

From: [Fadhil Kadhim](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road Closure Application PL20210092
Date: Thursday, July 1, 2021 11:30:55 PM

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

Attention of: The Planning Policy, Rocky View County, 262075 Rock
County, AB, T4A 0X2

View Point, Rocky View

Kameela Abbas and Fadhil Kadhim strongly oppose Road Closer Application PL20210092. Thank you.

Fadhil Kadhim/Kameela Abbas
79 Springshire Place SW
Calgary, AB, T3Z 3L2 Canada
Phone: [REDACTED]
e-mail: [REDACTED]

From: [Bruce Abugov](#)
To: [Robyn Erhardt](#)
Cc: ["Alma Abugov"](#)
Subject: [EXTERNAL] - Road Closure application PL20210092, File No. 04711004
Date: Friday, June 25, 2021 4:13:00 PM
Attachments: [image002.png](#)

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Hi Robyn,

My wife and I are home owners at 31053 Morgans View in Morgans Rise in Springbank. Prior to that, we lived for over 20 years at 31 Vantage Ridge Estates in Springbank. We strongly object to the public road closure proposed by this application as this road allowance is one of the few public access points to the Elbow River between the City of Calgary and Highway 22. Public access to the river is a right enjoyed by all Albertans and restricting this access to a few homeowners in a future residential subdivision planned by the land owner/applicant is wrong. The Elbow River is an amenity that should be accessible for the enjoyment of all Albertans. If nothing else, COVID has emphasized the importance of such public access to natural outdoor spaces.

Regards,

Bruce D. Abugov

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Zach Adolphe](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - ATTN: Planning Policy RE: To close a +- 1.60 hectares (+-3.96 acre) portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE-11-24-03-05
Date: Friday, July 9, 2021 5:06:05 PM

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Hi Robyn,

Hope you are doing well! This is Zachary Adolphe following up on our conversation the other day. Speaking on behalf of the Adolphe residence at 39 Spring Gate Estates, Calgary, AB T3Z 3L2, we would like to express our thoughts regarding the proposed closure of road allowance at the end of range road 31.

There are a number of concerns we have if this resolution is allowed to proceed that is shared amongst others within our community in Spring Gate Estates:

- this removes legitimate access to walk to the river not only for Spring Gate residents but for every Alberta resident that lives in the communities within the vicinity of the river of which public access is a fundamental right.

- This raises another ongoing problem already being observed where members of the public have been seeking other ways to access the river by using a ravine/gully adjacent to the property. This ravine ends up going through the River Ridge community, whom River Ridge residents have also observed members of the public parking in their community and trespassing their properties to access the river.

- Closing access to the river would likely lead to an increase in this behaviour where members try to access the river via our community, increasing the risk for other crimes

- Many residents use this access to the river as an appealing aspect and key feature to their quality of life and value of homes here. To remove access could affect home valuations but definitely the quality of life for residents like us who have enjoyed access for over 25 years.

- Previous development proposals were denied because the area is in a flood plain. It was less than 10 years ago when a parcel adjacent to this property and the river was denied for development just prior to the 2013 flood which has seen lasting changes from flooding to this day.

Thank you in advance for acknowledging our response. We can be reached via this email or by phone [REDACTED]

Zach Adolphe

From: [Joan Andrusiak](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application to close a portion of RR31
Date: Friday, July 9, 2021 2:51:36 PM

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Attn. Robyn Erhardt Planning Policy, Rockyview County

Re: Application Number PL20210092 Division: 3

Please note that **I am formally opposed to the recent application number PL20210092** to close the portion of government-owned road allowance at the southern end of Range Road 31 and incorporate it into the applicant's land. Having public access to the Elbow river using this road allowance is very important to many of my neighbours and myself.

Should the road allowance be closed to public use, it is only logical that those people who desire access to the Elbow river at that location and are accustomed to using the existing road allowance would simply use the next closest accessible route, thereby trespassing on people's private property in the River Ridge community. This suggests a possible increase in crime for the area, or at the very least a disruption of their privacy on their own properties.

One can only assume that Mr. Remington's next step will be to apply for development of this parcel of land, which to my knowledge has been tried and failed twice before, if I am not mistaken, due to being in the flood plain and also lack of access for emergency vehicles. I cannot see how incorporating this road allowance would change any of that, being that it is a very steep slope to the river valley. This application seems to be merely for personal gain. When purchasing his property, the owner was certainly made aware of the government-owned road allowance and public access along that route.

If the application is apparently to allow Mr. Remington better access to his property, I find that to be quite redundant, as there already exists an easement agreement with Swift Creek development to allow a road through the south east corner of their community. As the property was previously used as a bison ranch, that access road must have been adequate enough for large vehicles used for transporting bison and for farm equipment needed to run the operation, one would assume.

I have lived in Spring Gate Estates for the last 33 years, during which my children and now my grandchildren have enjoyed time 'down at the river'. Closing this road allowance access would be a travesty, not only for the communities close to the southern end of Range Road 31, but for all of Springbank as there are very few access points for the public to enjoy the natural beauty of the Elbow river.

Please consider not approving this application.

Sincerely,

Joan Andrusiak
23 Spring Gate Estates

Calgary Ab. T3Z 3L2

From: [Margaret Bahcheli](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - RR31 Proposed Closure
Date: Monday, July 5, 2021 3:02:13 PM

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I am writing to express my concern that public roads leading to public waterways are being closed for the convenience of developers who will not be living in the area after their projects are completed.

Public Policy requires that the public have access to public land, this includes the Elbow River, an increasingly popular recreational amenity for the public (fishing, boating, swimming).

Please do not let a private interest erode a public right.

Margaret Bahcheli
114 Crooked Pond Way


From: [Rhonda Bean](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application PL20210092
Date: Monday, July 5, 2021 10:49:28 PM

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To whom it may concern-

We are writing today to voice our extreme opposition to this application (PL20210092) by Remington Corp.

The privatization of this land for an individual to the high cost of the many many adjacent homeowners is objectionable. We ask that you register our disagreement with this application when considering your decision.

Regards,
John and Rhonda Bean
31091 Swift Creek Terrace
Calgary AB
T3Z 0B7


Sent from my iPhone

From: [Paige Bergen](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Range road 31 river access
Date: Thursday, June 24, 2021 9:55:00 AM

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Hello Robyn,

I am writing to express my opposition in the development of the range road 31 river access. We have used the river access for a long time and it is important to our family as it has been a place for us and our dogs to cool off as well as a quiet swimming hole. We have used this access for many reasons over the past years and will be heart broken to see it developed. It is also home to many animals and large biodiversity such as moose and coyotes which due to all the other recent developments, have been forced to encroach upon our community. Seeing this access to the river denied and the land developed would be a step in the wrong direction in conserving the natural growth we have.

Sincerely,
Paige Bergen

From: [eric.bergen](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Fwd: Application PI20210092
Date: Thursday, June 24, 2021 12:19:37 PM

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Robyn,

I am writing in opposition to the proposal to allow the road closure as per the application PI20210092.

The reason for my opposition is due to losing walking access to the river. We have been living in this area for more than a decade and almost daily we use the road allowance to access the river for Hiking, fishing, rafting and swimming as well as to take our pets for walks.

Losing the road allowance at the end of Range Road 31 will prevent access to this area of the river and valley as no other access points exist within walking distance on the north side of the Elbow river between 101 street sw Calgary and Hwy 22 if this area gets closed down. By allowing a developer to take over this parcel of land we will lose the ability to access and use the river and the valley which will have a very negative effect on the local and surrounding residents physical and mental health.

I hope Rockyview Planning department decides to leave the current road allowance in place as I believe the community is a better place by keeping this access to a small but very influential piece of paradise in Rockyview.

Eric Bergen
47 Spring Gate Estate
Calgary, Ab. T3Z3L2
[REDACTED]

June 22, 2021

ATTN: Planning Policy
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Undoubtedly, it would be only by some legislative necessity that you would be forced through the process to entertain and engage the public on such an extreme plan to close a +/- 1.60 hectares portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE-11-24-03-05. I trust it will be made public the cost to taxpayers to study this proposal.

I urge you to conclude that this government-owned piece of land IS NOT up for grabs, nor is it up for sale. It is dumbfounding that this application would be conceived or considered.

This government-owned road allowance at the south end of Range Road 31 as it extends to the north side (river left) of the Elbow River provides important and critical access to the river. Almost daily and year-round, this right-of-way (ROW) is used by local recreationalists to access the river and adjacent paths along the banks of such. In fact, only this week was it deemed the most appropriate river access to both RVC and Calgary Fire Rescue crews in an effort to rescue a stranded and injured kayaker from the peaking river. As well, in the absence of human threat, this carved ROW accommodates the constant movement of countless wildlife species. This is witnessed not occasionally, but daily.

