R28 W4), am opposed to the approval of Bylaw C-8240-2021, for the following reasons:

- 1) The entrance to this property is part way down a hill where vehicles are travelling at the designated speed limit of 100 Km per hour and often faster.
- 2) Traffic exiting from the driveway cannot see vehicles travelling west on Hwy 564 until they are a very short distance away at the top of the blind hill.
- 3) Traffic heading east on Hwy 564 and turning in to the driveway cannot see oncoming traffic until it is at the top of the blind hill.
- 4) The property entrance is on a section of Highway 564 that is a designated “no passing” zone with double yellow lines down the centre of the road – obviously the Alberta Highways department have already identified this section of the highway to be driven with caution.
- 5) There has already been a fatality a few metres further east of the property at the junction of Rge Rd 282 and Hwy 564 where the visibility to the west is not good but the visibility from the driveway of the subject property is even more restricted. This fatality occurred several years ago, just prior to our family moving here, (she was my neighbour’s wife and mother to two young girls) and traffic on Hwy 564 is much heavier now that it was 20+ years ago.
- 6) Hwy 564 (Country Hills Boulevard) appears to be developing into a major thoroughfare from Stoney Trail to Hwy 9, especially since the development of the CN business park, and normally direct access for truck traffic onto a major route such as this would not be permitted since it becomes a safety hazard for other road users.
- 7) I have attached 3 photographs which clearly show the limited visibility for approaching traffic:
Photo 1 Looking east on Hwy 564 shows the subject property with the location of the driveway indicated by the red arrow, and clearly shows the lack of visibility beyond the summit of the small hill.
Photo 2 Looking west from the corner of Rge Rd 282 and Hwy 564 – the subject property can be seen on the right hand side of the photo, but the driveway access cannot be seen.
Photo 3 Looking east from the same location as Photo 2 – approaching westbound traffic cannot be seen until it emerges above the rise in the road.
- 8) Approximately ¼ of the property encompasses a seasonal wetland on the western end. Permitting truck storage so close to an ecologically sensitive area would not seem to be a smart idea given the potential for leakage of toxic substances into the wetland drainage, and subsequent contamination of water sources further downstream of the wetland.

I would also add that it concerns me when I look at the site map attached to the Notice of Public Hearing as to who has and has not been notified:

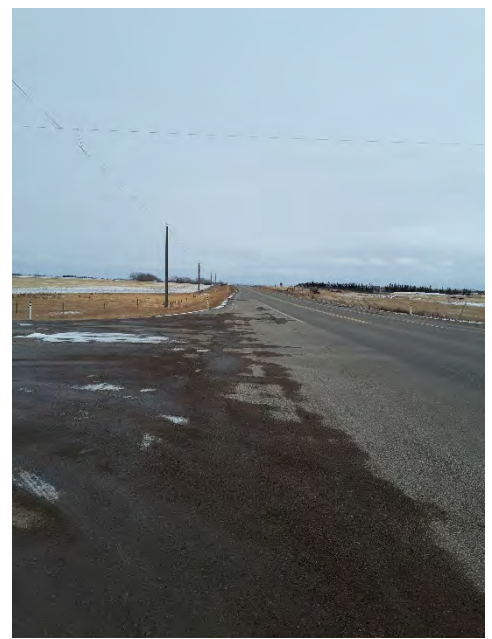
ATTACHMENT 'E': PUBLIC SUBMISSIONS

The non-resident owners of the 2 quarter sections to the west of mine (NW S27 and NE S26) who are essentially landlocked at this time as their only access is via an undeveloped road allowance on what would be Rge Rd 283, were both notified.

The non-resident owner of the quarter section to the north of me (SE S34), was apparently notified but my neighbours who own and live in the subdivided parcel in the middle of that quarter (255043 Rge Rd 282) appear to have not been notified.

The southern most 20 acre parcel of S35 (255010 & 255014 Rge Rd 282) were included in the notification but none of the other 20 acre parcels on either Rge Rd 282 or 281 were notified and I'm pretty certain that they also drive west on Hwy 564 at least as frequently as the folks at 255010/255014.

Catherine M Summerscales
254249 Range Rd 282
Rocky View County, AB T1Z 0L8



2044781 Alberta Ltd
5910 – 50 Avenue SE
CALGARY AB T2B 3C1

September 20, 2021

Planning and Development Services Department
Rocky View County
262075 Rocky View Point
ROCKY VIEW COUNTY, AB T4A 0X2

File Number: 05327005
Application Number: PL20210106
Division: 5

To Whom It May Concern:

We wish to oppose the redesignation of the above application for the following reasons.

We have just built a new house across the road from this site and also have plans to build a barn to house farm animals with the wishes to enjoy country living. This proposal to allow transportation use, general freight use, gravel use and heavy equipment hauling is not compatible to country living or agriculture. This property will be populated with trucks, trailers, broken down equipment, etc. making it esthetically undesirable for anyone that lives in the proximity of this parcel.

