

From: [Angela Short](#)
To: [Ravi Siddhartha](#); [Division 5, Jerry Gautreau](#)
Cc: [Angela Short](#)
Subject: [EXTERNAL] - File #05308008 Application # PL202101005
Date: July 11, 2021 9:14:38 PM
Attachments: [Tucking storage yard.docx](#)

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

Ravi and Jerry

Please see attached letter regarding the above file number.

I would love to have the opportunity to drive around the Hamlet of Conrich to show you areas of concern. I will also send you a few photos as well if you could attach them to the letter.

Sincerley

Angela Short



July 11, 2021

Planning and Development Services Department, Rocky View County

262075 Rocky View Point, Rocky View County, Alberta Health Services T4A 0X2

RE File: 05308008

Application # PL202101100

Division: 5

Attention: Ravi Siddhartha

I am writing in response to the above file number and application to redesignate a portion of NE -08-25-28-W04M from Agricultural General District to Business Live Work District to accommodate a truck storage facility.

I am adamantly opposed to this application. I have lived in the MD of Rocky View in the Hamlet of Conrich for 20 years and as a long standing resident I have witness the change in our quiet country life. The development of CN has brought increasing transport traffic without additional roads and infrastructure. The corner of Township Road 250 and Conrich Road at the 4 way stop sign is an accident waiting to happen. Each day I witness Semi trucks heading west on Township Road 250 and at the 4 way stop in Conrich they turn North on Conrich Road. In order for the semi's to do this they turn into oncoming traffic directly into the southbound lanes. The Semi Traffic has increase exponentially on Conrich Road going North of Conrich. I thought in the information meetings the designated truck route from CN was Township Road 250 directly to Stoney Trail? Why are so many trucks traveling both North and South on Conrich Road? How many trucks will be stored on the 23 acres that is requested for redevelopment? How will the trucks access the storage facility utilizing what roads? Conrich road has no shoulders and at times has a 70% road band on it.

What will these truck be hauling? What type of fluid may leak into the soil to harm our well water? My family still drinks water from our well. Will Environmental services have any input to this? Will they be able to service their tucks there? Will they be able to wash them? All of this makes me wonder about our precious well water as we do not have the luxury of City of Calgary water as our neighbours to the south in Conrich Estates.

We have many pop up trucking storage facilities already within the Hamlet of Conrich. If the bylaw is to only have one truck per 4 acre property are the enforcement officers out ticketing the landowners who have more trucks?

Just down the road on township 252 from this property to the west you will find Sunshine Estates. I wonder if any of the Planning and Development Officers have been out to see this development recently. These landowners have been allowed to build approaches off 100 street so they can pull their semi-trucks into their back yard compounds. The area is in a shambles. One property looks like a pick and pull. Who inspects these properties? It has been my experiences with the MD of Rocky View that it has only so much

man power and responds to issues only when complaints come forth. I have been told this directly from the peace officers of the MD.

As a resident of Conrich along with my neighbours we have followed procedures, working with the bylaw enforcement. We have attended public hearing regarding different properties in and around Conrich. The applications were denied or had conditions placed on them. The one business that was denied and a cease order however continues to operate.

The other property had a conditions placed on it to berming and then landscaping the property with trees. The landowner did place a small berm and planted trees that fell over dead within 5 days of planting them and to this day the trees have yet to be replanted. Who responsibility is it to ensure the conditions of the permit are maintained and followed through? Who ensures the decisions at the public hearings are followed?

As a resident of Conrich we have struggled with CN and promises that have fallen through time and time again. They have no berming or landscaping. No public reserve for community development. The trees they have planted on the west side of the property are dead as well and there is zero landscaping done.

It is easy to approve all this development, however once approved who ensures it is operating within the guidelines of the development permit?

I have been told of the trucking storage facility just off 100 street and the number one highway. That it has been operating for several years without a permit and the MD of Rocky View has yet to take them to court to cease operation.

Does the MD of Rocky View have the manpower to follow through on the development permits?

I realize I have expressed a lot in this letter, however I feel as many of my neighbours, that we the residents have been forgotten. Our voices have not been heard time and time again. I brought up many issues in and around Conrich in this letter that need to be address or considered before approving yet another development with no follow through ensuring they are abiding to the bylaws. I am not against development but I strongly believe that the development must fit within the area structure plan. A plan that has been vetted though the community.

I am opposed to this development permit. Please feel free to contact me via Email if you would like to discuss any point further

Sincerely

Angela Short

From: [Kirk Anderson](#)
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - File #05308008; Application PL20210100
Date: July 11, 2021 8:09:27 PM

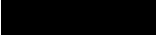
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To whom it may concern,

Please note that we are vehemently opposed to this application. We live at 52 Pleasant Range Place, Rocky View County, and we do not want more truck traffic along Conrich Road, in addition to truck storage facilities. We have seen what these facilities look like (I.e. Sunshine Road) and we do not want this storage facility anywhere near our residential area. The additional truck traffic has already caused truck noise on RR 284 and our neighbours are starting to sell their homes. Rocky View County needs to take a serious look at what they are allowing in the County. This is not what your homeowners want.