There appears to be no logical rationale behind this land grab other than to facilitate future development on the Elbow River floodplain/escarpment or to engage in a behaviour of "get away from my fence-line", by an adjacent property owner. Unquestionably, one could not be so naïve as to believe that ownership of this bordering ROW could potentially ease the noise from the incessant barking of the dogs that reside on NE-11-24-03-05, or from the occasional "sporting" use of the semi-automatic rifle associated with this property.

As residents of neighbouring River Ridge, the negative repercussions of such a change would significantly, and negatively impact our community. People would knowingly, or unknowingly filter through our properties in greater numbers, illegally parking along River Ridge Drive and adjoining Cul-de-sacs to access the river "through someone else's land" ... only because our various levels of governments were swayed to take away logical and established access. Recreational and wellness opportunities would be lost as this ROW would be deemed private property. Future impacts include all of the very impactful downfalls to our environment and to our neighbouring communities of what would eventually result from developing this pristine area.

Given these and dozens of additional arguments against the government surrendering this road allowance, I urge you to reject this and any subsequent efforts to change the land use designation and ownership of this ROW. There's so much that is unfair about HOW and WHY this piece of

land would be surrendered. Certainly, fairness and consideration for our community as a whole must prevail.

Thank you for taking the time to seriously listen to your constituents, in particular, the voters and taxpayers who are not motivated by personal financial opportunities as they argue this proposal.

Regards,

Deb Bergeson
30257 River Ridge Drive
Calgary, AB T3Z 3L1

[REDACTED]

From: [Gary Beuk](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Opposition to Remington Application
Date: Monday, July 5, 2021 5:48:17 PM

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We would like to oppose the **Remington's application PL20210092. Our address is 21 Swift Creek Green. We frequent the pathway regularly with our family and would not want to lose access to the beautiful area of the river.**

Regards,
Gary Beuk

Sent from my iPhone

From: [Curt Bingleman](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application number PL20210092
Date: Tuesday, June 22, 2021 10:59:00 AM

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Hi Robyn, I recently received a letter regarding the application to close the road allowance from the south end of range road 31 to the Elbow River.

I'm opposed to the closure, as we use the road allowance to access the river from our home in Swift Creek Estates.

From: [Laura Bodtke](#)
To: [Robyn Erhardt](#)
Cc: [Stewart Bodtke](#)
Subject: [EXTERNAL] - Attn: Planning Policy. Opposition to Application Number: PL20210092
Date: Wednesday, July 7, 2021 7:12:49 AM
Attachments: [Rocky view county.docx](#)
[ATT00001.htm](#)

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Attention: Planning Policy - Rocky View County

We would like to make known our strong opposition to application PL20210092. As residents of Springshire Estates since 2013, our family has enjoyed numerous outdoor opportunities afforded to us through this small parcel of public land that this application threatens to make private. In our personal experiences, the use of this land has been respectful and with little impact and intrusion on the surrounding community.

The application states that Remington Building Corp. wants to ensure legal access to RR31. However, from the drawings and maps obtained, it looks like they already have legal access to Range Road 31 through an easement. Also there looks to be potential future access at the northwest corner of the property to Grandview Place.

It seems a reasonable option that both public access to the Elbow River can be maintained while ensuring that Remington Building Corp. has the access to RR31 that they are applying for. Providing access for our community to the river is inline with Rocky View's parks and open space master plan. To date, there is very little (if any at all) usage of this public access trail from non-community members. There is no public parking and so therefore anyone that uses this access must live close enough to walk or ride a bike.

In addition to our opposition to this application, we would like to voice our concerns over the validity of the approval process in regards to application PL20210092. Remington Building Corporation has personal and business ties with government officials in charge of reviewing this application. We would like to ensure that there is an unbiased and fair review process in place.

Thank you. Sincerely,

Laura, Stewart, Stefan, Elyse, and Luke Bodtke

69 Springshire Pl., T3Z 3L2

From: [Carmen Brouwer](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road Closure for Consolidation PL20210092
Date: Sunday, July 11, 2021 6:05:19 PM
Attachments: [Plan of Survey - 0613116.pdf](#)

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Hi Robyn,

Application Number PL20210092
File Number 04711004

I'm writing to you today regarding the Application by a close neighbor to close and consolidate a portion of government-owned road allowance that allows other neighbors and pedestrians to gain access to the Elbow River. I believe the Elbow River is a beautiful part of our province and a natural resource that should be enjoyed by all. The proximity to the river, the views of our beautiful Rocky Mountains and the ability to enjoy the natural landscape of Rocky View County is what brought us to Springbank in the first place. This nearly 4 acre access to the Elbow River is a valuable asset to Rocky View.

I don't believe that a natural resource should be barred access by one individual wishing to keep people from trespassing on his property. Mr. Remington already has a large fence, no trespassing signs, alarms that alert him of trespassers and large, intimidating dogs that bark and leave his yard if people even walk down that government-owned road allowance. The neighbors of Swift Creek, River Ridge and other close developments are not trespassing on Mr. Remington's property by simply walking down the road to access the river.

In the application, it states that this request is to "ensure this lot has legal access to RR31 in the future". In January 2016, a judge ruled in favor of Mr. Remington vs. Mr & Mrs. Bobier formerly of 22 Swift Creek Place and owners of Lot 3 - 10.73 acres south of Swift Creek Estates. (See attached PDF Plan of Survey). In this case, Mr. Remington's property is accessible through an easement in Lot 3. Mr. Remington in his quest for privacy intended to widen his current access road, change the location of the access on RR31, install an electric gate to access his property, and construct a six foot fence on the property. The Bobier family objected to his intentions but ultimately a judge ruled in favor of Mr. Remington. The reason I bring this up is that he already knows he has legal access to RR31 and this request to close the government-owned road access is not about his legal access to RR31. I believe this is just another way to try and prevent pedestrian traffic around his property.

Please take our comments into consideration when reviewing this application as it could have major impacts to our community and the natural beauty of our neighborhood.

Sincerely,
Troy & Carmen Brouwer
31099 Swift Creek Terrace

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LAND TITLES OFFICE

PLAN NO. 061 3116

ENTERED AND REGISTERED

ON August 30, 2006

INSTRUMENT NO: 061 355 867

J. E. Little
A.D. REGISTRAR





M.D. OF ROCKY VIEW NO. 44

PLAN OF SURVEY
SHOWING A
SUBDIVISION

AFFECTING
Lot 1, Block 1, Plan 021 0921
WITHIN THE
N.E.¼ Sec. 11, Twp. 24, Rge. 3, W.5M.
BY: ARLIN AMUNDRUD, A.L.S., 2006

SCALE = 1 : 2000


Legend:

Alberta Survey Control Marker shown thus: 
Statutory Iron Survey Post found shown thus: 
Statutory Iron Survey Post placed shown thus:  and are stamped P169
Established point and left no mark shown thus: 

Abbreviations that may appear on this plan:

Acres.....ac.	Metric.....M.	Re-established.....Re-est.
Alberta Survey Control Marker.....A.S.C.M.	Municipal District.....M.D.	Right of Way.....R/W
East.....E.	North.....N.	Section.....Sec.
Found.....Fd.	Overland Drainage.....O.D.	South.....S.
Hectares.....ha.	Pipe Line.....P/L	Statutory Iron Post.....I.
Mark.....Mk.	Placed.....Pl.	Township.....Twp.
Marked.....Mkd.	Range.....Rge.	Utility.....U.
	Reference.....Ref.	West.....W.

Notes:

Distances shown are in metres and decimals thereof and are between iron posts unless shown otherwise.
Found monuments are in good condition unless noted otherwise.
Bearings are grid and are derived from Plan 041 1656.
Area affected by the registration of this plan shown bounded thus  and contains 7.708 ha.

SURVEYOR:

NAME: ARLIN AMUNDRUD, A.L.S.

DATES OF SURVEY:

July 27th, 2006 to August 16th, 2006

Surveyed in accordance with the
provisions of the Survey Act.