Also, this property is located on a busy highway, with minimal shoulders, which would make turning of heavy equipment a hazard.

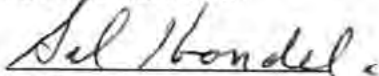
As this is a small parcel of land, redesignation to residential would be more appropriate. Freight companies belong in the Rocky View Area Structure Plan, which accommodates this type of use. The MD needs to protect residential living, as there are far too many acreages now housing transportation companies, excavation use, and many other uses not allowed under residential zoning.

Please stop this and enforce your own guidelines under residential use.

Thank you for your consideration.

Yours truly,

2044781 Alberta Ltd.



Sal Handel,
Contact Phone [REDACTED]
Email: [REDACTED]

2044781 Alberta Ltd.
5910 – 50 Avenue S.E.
CALGARY, AB T2B 3C1

February 15, 2022

Legislative Services
Rocky View County

RE: BYLAW C-8240-2021

We are opposed to Application Number PL20210106 (05327005) to redesignate Block 1, Plan 9010160 SE-27-25-28-W04M from Agriculture to Business, Live-Work District to accommodate a truck storage business.

We have opposed this same application on September 20, 2021, and are attaching a copy of this letter, which outlines our reasons for opposing this redesignation.

Thank you for your consideration.

Yours truly,

2044781 Alberta Ltd.



Sal Handel

Contact Phone [REDACTED]

Email: [REDACTED]

Sent via email to: legislativeservices@rockyview.ca

Joshua Riker-Fox and Elise Marcotte
253250 Range Road 275
Rocky View County, AB T1Z 0C7

September 29, 2021

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

Re: File 05327005, Application Number PL20210106

Dear Xin Deng,

This letter is submitted as part of the application process to redesignate land within the County, in response to the above file.

The proposed redesignation is incompatible with the land use typical of this area and the County's planning priorities. The proposed redesignation and potential development do not align with agricultural use and brings risk to the community layout. Please note the following concerns:

Current Land Use

The 5 acre plot of land is surrounded by agricultural properties. The land north, east, and west is all farmed land, comprised almost exclusively of full-section and quarter-section parcels. Aside from the small property directly south of the applicant property, the surrounding land continuing south is used for agriculture. Permitting a trucking operation on this small parcel would stand in stark contrast to the surrounding area.

Access

The applicant property's access point is directly off Highway 564; a high-volume corridor. Entering and exiting this property is already difficult. When accessing the applicant property, highway traffic (moving at 100 km/h or faster) has to stop and wait until the left turn is completed. The driver making the left turn onto the property has an impeded view of oncoming traffic (travelling west) due to a hill. When drivers exit the property, they also have an impeded view of west-bound traffic due to this hill. There is a history of accidents (including a fatality) at the Highway 564 and Range Road 282 intersection, and additional traffic entering/exiting this location will increase that risk considerably.

Water and Environment

This property has a pond and wetland area on its east side utilized by birds and deer which would be detrimentally affected by this type of land use. Permitting five semi-trucks, in addition to the several personal and commercial vehicles already on location, puts this wetland area at risk for contamination.

Additional Considerations

Unfortunately, this property has operated commercially for years, as a metal recycler, vehicle storage and other waste collection/storage (without permitting). It is not uncommon to see as many as seven school buses, a cube truck, four or more personal vehicles parked here, in addition to a modular trailer. There is a mixture of livestock. The property is outside the Conrich ASP where individuals seeking an industrial B-LWK permit should explore operating. It is an unpleasant property that does not align with the character or profile of this area and permitting further industrial use will harm the community.

Due to the above considerations, we are hopeful the County will decline this application based on its incongruence with the existing uses of land in this area. The redesignation would significantly change the character and profile of this area, and impact the ecological well-being of the land, standing in contrast to current land-use.

Sincerely,

A handwritten signature in black ink, appearing to be 'JE' or similar initials, written in a cursive style.

Josh and Elise

Joshua Riker-Fox and Elise Marcotte
253250 Range Road 275
Rocky View County, AB T1Z 0C7

February 21, 2022

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

Re: File 05327005, Application Number PL20210106

Dear Rocky View County Council,

This letter is submitted as part of the application process to redesignate land within the County, in response to the above file.

The proposed redesignation is incompatible with the land use typical of this area and the County's planning priorities. The proposed redesignation and potential development do not align with agricultural use and brings risk to the community layout. Please note the following concerns:

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The 5 acre plot of land is surrounded by agricultural properties. The land north, east, and west is all farmed land, comprised almost exclusively of full-section and quarter-section parcels. Aside from the small property directly south of the applicant property, the surrounding land continuing south is used for agriculture. Permitting a trucking operation on this small parcel would stand in stark contrast to the surrounding area.