Thank you for your consideration.

Yours truly,

Kirk Anderson
52 Pleasant Range Place
Rocky View County, AB


Sent from my iPad

From: [Pamela Caponigro](#)
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - File Number 05308008
Date: July 11, 2021 5:13:16 PM

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Regarding the application for a Business Live Work Permit for a truck storage facility I am afraid we strongly disagree Conrich has now become a haven for truck storage and parking .As long time residents we feel it has completely gotten out of hand The roads are not built to handle more commercial vehicles It interferes with the quality of living we expect from living out of the city The speed limit on parts of Conrich Road and McKnight Blvd are 60 and 50kms respectively Yet trucks and other vehicles continue to speed excessively by our homes.If you could take the time to drive around the area and get a feel for what we now live in the midst of I know you will be shocked Some areas are filthy junk yards with no respect for the environment or the privaledge of living in a tiny hamlet.

Please deny this application Itcan do nothing but make a bad situation worse We have to live in the middle of this disgusting mess We thought it could not get worse but apparently we were wrong in our naivety thinking Rocky View actually cared about its residents.

Please do not grant this permit or any others which will change the face,beauty and peaceful life we expected when we moved out of the city.

Thank you

Donato & Pamela Caponigro



From: [Andrea Dyck](#)
To: [Ravi Siddhartha](#)
Cc: [Division 5, Jerry Gautreau](#)
Subject: [EXTERNAL] - File Number: 05308008 Application Number: PL20210100
Date: July 7, 2021 12:30:58 PM

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

File Number: 05308008

Application Number: PL20210100

As a tax payer in Rocky View County, I am against the redesignation of a portion of NE-08-25-W04M from A-GEN to B-LWK. The surrounding area is made up of small acreages and farms and a truck storage facility is not compatible with the existing use.

This type of facility would:

- Lower property values in the immediate area
- Create extra noise and truck traffic on Conrich Road

If you take a drive down 84 St NE or Sunshine Road in Rocky View County, you will see what happens when people are allowed to run business from their property. The area becomes an eyesore and no one wants to live in the area.

Rocky View has recently approved more commercial development to the south of us that will negatively affect property values when the development is built. We already have to deal with noise and traffic from CN Logistics and the commercial warehouses such as Princess Auto that run 24/7. In the summer, when windows are open, it is practically impossible to sleep with all of the noise that comes from these warehouses. I cringe to think what it will be like when the new Conrich Corners commercial development is complete.

Rocky View needs to start protecting the property values of its tax payers. Quit changing the land designations and bylaws and start enforcing the existing ones.

Andrea Dyck



Sent from [Mail](#) for Windows 10

From: [Henry & Lucille Kroeker](#)
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - File# 05308008 Application # PL20210100
Date: July 9, 2021 2:10:09 PM

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Concerning the above file we would like to comment as follows:

- 1) As this parcel is now Agricultural we feel it should remain as a non business green area.
- 2) Should it be changed, we request that TWP Road 252 be paved in order to eliminate dust.
- 3) The area to be used should also be paved, for the above reason.
- 4) The road approach be as far west as possible, to eliminate excess traffic on Range Road 284.

Yours sincerely,
Henry and Lucille Kroeker

283244 Township Rd. 252
Rocky View County , AB T1Z 0M7

Sent from my iPhone

From: [Angela Short](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [Ravi Siddhartha](#); [Angela Short](#)
Subject: [EXTERNAL] - BYLAW C-8231-2021
Date: May 18, 2022 12:33:17 PM

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Attention Legislative Services

I am writing today in opposition to the above notes Bylaw C 8231-2021.

I am in opposition of the applicants proposal to have their property (NE -08-25-28-W04M) redesignated from agricultural general district (A-GEN) to Business, Live work district (B-LWK).

Their land in question is surrounded by agriculture lands and should remain this way until council has the opportunity to review and debate on the future of the live work districts in our division. I understand this is up for council to review the live work districts in September. Why would Rocky View engage in this proposal when they whole principle of the live work districts are up for council debate?

I have lived in Conrich for 20 plus years and have witnesses our quaint hamlet turning into a trucking commercial area. I was heavily invested in attending Area structure meetings for the Conrich area. I do realize this is outside of the area structure plan. However the land use on the property needs to be take into consideration of the neighbouring areas. As well we need to consider the community to the west of this property (Sunshine Estates). This community now a live work district has become an eye sore of the surrounding neighborhoods. Is this what we can expect to see from a live work district??

Our community of Pleasant range place submitted a opposition letter signed by the majority of the residence of Pleasant Range Place about a year ago when this application first came to RockyView County and then notice was given to the surrounding properties.

Our questions of the roads and traffic have not been answered? How many trucks will they be allowed on their property? Will this open the flood gate to more request for 2-4 acre parcels to park trucks?

Currently there are two properties on TWR 250 just west of the gas station that are littered with trucks. Who follows up that the owners of the property are compliant with the permits granted.

I conclusion I am opposed to this BYLAW C -8231-2021

Can you please acknowledge that you have received my email

Thank you

Sincerely

Angela Short

250231 Conrich Road

Rocky View County

T1Z0C3