REGISTERED OWNERS:

Yvonne Jolanta Deszynski

SUBDIVISION AUTHORITY:

NAME: M.D. OF ROCKY VIEW No. 44

FILE NO: 2005-RV-480 (04711004)

DATE APPROVED: August 28th, 2006

CLIENT NAME:

Andy Deszynski

ACAD FILE:

06X062570-LT0.dwg

DRAWN BY:

Pierino L. Cocco

CHECKED BY:

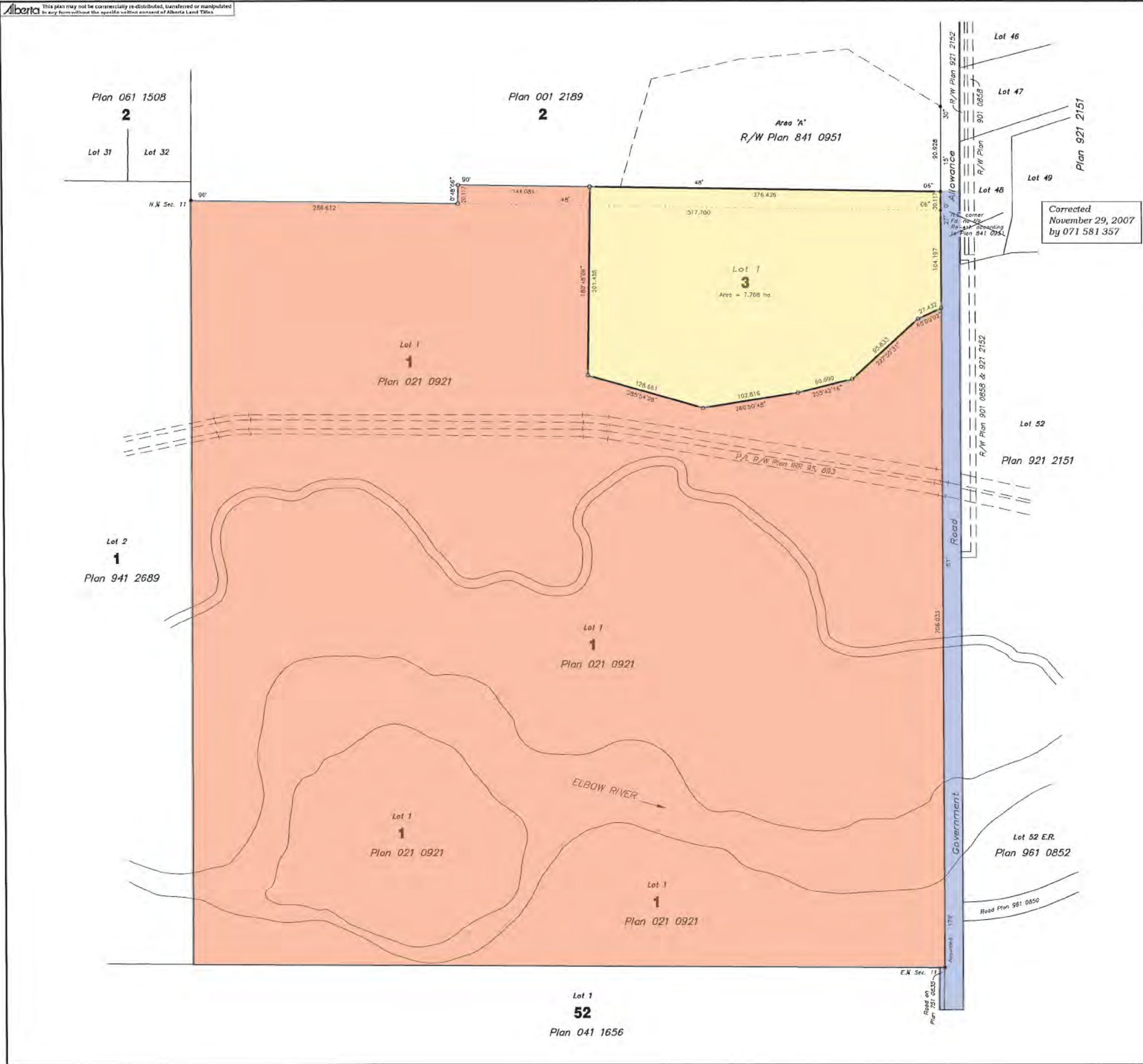
Arlin Amundrud

DATE:

August 30th, 2006

SSR FILE No:

06X062570



From: [Lynda Campbell](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application Number : PL20210092 Division 3 APPLICANT: Remington Development Corp.
Date: Tuesday, July 6, 2021 8:00:19 AM

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

I am advising that I have an objection to this application for road closure on RR31 which will deny access to the surrounding residents to the Elbow River. It would appear that the Applicant already has a legal right to RR31 therefore the reason for the application is mute.

Lynda Campbell
31127 Grand Arches Drive,
Calgary T3Z 0B6
AB

July 9, 2021

ATTENTION: Robyn Erhardt
rerhardt@rockyview.ca
Planning Policy

OPPOSITION TO: PL20210092 Applicant Remington Development Corp.

BY: 30263 RIVER RIDGE DRIVE (SW-13-24-03-WO5M, PLAN 9212151, LOT 48)
JOYCE CHU and GLENN CARBOL

REASONS FOR OPPOSITION

1. **LEGAL ACCESS.** Remington argues closure and consolidation will ensure NE-11-24-03-WO5M, Lot 1, Block 1, Plan 0210921, (hereafter “921”), has legal access in the future. However, Remington owns both 921 and NE-11-24-03-WO5M, Lot 1, Block 3, Plan 0613116 (hereafter “116”). In fact, on the Land Title Certificate of 921, it lists 116 as a subdivision (consisting of 19.05 acres).

Remington already has access to 921 and 116 via an easement (right-of-way) from SE-14-24-03-WO5M, Block 2, Plan 0012189 (hereafter “189”). This easement is registered on the title of 189 (hereafter “R/W 951”). *See Figure-1, Easement-Exhibit-1 and Easement-Exhibit-2.* This easement was the matter of an already settled court decision. This easement and subsequent judicial review grant the owners, and all future owners including subdivided ownership, sole, exclusive and perpetual right to gain and have access to and egress from Remington’s lands.

Furthermore, “legal access” is not defined as requiring vehicular access. In real property law the term *access* means the right and ability to get to the property. The lands 921 are classified as A-GEN and R-RUR p4.0 and can already be additionally accessed on foot, horse, or for cattle or livestock, or other non-motorized means via the current unused road allowance portions that Remington seeks to close.

In short, legal access is not a valid concern or justification in this case and the application should be dismissed. Given ground photographs and satellite imagery shows a large road going to a house on 921 and 116 it appears practical access is also not an issue (*see Exhibits 3-6*).

Remington’s application covers: “closing the unused RR31 road allowance at its south end, [to the] north of the Elbow River.” However, Remington does not own any land adjacent to the road allowance until the top of his 116 lands, which coincidentally is already roughly 1 acre south of our (Glenn Carbol & Joyce Chu) lands on the East side and roughly 5 acres south of the 189 lands on the West side. In other words, Remington is claiming portions of the road allowance that are north of the lands he actually owns.

The crux of the issue appears to be that Remington simply does not like the type of (easement), or lack of direct line, access he currently has to his lands. Remington has access; he just doesn't like it. We do not find this a compelling argument given our own home (30263 River Ridge Drive) is accessed by easements through our neighbours' lands.

2. **PUBLIC ACCESS TO NAVIGABLE WATERS.** The Elbow River meets the definition of *navigable waters* in the *CANADIAN NAVIGABLE WATERS ACT* (<https://laws-lois.justice.gc.ca/eng/acts/N-22/>) and as such, is governed by the Act. Springbank Creek, the first river one encounters on the way to the Elbow using the RR31 unused road allowance, also likely meets the definition of navigable waters. We use this creek in the summer for paddle boarding and skating in the winter.

"Canada's large network of navigable waters must remain open for Canadians to use. Protecting the public right of navigation is an important element of the new environmental and regulatory system in which good projects go ahead sustainably, with certainty and timely decisions, creating shared value and benefit for Canadians."
(<https://www.canada.ca/en/services/environment/conservation/assessments/environmental-reviews/navigation-protection/guidebook.html>)

Remington's application if approved would block our own (Joyce Chu and Glenn Carbol) direct access to the Elbow River and Springbank Creek. It would also block all public access and this is not allowed as a matter of public policy or law.

Quite troubling in fact is an obstruction (as defined in the Act) by the owner (as defined in the Act) Remington is purposely and dangerously obstructing the Springbank Creek waterway. A barbed wire fence is strung through and across the full width of the river making navigation dangerous in violation of the Act; see *Exhibit 7*.