Access

The applicant property's access point is directly off Highway 564; a high-volume corridor. Entering and exiting this property is already difficult. When accessing the applicant property, highway traffic (moving at 100 km/h or faster) has to stop and wait until the left turn is completed (crossing a double-solid line). The driver making the left turn onto the property has an impeded view of oncoming traffic (travelling west) due to a hill. When drivers exit the property, they also have an impeded view of west-bound traffic due to this hill. There is a history of accidents (including a fatality) at the Highway 564 and Range Road 282 intersection, and additional traffic entering/exiting this location will increase that risk considerably. This property has previously encountered its large vehicles becoming stuck while attempting to enter, obstructing highway traffic, indicating the likelihood for similar impediments should incoming/exiting volume increase.

Water and Environment

This property has a pond and wetland area on its west side utilized by birds and deer which would be detrimentally affected by this type of land use. Permitting truck storage, in addition to the several personal and commercial vehicles, school buses and trailers already on location, puts this wetland area at risk for contamination and erosion.

Additional Considerations

Unfortunately, this property has operated commercially for years, as a metal recycler, vehicle storage and other waste collection/storage (without permitting). It is not uncommon to see as many as seven school buses, a cube truck, six or more personal vehicles parked here, in addition to a modular trailer. There is a mixture of livestock. The property is outside the Conrich ASP where individuals seeking an industrial B-LWK

permit should explore operating. It is an unpleasant property that does not align with the character or profile of this area and permitting further industrial use will harm the community.

Due to the above considerations, we are hopeful the County will decline this application based on its incongruence with the existing uses of land in this area. The redesignation would significantly change the character and profile of this area, and impact the ecological well-being of the land, standing in contrast to current land-use.

Sincerely,

Josh and Elise

September 29, 2021

Rocky View County
Planning and Development Services Department
ATTN: Xin Deng
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: PL20210106, Proposed land use change in SE-27-25-28-W4M

For the parcel in question to be redesignated is totally incongruous with the surrounding parcels of land. The surrounding sections of land are largely A-GEN, with some A-SMLp8.1 (formerly AH). In short, this area is an agricultural area. The exception would be the one parcel of land south of the subject land which is (controversially) an I-HVY.

Per the RVC Agricultural Master Plan:

Rocky View County is a community where agriculture is valued and respected. The agriculture industry is flourishing through innovation and diversification and is promoted and recognized as vital to the County's social, economic and ecological integrity.

Per the RVC Land Use Bylaws:

B-LWK Business, Live-Work District

393 PURPOSE: 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. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

To redesignate these lands to B-LKW is reducing the available (and already limited) agricultural lands within the County. The parcel in question is currently under agricultural usage, as the resident keeps livestock (goats, horse, cattle, chickens) on the property. These lands can successfully sustain agricultural pursuits, ideally better suited to A-SMLp8.1 land use. Surrounding parcels (one exception noted) are agricultural in nature.

It would appear that access is assumed off of 564. I am strongly opposed to any additional private driveway access off of 564 for truck traffic due to the volume and speed of traffic on this road. While most accesses have been there since 564 was a gravel road, with the increased traffic volumes, heavy trucks, and high speeds on 564, the risk posed to the public and residents is too great from additional private driveway access. The accident statistics for this section of road (including at least one recent fatal accident) would give cause for a traffic management study, with no additional access to be permitted off 564.

There is a wetland immediately to the west and south-west of the subject property. There is always the potential for contamination of these wetlands and ground water from products that trucks could be carrying, or leaks and drips from the trucks themselves.

In past (and current) the subject property has been used for un-permitted storage of trucks, school buses and what appears to be scrap metal, prompting complaints to By-law from residents.

In summary, nothing about this application is in alignment with the surrounding land uses and residents, and does not support the long term vision of the greater Delacour area. I stand in opposition to this application.

Sincerely yours,



L. Keith Adams, Owner/Resident

SE35-25-28-W5, 255103 Range Road 281
Rocky View County, AB T1Z 0M1

From: [REDACTED]
To: [Xin Deng](#)
Subject: [EXTERNAL] - Fwd:
Date: September 30, 2021 11:06:17 PM

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Dear Xin Deng,

This letter is in reference to Application number PL20210106. I live on Range 282 North of Highway 564. I would like to express certain concerns I have regarding this application.

Firstly, the visibility on this part of the roadway is limited as it is on a small hill. Any trucks exiting the from the driveway of this property would not be seen by vehicles travelling West on the 564. Additionally, any Traffic entering the driveway from travelling East on the highway, cannot see the oncoming traffic until it is at the top of the hill, causing an increased potential for dangerous accidents.