3. **SPECIES AT RISK.** As identified in the Montebello Conceptual Scheme (<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Montebello.pdf>) in Section 5.3 Biophysical Assessment, there are two vertebrate species at risk, the Northern Goshawk and Canada Lynx, that are present in the area and must be protected. Remington has offered no guarantee that the land will not be developed (including building a road). To the contrary, Ryan Remington told me (Glenn Carbol) on both occasions when I spoke with him about the allowance that his intention was to build a private road and block public access. The unused portions of the road allowance are now heavily treed after many years (decades?) of not being a road and used by animals of all kinds. See *Exhibit 8*.
4. **DIMINISHED PROPERTY VALUE.** Remington seeks to close off our direct access to Springbank Creek and Elbow River. Access to the river down a walking path accessed from a gate in our backyard was one of the primary reasons we purchased our home in

2011. We access the river regularly in the summer and winter. If this type of access is removed it will certainly have a significant detrimental effect on our property value and the neighbouring communities homes. *See Exhibit 9* for a picture of the Elbow at the bottom of the unused Road Allowance.

5. **ROCKY VIEW COUNTY PATHWAY.** The County has recognized other areas in South Springbank as deserving protection and we see this unused road allowance as an excellent opportunity for the County to do the same. The County and Province should be protecting unique public lands, not closing and selling them. *See Exhibit 10.*

Finally, if the County and Province wish to close the lands we offer an alternative to Remington's application: **We have filed our own Application for Closure and Consolidation: PL20210118** that seeks to place a restrictive covenant preventing motorized vehicles on the lands and an easement allowing public access. This is certainly not ideal and many of the same arguments we have made against Remington's application also apply to our own application but we felt it important to offer an alternative to the only application on file for the unused road allowance at the end of RR31.

Regards,
Joyce Chu
Glenn Carbol

ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

071575462

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

EASEMENT

THIS EASEMENT made this 31 day of October, 2007

BETWEEN:

Macdonald Westspring Properties Ltd.
#104, 122 – 17th Ave SE
Calgary AB T2G 1H2

(the "Grantor")

OF THE FIRST PART

-AND-

Yvonne Jolanta Deszynski
242015 Range Road 31
Calgary AB T3Z-3K9

(the "Grantee")

OF THE SECOND PART**RECITALS:**

1. The Grantor is the registered owner of all that certain piece or parcel of land lying and being in the Province of Alberta, and more particularly described as following:

PLAN 001 2189

BLOCK 2

CONTAINING 65.1 HECTARES (160.87 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
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SUBDIVISION	0715771	60.857	150.38
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EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Servient Lands")

2. The Grantee desires access across the Servient Lands to those certain lands described as:

Firstly:

PLAN 061 3116
BLOCK 3
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 7.708 HECTARES (19.05 ACRES) MORE OR LESS

Secondly:

DESCRIPTIVE PLAN 021 0921
BLOCK 1
LOT 1
CONTAINING: 57.9 HECTARES (143 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
SUBDIVISION	061 3116	7.708	19.05

EXCEPTING THEREOUT ALL MINES AND MINERALS

(together referred to as the "Dominant Lands");

- 87 3. The Grantor has agreed to grant an easement over, across, and through that portion of the Servient Lands which is contained within Area "A" as shown on the plan registered at the Land Titles Office for the South Alberta Land Registration District as Plan 071 5773 (the "Easement Land").

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum set out in Paragraph 4, paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, in consideration of the discharge by the Grantee of the easement registered as instrument no. 841 154 450 (the "Prior Easement") and in consideration of the terms, covenants and conditions hereinafter contained on the part of the Grantor and the Grantee to be performed and observed, the Grantor and the Grantee covenant and agree with each other as follows:

1. GRANT AND PURPOSE

The Grantor, as registered owner of the Servient Lands, grants to the Grantee, as registered owner of the Dominant Lands and so as to burden the Servient Lands, the sole, exclusive and perpetual right, privilege and easement (the "Easement") in, through and over the Easement Land for the purpose of constructing, maintaining and repairing a roadway thereon and to have access by whatever means on the roadway to gain and have access to and egress from the Dominant Lands, or any portion thereof, and for all other purposes whatsoever incidental to the grant, including without limitation, landscaping the Easement Land, from the date hereof and for so long thereafter as the Grantee may desire to exercise the rights hereby given.

2. ENTRY AND OCCUPATION

The grantee, its servants, agents, employees, licensees, invitees and any others permitted by the Grantee if acting on the Grantee's behalf may enter upon, occupy, use and enjoy the Easement Land for purposes set out in Paragraph 1 hereof.

3. QUIET ENJOYMENT

The Grantee, upon performing and observing the terms and conditions of this Easement shall and may peaceably hold and enjoy the rights hereby granted without hindrance or interruption on the part of the Grantor or any person, firm, entity or corporation claiming by, through or under the Grantor.

4. PAYMENT TO GRANTOR

The Grantee shall discharge the Prior Easement and shall pay to the Grantor a single lump sum payment in the sum of Ten (\$10.00) Dollars as compensation for the granting of this Easement, the receipt whereof is hereby acknowledged on execution of this Easement. Except for any sums incurred by the Grantee pursuant to Paragraph 1 hereof, no other sums shall be payable by the Grantee to the Grantor pursuant to this Easement.

5. CONSTRUCTION BY GRANTOR

The Grantor acknowledges that it shall have no rights whatsoever to construct, cause or permit to be constructed upon the Easement Land any improvements or structures whatsoever or otherwise which would in any way whatsoever interfere with the use of the Easement Land by the Grantee and those other persons described in Paragraph 2 hereof.

6. TAXES

The Grantor agrees that it shall pay when required any realty or property taxes or other assessments due in respect of the Servient Lands so that the Grantee's interest pursuant to this Easement will not be subject to forfeiture of cancellation. If the Grantor fails to make such payments as required the Grantee may, but is not obligated to pay such amounts as may be required to the authority so entitled to receive payment. The Grantor agrees to repay the Grantee the entire cost thereof together with interest thereon from the date of payment until repayment by the Grantee at the rate of interest equal to the prime lending rate per annum charged from time to time by the Grantee's financial institution plus two percent (2%) per annum.

7. RIGHT TO FENCE

The Grantee shall be entitled to fence or otherwise restrict access to the Easement Land for such safety or security reasons as the Grantee considers necessary.

8. ENTIRE AGREEMENT

This Easement sets forth the entire agreement and understanding between the parties hereto and the Grantee agrees there is no representation or warranty affecting the granting of this Easement other than as herein set forth.

9. HEADINGS

The headings of the Easement are for convenience and reference only.

10. COVENANT RUNNING WITH THE LAND AND ENUREMENT

This Easement and the covenants herein contained are and shall enure to the benefit of and be binding upon the Grantor, the Grantee, their respective heirs, executors, successors and assigns and successors in title to both the Dominant and Servient Lands.

11. GRAMMATICAL CONFORMANCE

Words herein importing number or gender shall be construed in grammatical conformance with the context of the party or parties in reference.

12. NOTICES

Any notice required, permitted or contemplated to be given or provided for in this Easement shall be in writing directed to the party to whom given and shall be mailed by registered mail or delivered in person to the following addresses:

To the Grantor:

Macdonald Westspring Properties Ltd.
#104, 122 – 17th Ave SE
Calgary AB T2G 1H2

To the Grantee:

Yvonne Jolanta Deszynski
242015 Range Road 31
Calgary AB T3Z-3K9

Any notice mailed as aforesaid shall be deemed to be received on the seventh business day after the mailing thereof, or if delivered in person on the date of delivery. Either party may change its mailing address or either of them by giving notice to the other party for the new address or addresses.

13. PROPER LAW

This Easement shall be construed in accordance with the laws of the Province of Alberta.

14. PARTIAL INVALIDITY

If any covenant or term of this Easement or of the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Easement, other than the term or covenant which is invalid or unenforceable, shall not be affected thereby and each covenant of this Easement shall be valid and shall be in force to the extent permitted by law.

15. NON WAIVER

The waiver of any of the parties of the strict performance or any of the covenants or terms herein contained shall not of itself constitute a waiver or abrogate such covenants or terms except to the extent expressly provided in the waiver and shall not constitute a waiver of, or abrogate any other covenants or terms of this Easement.

16. TIME

Time shall be of the essence of this Easement.

17. REGISTRATION

This Easement may be registered as such against the titles to the Dominant Lands and the Servient Lands in the Land Titles Office for South Alberta Land Registration District.

IN WITNESS HEREOF the Grantor and the Grantee have executed this Easement all as of the day and year first above written.

Witness

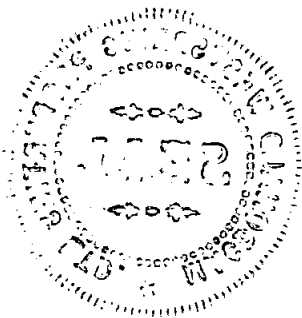
Yvonne Jolanta Deszynski

Macdonald Westspring Properties Ltd.

Per:

Per:

2781254_2



AFFIDAVIT OF EXECUTION

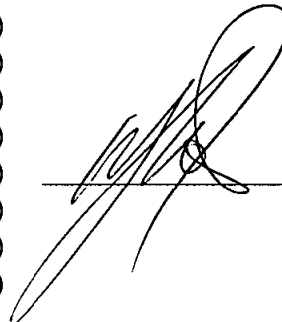
CANADA) I, W. J. M. Woods of Calgary
 PROVINCE OF ALBERTA) in the Province of Alberta,
 TO WIT)

MAKE OATH AND SAY:

1. That I was personally present and did see Yvonne Jolanta Deszynski named in the attached instrument, who is personally known to me to be the person (s) named therein, duly sign and execute the same for the purpose named therein.
2. That the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.
3. That I know the said Yvonne Jolanta Deszynski who is in my belief of the full age of eighteen years.

Sworn before me in the City of Calgary, in)
 the Province of Alberta, the 2nd day of)
~~October~~, 2007.)
 November)
Barbara Low)
 A Commissioner of Oaths in and for the)
 Province of Alberta)

BARBARA LOW
 A Commissioner for Oaths in
 and for the Province of Alberta
 My Commission Expires Nov. 19/2008





071575462

071575462 REGISTERED 2007 11 26
EASE - EASEMENT
DOC 14 OF 21 DRR#: 07A0D7T ADR/PPITMAN

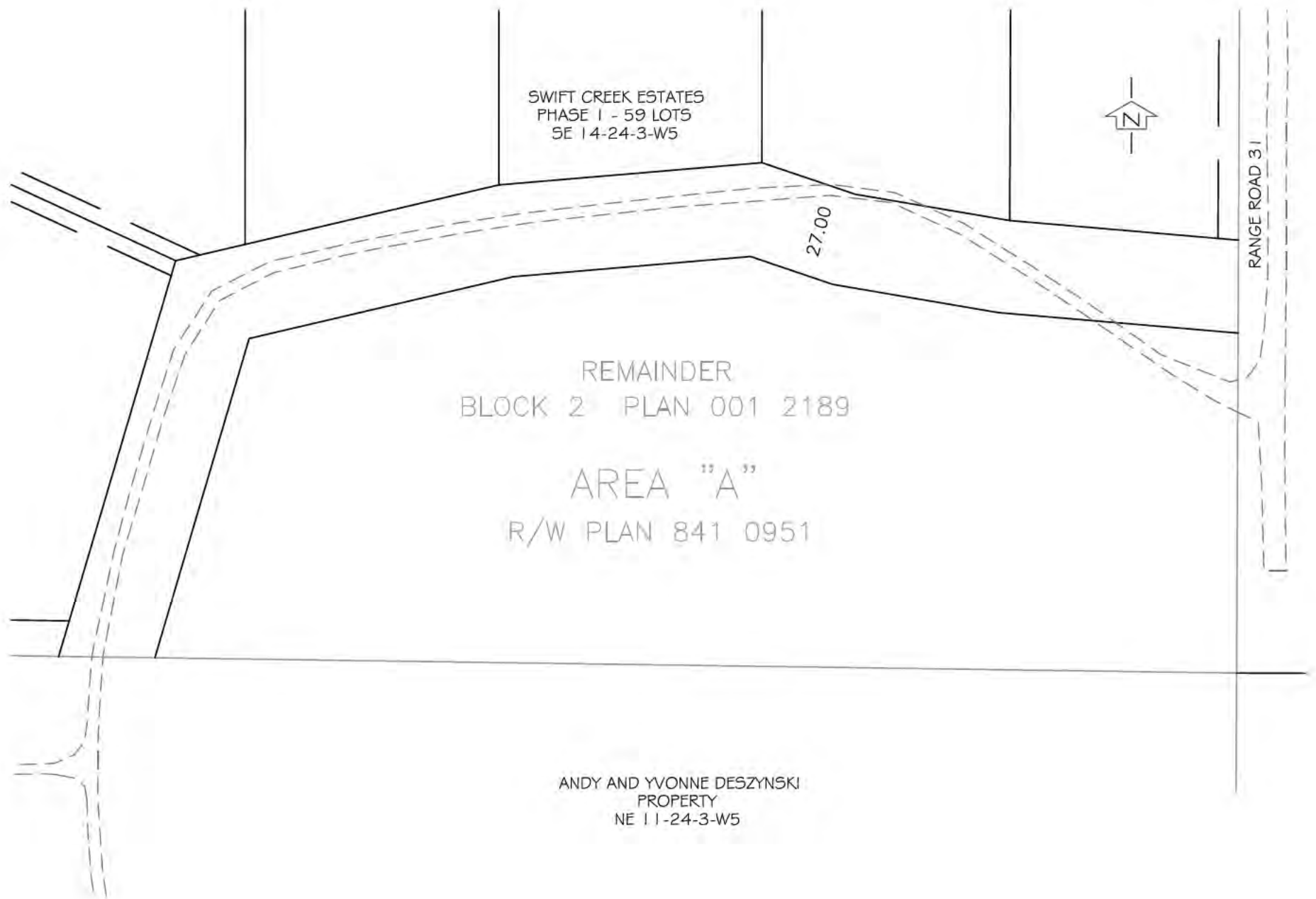


FIGURE 1

FIGURE 1

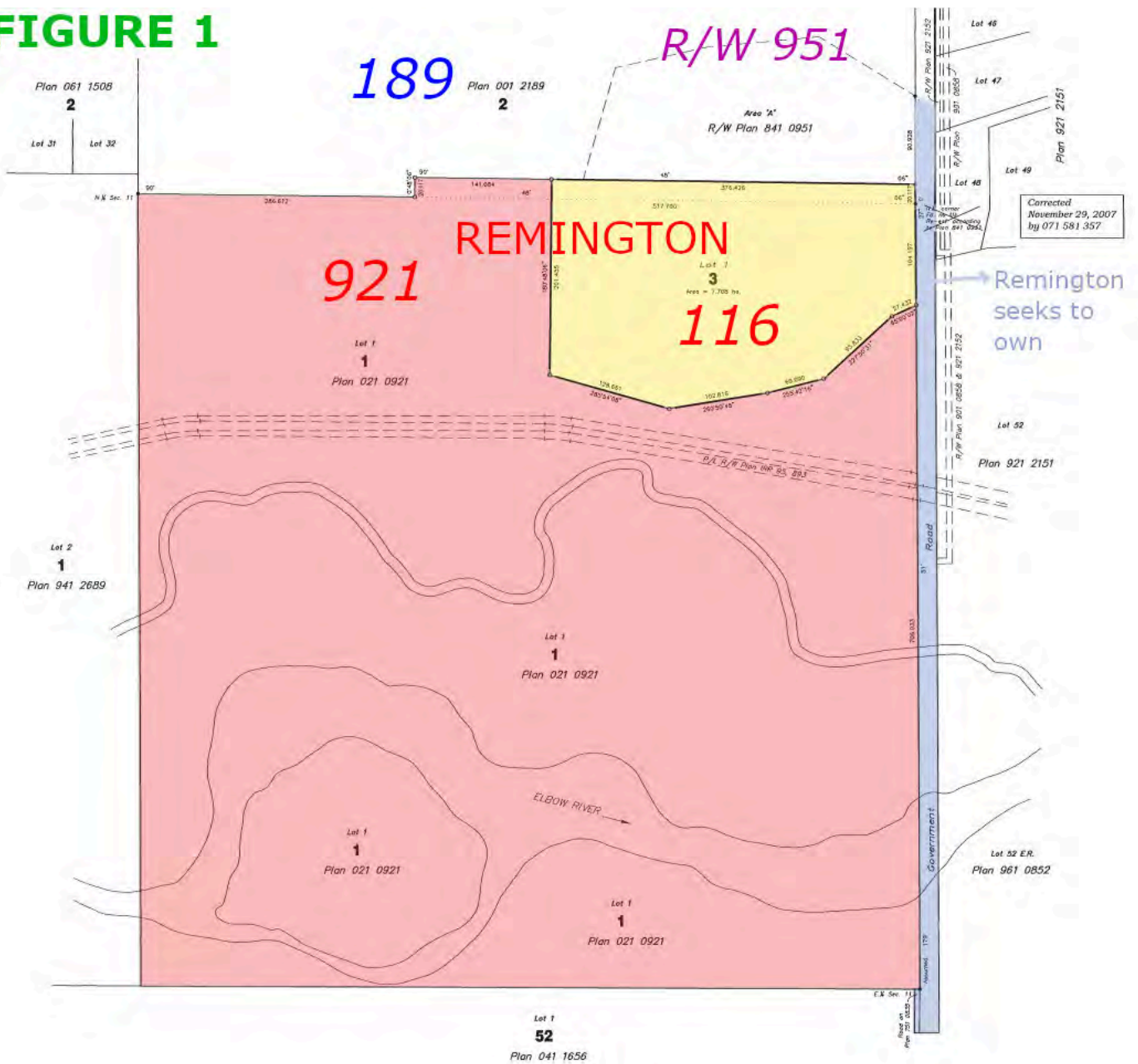


EXHIBIT 3
Remington's Driveway Entrance off of RR31 using R/W 951



EXHIBIT 4 showing Remington's Driveway to 921 and 116**EXHIBIT 5 showing in red the unused road allowance**