This highway is becoming increasingly busy with large traffic and the intersection of Highway 564 and RR 282 is already difficult to navigate. Adding this increased amount of Large Traffic at the proposed driveway would only further amplify the hazard potential of that intersection and immediate surrounding area. There has already been a fatality at this intersection. I can also state that my former neighbour once had to make an emergency exit into the ditch, in order to avoid being hit by a large truck that failed to see her. Currently, this intersection doesn't have an approach or merging lane, so there isn't really a safe place to go if there is a vehicle is heading toward you in your lane. I expect that the county should fully examine this intersection and the driveway of the subject property before moving forward in any capacity with this proposal.

I would also like to express my dis-satisfaction with the suggestion to rezone the land from Agricultural, General District ((AGEN) to Business, Live and Work District (B-LWK). Increasingly, businesses are moving out here to run operations that have nothing to do with agriculture and are disrupting the agricultural community and lifestyle that the rest of us have invested in. The area is becoming more and more like a light industrial commercial area and less and less like an agricultural residential area. These automotive-type businesses are unsightly, with their storage of large equipment and trucks and also bring down the value of our properties over time.

I hope that the County of Rocky View will take into consideration the views and concerns of the surrounding residents who stand to be the most affected by this proposal should it be approved.

Thank you,

Sarah Heckbert.

February 15, 2022

Legislative Services

Rocky View County

RE: BYLAW c-8240-2021

I am opposed to Application Number PL20210106 (05327005) to redesignate Block 1, Plan 9010160 SE-27-25-28-W04M from Agriculture to Business, Live-Work District to accommodate a truck storage business.

I am renting the property at NE-22-25-28-04, known as 282119 Township Road 254, and do not feel allowing transportation use, general freight use, gravel use and heavy equipment hauling is not compatible to country living or agriculture.

This property is located on a busy highway, with minimal shoulders, which would make turning of heavy equipment a hazard.

Thank you for your consideration.

Yours truly,

Rita Condon
282119 Twp Rd 254
Rocky View County, AB
T1Z 0L9
Email: [REDACTED]

Sent via email to: legislativeservices@rockyview.ca

Rita Condon
[REDACTED]

From: [REDACTED]
To: [Xin Deng](#)
Cc: [REDACTED]
Subject: RE: [EXTERNAL] - PL20210106
Date: September 28, 2021 11:01:37 AM

Hello Mr Deng – we spoke to Mr Puhlmann and we understand the use to be limited in scope and the owner has expressed no concern over proximity to our farm. As a result – we have no objection.

Thanks,

Muneer

Muneer Gilani

From: XDeng@rockyview.ca <XDeng@rockyview.ca>
Sent: Wednesday, September 15, 2021 3:32 PM
To: Muneer Gilani [REDACTED]
Cc: Meb Gilani [REDACTED]
Subject: RE: [EXTERNAL] - PL20210106

Hi Muneer,

I got a response from the applicant Tim Puhlmann. He indicated that the scope and nature of the proposed use is simply for vehicle storage on-site, with fewer than five (5) tow-trucks entering or exiting the property per day. If you require further clarification, he would be happy to explain. Please see his contact information below.

Tim Puhlmann: [REDACTED]

XIN DENG MPlan, RPP, MCIP
Senior Planner | Planning and Development Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3911
xdeng@rockyview.ca | www.rockyview.ca

From: Xin Deng
Sent: September 15, 2021 8:39 AM
To: 'Muneer Gilani' [REDACTED]
Cc: Meb Gilani [REDACTED]

Subject: RE: [EXTERNAL] - PL 20210106

Good morning Muneer,

Thanks for your email. I will ask the applicant to provide more information and get it back to you soon. Thank you.

XIN DENG MPlan, RPP, MCIP
Senior Planner | Planning and Development Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3911
xdeng@rockyview.ca | www.rockyview.ca

From: Muneer Gilani [REDACTED]
Sent: September 14, 2021 4:53 PM
To: Xin Deng <XDeng@rockyview.ca>
Cc: Meb Gilani [REDACTED]
Subject: [EXTERNAL] - PL 20210106

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

Hello Mr Deng –

My family owns and operates Country Hills Egg Farm located at NW-22-25-28-W4. The proposed land use redesignation would occur very close (approx. 1km) to a Confined Feeding Operation (with intended capacity of 150,000 laying hens + pullets) and could pose a challenge for the applicant's or owner's intended plan for their land.

We have no qualm with the applicant or owner but are not sure their intended use would comply with what is primarily an agricultural area.

Would be happy to discuss with you or them to better understand their intended use.

Thanks,

Muneer

Muneer Gilani

O: [REDACTED]
D: [REDACTED]
M: [REDACTED]

ATTACHMENT 'E': PUBLIC SUBMISSIONS

F: [REDACTED]
[REDACTED]