EXHIBIT 6 showing Springbank Creek and Elbow River



EXHIBIT 7

Remington's barbed wire fence over Springbank Creek
Notice the 3 hard to see strands running over the river



EXHIBIT 8

Beginning of Unused Road Allowance Just South of Remington's Driveway



EXHIBIT 9
Elbow River at bottom of RR31 Unused Road Allowance



EXHIBIT 10

Other Pathway Signs in South Springbank



From: [David Cenaiko](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - reapplication number PL20210092
Date: Tuesday, June 22, 2021 9:53:27 PM

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

Dear Sirs,

We have been residents for almost 30 years in River Ridge Estates.

We absolutely oppose giving public lands-road allowance to private individuals which will deny access to Elbow River to the public.

Rocky View County should be promoting the preservation of public spaces to be enjoyed by all residents in the county.

David and Beverley Cenaiko

From: [CCharbon](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092 (Proposed Road Closure and Land Consolidation)
Date: Sunday, July 11, 2021 9:43:25 AM

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

Good morning Robyn;

I am a property owner currently living in Swift Creek Estates.

I am of the opinion that the above-mentioned proposal is not in the best interests of the community nor myself personally. I therefore wish to register my opposition to the proposal.

Please feel free to contact me at this e-mail address if you require further information.

Thank you.

Regards;

Claudie Charbonneau
6 Swift Creek Pl.

From: [Rose Charron](#)
To: [Robyn Erhardt](#)
Cc: [Randy Charron](#); [Rose Charron](#)
Subject: [EXTERNAL] - Attention Planning Policy-proposal to close government owned road
Date: Sunday, June 27, 2021 12:10:24 PM

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

Good Morning

The application to close the government-owned road allowance located at NE-11-24-03-05 is very upsetting to us. We have been residents of Springgate Estates for over 35 years.

Walking access to the river has been part of our life that we have enjoyed over the years with our children and would like to continue with our grandchildren.

Closing this road would impact all us. We need that road to allow for emergency access to the river.

Allowing a developer to consolidate this land would take away a very important part of our Springbank life. We must be advocates to preserve this precious piece of our environment that all of us enjoy.

Sincerely
Randy and Rose Charron
51 Spring Gate Estates
Calgary AB T3Z 3L2

From: [Kenny Cheung](#)
To: [Robyn Erhardt](#)
Cc: [Bruce McKenzie](#)
Subject: [EXTERNAL] - APPLICATION NUMBER: PL20210092 DIVISION :3
Date: Wednesday, July 7, 2021 8:34:17 AM

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

Hi Robyn,

We own the land directly to the east of the road access for this application.

We have 3 questions:

1. Why is the county considering closing the road access to the river?
2. Even if the county is closing the road access, why is Remington Development getting it?
3. We already have severe trespassing happening to our land, with significant liability concerns, if the county gives the 4 acres of road access to Remington Development, trespassing will only get worse.

In the past, we have applied to adjust the boundaries for our 82 acres attached to the government owned road in question. A process that took years and endless money to no avail. It is very disappointing to see the county considering "Road Closure for Consolidation" without asking us, and for the direct benefit to Remington Development Corp.

Please feel free to reach out

Kenny Cheung |

A large black rectangular redaction box covers the bottom half of the page, starting below the signature line and extending to the bottom margin. It obscures all text and graphics in this section.

38 Swift Creek Place
Calgary, Alberta, Canada
T3Z 2L9

Attn: Planning Policy, Rocky View County

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

To Whom it may Concern:

I am writing to object to planning application number PL0221092 to close a section of the government owned road allowance and consolidate it into the land to the West.

I live just down the street from this road allowance and use it consistently for access to the natural beauty of Rocky View County (RVC), to go on walks with my dog, to improve my physical and mental wellbeing, and connect with the environment around me. Losing this public land and access to the Elbow River would be losing an area treasure.

This road access is the only access to the Elbow River within walking distance of my home and is one of the reasons I enjoy living here. I firmly believe in public parks and public land access and believe this connects people with the environment and history of their area. I've used this public right of way pathway in all seasons, in all weather. I've returned with 3 pounds of mud on each boot, I've witnessed the blooming of the first wild roses of the year here, I've turned around a couple times when the mosquitos were out of control or the puddles across the path were higher than my rainboots. I've huffed back up the hill in 30C and even run up and down it up to 10 times in a row to train for hiking trips in the mountains. With family, I've played at the water, crossed the ice in winter to discover the frozen wilderness at the Elbow River, and we've learned about the plants and animals in our area. We've watched muskrats and startled migrating geese resting in the water. Today I ran into a boy and his Grandma fishing. It's a precious multi-use area that provides all sorts of benefits to nearby residents. Never have I crossed the fence into the applicant's land and the most worrying animals I've seen to date are the dogs coming from the applicant's land (that thankfully usually stay on their side of the fence).

This is one of the two places (the other being the park land at the West side of Swift Creek) where I can take my dog for a great off-leash tromp. I'm at one of the two pretty much daily. They are both treasures to be protected by the County. County rules allow off-leash dogs under control and I always respect these rules and enjoy the areas, often meeting neighbours and their pooches.

My family definitely objects to the application for a private party to take over and close off the road allowance. Ideally, the pathway would be officially improved and part of RVC's plan for the future:

Vision

Rocky View County's diverse network of parks and open spaces are accessible, connected, inviting and safe. They enrich our quality of life through natural area preservation, education and partnerships while offering exciting recreational opportunities. They both connect and cultivate our communities.

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/RVC-Parks-and-Open-Space-Master-Plan.pdf>

The space definitely meets the spirit of the plan, creating active areas for residents of RVC to participate in their community.

Thank you for considering my opinion.

Sincerely,

C Chorney

Catriona Chorney

Swift Creek Resident in Rocky View County

Cynthia Clarke
Edmund Watchuk
251242 Rocky Range View
Rocky View County, AB T3Z 1K8
NE-09-025-03-W5M

July 12, 2021

Rocky View County
262075 Rocky View Pt.
Rocky View County, AB T4A 0X2
Attention: Robyn Erhardt, rerhardt@rockyview.ca

CC : Kim McKylor, Div 2 Councillor

Application Number PL20210092 and File Number 04711004, Cell C, Montebello Concept Scheme

It is with much alarm that I write this letter as we watch another developer ask to close access to public lands.

In North Springbank we have lost access to two public land areas used by residents to walk and picnic. We are left with one very small public area at the north end of Range Road 32, which is nestled among residences so the walking/hiking aspect is non-existent.

North Springbank residents are now forced to use roadside Range Rd 32 and 33 alongside speeding vehicles. As this is a rural community, we have an abundance of long straight roads that invite speeding.

Further, with the increase in development, we are faced with large truck and heavy equipment traffic.

Council has allowed an alarming number of high density developments but have not made any concession for public parks or any sidewalks whatsoever.

We ask that this application not be approved.

Cynthia Clarke

Cynthia Clarke

From: [Varina Russell](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road allowance closure - NE-11-24-03-05
Date: Sunday, July 11, 2021 9:45:56 PM

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

Re: application #: PL20210092

As homeowners in River Ridge Estates, we were surprised to receive your notice of application noted above. To close 3.96 acres of government owned road allowance to be consolidated with the adjacent parcel to the West would be a great loss to Springbank and our specific community.

As a long time resident in River Ridge for over 25 years, our family has greatly appreciated the wilderness access to the beautiful river and surrounding area over the years. This is one of the few road allowance access points to the River and we have witnessed numerous families enjoying this access all year round for walking, hiking, birdwatching, snowshoeing, cross country skiing and family picnics. We have seen so much wildlife while spending time down near the River and blocking the natural pathways of animals would be a shame. With growing developments in Springbank, we hope that Rockyview County can understand and preserve this slice of beauty for all and not remove it for the benefit of one landowner.

Thank you for the opportunity for input.
Don Cowie and Varina Russell
27 River Ridge Close

Monday, July 5, 2021

Attention: Planning Policy
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

RE: Application Number: PL20210092

To close a \pm 1.60 hectares (\pm 3.96 acre) portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE-11-24-03-05.

Dear Planning Policy,

As residents of Swift Creek we are writing to you today to express our objections to Application Number PL20210092 that proposes a Road Closure for Consolidation at the end of Range Road 31.

The approval of this application would result in the loss of public access to the Elbow River via Range Road 31. When we purchased our home, we were fully aware of this public access point that is just a short walking distance from our property. We use this public access daily with our children and dogs so it would be extremely devastating to lose this access. We also think that the loss of access will decrease the value of our property as it is one of only a few public access points along the Elbow River east of Bragg Creek.

We think the granting of this application in favour of the landowner would be against the best interests of our broader community and would diminish the enjoyment of our collective natural resources by the public and surrounding communities. Given that the landowner already has direct river access, the loss of this public access simply consolidates the landowners already large private and exclusive access to the Elbow River.

In the event the landowner further develops and subdivides the occupiable land parcel, this application serves only the self-interests of the landowner, his development corporation and future residents of such a development. This clearly is not a community minded move in our view and leaves the majority of current residents with a degraded community experience.

Thank you for your time and consideration.

Kind Regards,



Michael Crofts and Megan Connolly
30 Swift Creek Place
Rocky View County, AB, T3Z 0B6

From: [Juliana Cuperman](#)
To: [Robyn Erhardt](#)
Cc: [Mike Gilchrist](#); [Marcel Obrejanu](#)
Subject: [EXTERNAL] - RE: - Road Closure for Consolidation PL20210092
Date: Monday, July 12, 2021 11:46:49 AM

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

Hi Robin,

I have received a notification regarding road closure for consolidation PL20210092 and I would like to inform you the I vehemently object this application.

The access to the river was a big factor for us on deciding to purchase the property at 18 Swift Creek Place. This 4 acre access corridor is used by our family all the time, just like all the residents of Swift Creek, Grand View and River Ridge communities.

To closes this access to all these communities and give it away to a developer it make no sense, and it will be hard for me to explain to my kids how some people or corporations are favoured over the public/majority interest.

I hope my objection against the Road Closure for Consolidation PL20210092 will be taken into consideration.

Should you have ay further questions please do not hesitate to contact me.

[REDACTED]

Sincerely
Juliana Cuperman

From: [Jeff Dand](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Do not support
Date: Monday, July 5, 2021 7:39:45 PM

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

Hi .

Please put on record I do not support plan **PL20210092**.

Thank you

Jeff Dand

Get [Outlook for Android](#)

From: simpsondavidlloyd@gmail.com
To: [Robyn Erhardt](#)
Cc: ["Tamasine Davies"](#)
Subject: [EXTERNAL] - To close 3.96 Acres portion of government owned road allowance to be consolidated with adjacent parcel located at NE-11-24-03-05
Date: Sunday, July 11, 2021 1:04:46 PM

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

Hello Robin

We live in the community of Windhorse, within a short walking distance from the subject property. We are very dismayed to see the proposal to consolidate the above noted land to the adjacent land owner and to eliminate public access to the walkway. Access to this land for walking is a positive aspect of the community and we often walk down this walkway to the river. We would be sad to see this walkway closed to us and the other community members whom share in its enjoyment.

We also query how a walkway on crown land that many from the community currently access and enjoy can be taken away from the entire community and allotted to the personal use of a single individual.

We hope that you will not grant this application as it is to the disadvantage of the community; it is a popular walkway used by many in the community and the only reasonable access point to the river.

Regards

Tamasine Davies and David Simpson
233 Windhorse Court

From: [Shirley Dawson](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Remington's application PL20210092
Date: Thursday, July 8, 2021 3:44:25 PM

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

To whom this may concern

This is a letter to oppose the application PL20210092.

I am horrified at the thought of losing access to the Elbow River at this site which is one of the only access points in the area. This has been an historical access point to the Elbow River which has been enjoyed by generations of Springbank residents. With increased development in the area we need more pathways that can be enjoyed by everyone. This should be set aside as a municipal reserve for a pathway. If we reduce access to the Elbow River Public will try to cross private lands to do so.

Please do not approve this application.

Sincerely

Shirley Dawson

30149 River Ridge Drive.

From: [Trent Dean](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application Number PL20210092
Date: Friday, July 9, 2021 1:03:27 PM

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

Please note that we, the residents of 30162 River Ridge Drive, are in opposition to the application to close off the road adjacent to the parcel of land located at NE-11-24-03-05.

We have been residents of River Ridge for 10 years and regularly access the river and the surrounding area via that road access. It is the only public access we have and one of the many reasons we chose to move to the community in the first place.

We are in favor of allowing some shared access as long as we as community residents and Springbank residents in general, retain some level of access to this area.

Regards,

Dr. Trent Dean and Carla Dean

From: [Sarita Deegan](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Range Road 31 Road Allowance
Date: Sunday, July 11, 2021 2:55:42 PM

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

Attn: Planning Policy, Rocky View County

We would like to express objection to the proposed Range Road 31 road allowance closure, along the west border of River Ridge, which would result in the loss of public access to the Elbow River at this site. Our understanding is this would prevent residents and other Albertans' access to waterways that are our provincial right. The government owns the land (which is the people that own it), it should not just be for 1 individual for 1 person to gain from and remaining Alberta lose. I can only see the negative for many people and a positive for one.

We are new to the Springbank community and purchased our dream home at 30184 River Ridge Drive. This is our family investment, and by granting a developer access to privatize the area and to close access to something that should be available to the community and not negatively impact an area that the residence all love.

Regards,

Sarita Deegan
30184 River Ridge Drive
Rocky View County, AB
T3Z 3L1

From: [Dicky15](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Rocky view road closure (PL20210092)
Date: Monday, June 28, 2021 6:35:57 PM

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

Robyn,

We have been made aware of the application to close the government-owned road allowance located at the southern end of Range Road 31 in Rocky View County. We would like to add our names to the list of homeowners in Swift Creek and the surrounding areas to vehemently oppose such a proposal. Our family has enjoyed this access to the river for many years and would like that to continue. We consider the access a perk of living in Swift Creek and feel the appeal of this area would suffer with its closure.

Please let us know if you need anything further from us.

Thanks,

Tammy and Dave Dickenson
26 Swift Creek Place


From: Barb Dimnik
To: Robyn Erhardt
Subject: Re: [EXTERNAL] - NE -11-24-03-05
Date: Monday, July 5, 2021 1:56:06 PM

Hi Robyn,

After more research on this issue I have become aware that the land in question is not presently owned by Remington. Im sorry if I was misinformed or confused. In light of this I strongly now believe that this land should ONLY be used for pedestrian traffic to access the river and stay as government land.

Can you please adjust my recommendation accordingly.

Kindly, Barb Dimnik

> On Jun 29, 2021, at 8:12 AM, rerhardt@rockyview.ca wrote:

>

> Good morning,

>

> Thank you for your feedback regarding the application to close the Road Allowance extending from the southern portion of Range Road 31 (PL20210092).

> Your input has been reviewed and will be included in the package provided to Council for their consideration.

>

> Should you have any further questions or concerns, please do not hesitate to contact me.

>

> Regards,

> Robyn

>

>

> ROBYN ERHARDT, MPLAN

> Planner 1 | Planning Policy

>

> ROCKY VIEW COUNTY

> 262075 Rocky View Point | Rocky View County | AB | T4A 0X2

> Phone: 403-520- 8196 |

> rerhardt@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=bb6fcab8-e4f4f3bb-bb68c84a-86aa398f0cb5-be1edf0eb33539a3&q=1&e=3468123d-189e-48ab-a666-a81d8fdd946c&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

> This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail.

Thank you.

>

>

> -----Original Message-----

> From: Barb Dimnik [REDACTED]

> Sent: Monday, June 28, 2021 4:30 PM

> To: Robyn Erhardt <RErhardt@rockyview.ca>

> Subject: [EXTERNAL] - NE -11-24-03-05

>

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

>

> Dear Robyn,

> Thank you for the detailed explanation of land use for the above location.

> I feel the land owner should be allowed access to the road way and the neighbouring residents should definitely be allowed access to the river.

> My wish is that both options can be resolved simultaneously.

> Let's work together.
> Best regards,
> Mark and Barb Dimnik
> Swift Creek
> SE-14-24-03-W05M
>
> Sent from my iPhone

Trevor and Emma Ebl
34 Swift Creek Place
Rocky View County, AB T3Z 0B6

July 11, 2021

Robyn Erhardt
rerhardt@rockyview.ca
Planning Policy
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attn: Planning Policy

RE: Application Number PL20210092 - To close a ± 1.60 hectares (± 3.96 acre) portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE-11-24-03-05.

Thank you for your letter dated June 18, 2021 regarding Application Number PL20210092 pertaining to an applicant (Remington Development Corp.) to close the existing road allowance beginning at the southern end of Range Road 31 extending south to the Elbow River. Our understanding is that the applicant intends to close this portion of government owned road allowance and consolidate it with their existing parcel of land to the west located at NE-11-24-03-05. This would eliminate access for all other neighbors and the public to the Elbow River valley through the existing road allowance and trail.

We strongly oppose this application as it negatively impacts our family and the surrounding community. The existing trail along this road allowance is a coveted trail by ourselves and neighbors in Swift Creek Estates and surrounding communities. As a family with young children, we cherish this access to the Elbow River to hike, walk and respectfully explore and learn about the Elbow River valley.

We consider the existing trail along this road allowance as the premier trail of our neighborhood and surrounding area. It is a beautiful trail to access a wonderful spot on the Elbow River. We know that it is considerably used and appreciated by several of our friends and neighbors in Swift Creek Estates. There are no other alternative Elbow River access points such as this in our area. Our understanding is that this is the only Rocky View County public access to the Elbow Valley in the Springbank area. Taking this access away effectively cuts our neighborhood and surrounding Springbank community from accessing the Elbow River

The access provides additional benefit to our family beyond hiking, walking and exploring the beautiful Elbow River. We are also a home-schooling family with two young daughters (aged 5 and 8) and we regularly utilize this access as part of our nature curriculum. It allows our children to become familiar with local Alberta flora and fauna within our immediate

neighborhood. The Elbow River has a plentiful ecosystem that provides a rich learning experience for our young girls.

My understanding is that applicant (Remington Development Corp.) is requesting this access to terminate the public access, build a fence/gate and build their own private access road to the lower portion of their property. This application seems to benefit a single private owner to the detriment of an entire community. Access to the Elbow River shouldn't be monopolized by a single party.

We are not familiar with the details of the parcel of land at NE-11-24-03-05, however we have walked the adjacent trail. There already appears to be existing access to the lower portion of the property including an existing building. We can imagine there are several options for the landowner to improve access within their existing parcel without having to cut off Elbow River access for the community. The landowner seems to have options, the community does not.

We sincerely appreciate Rocky View County contacting us and requesting comments and/or concerns on this application. This is an important process to ensure that informed decisions can be made in the best interests of the community.

If you have any questions for us, please feel free to contact.

Regards,

Trevor and Emma Ebl

A black rectangular redaction box covering the signature of Trevor and Emma Ebl.

From: [Leslie Fitzgerald](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Submission of OPPOSITION to Application PL20210092
Date: Friday, July 9, 2021 9:57:15 AM

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

As 25-year residents of Springbank we wish to express our family's 100-percent OPPOSITION to this application.

There are many potential negative impacts to closing the road allowance at the south end of RR 31 north of the Elbow River and consolidating it with private land to the west:

Negative Impact 1 - most damaging would be the irretrievable loss of key access and right of way (ROW) to the Elbow River. This critical access point is one of the few remaining in the vicinity - historically open to all and enjoyed by many. Raising our children in Springbank, we accessed the river countless times. RVC residents have indicated through surveys that river access is at the top of their list for recreation. Taking away this fundamental right and giving it exclusively to a developer who has no intention of keeping the river access open is pointless and wrong.

Negative Impact 2 - surrounding residential areas bordering the river (particularly River Ridge, Swift Creek and Grand View) will experience increased disturbance if this proposal is approved. Those seeking but denied river access will enter and park vehicles in these neighborhoods and attempt to reach the river by trespassing on private lands. As a result, increased vehicle traffic, parking, trespassing and potential increases in crime would be logical results. This has already become a problem in River Ridge, requiring RCMP response, and will only be greatly exacerbated.

Negative Impact 3 - safety becomes a concern as this vital ROW is crucial for access by emergency responders. On July 18, a stranded kayaker on the Elbow River was rescued by first responders via the ROW.

The application's stated objective is for legal access to RR 31. However, the landowner/developer already has legal access to RR 31 via the easement previously granted to him and where a private driveway has been constructed. It is also untrue that he has been denied access to his lower lands bordering the river - this former buffalo grazing land clearly has roads already in existence (as seen on Google Earth maps) and he has the ability to construct roads within his two surveyed and connected parcels of land.

It is appalling that RVC would even consider selling this crucial government land. And it is an unnecessary and selfish application made by the landowner. This road allowance is a historic pathway to the river that should be maintained and improved in an environmentally sensitive manner, to ensure access to the Elbow River is preserved.

The time is now for RVC to do something for County residents - not for the development community - and not to make RVC Council's job easier. We implore RVC Council and the Alberta Minister of Transportation to decisively reject this and other applications involving this road allowance and find a way to protect the river access. This would be in the best

interests of not only local residents, but all Albertans.

Greg and Leslie Fitzgerald

30192 River Ridge Drive
Calgary, Alberta
T3Z 3L1



Kelly and Kevin Foley
31012 Swift Creek Lane
Rocky view County, AB
June 21, 2021

Robyn Erhardt
Planning Policy
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Robyn Erhardt:

I am writing in response to your letter regarding Application Number PL20210092. After reading the proposal/map and reviewing the impact that this change would have on our lifestyle and recreation opportunities, we **adamantly oppose** closure of the portion of the government-owned road allowance to be consolidated with the adjacent parcel to the west by the "Applicant" Mike Brander. This road provides public access to the river that our family, as well as others in our community, have enjoyed for several years. My family, particularly my children, use this access to fish and enjoy access to nature. The river access is one of the reasons we chose to live in Swift Creek Estates. Closing the road and allowing the applicant to have private ownership of that road will prevent us from enjoying a benefit we have enjoyed for several years. It will have a negative impact on our families' recreational opportunities, our children's ability to explore nature in their own community and block a key benefit of owning property in Swift Creek Estates. The desire of a sole property owner/developer (Remington Development Corp) to have *exclusive* access to the river while at the same time *blocking* everyone else in the surrounding area is completely unfair and frankly, obnoxious.

Furthermore, the lack of transparency regarding the actual purpose of closing this road is concerning. To be clear, this is a family driven residential area. We would be adamantly against any plans this developer, or any other, may have to develop commercial buildings/structures, warehouses around our residential area, while at the same time, restricting the local community from road access to the river. We chose to live in Rocky View to enjoy nature, have a country living experience and reside in an area free from commercial noise associated with urban living.

It is our expectation and sincere hope that many other residents of Division 3 oppose this application and council rightfully, declines this request.

Robyn Erhardt
June 21, 2021
Page 2

Sincerely,

Kevin Foley and Kelly Elliott Foley

Enclosure

Eric and Lillian Friedenbergs

19 Spring Gate Estates
Calgary, Alberta T3Z 3L2
[REDACTED]

Planning Policy

Robyn Erhardt

262075 Rocky View Point

Rocky View County, Alberta T4A 0X2

rerhardt@rockyview.ca

Via Email

July 5, 2021

To the attention of Robyn Erhardt:

RE: Application Number: PL20210092

We are writing in response to your letter of June 18, 2021 regarding the proposal to close a 1.6 hectare portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE-11-24-03-05, application number PL20210092. We have lived in Springbank steadily since 1983. We first lived in Cullen Creek Estates, and then since 1987 we have been in Spring Gate Estates which is very close to the land in question. Prior to that, Lillian was also raised at Colpitts Ranches, also close to the subject parcel. With both our most recent 38 years living near the land in question, as well as Lillian's 21 years prior to that, we are well-positioned to comment on this application.

We wish to advise you that we oppose this application for a road closure and have concerns should this proposal be accepted. If the applicant's request for this closure is permitted, it will close off a key access point from which Springbank residents enjoy recreational access to the Elbow River. We, as well as our children and grandchildren, have enjoyed this access over these many years, as have many of our Springbank neighbours. With the growth and increased population of Springbank, we have to do what we can to protect access to natural areas so that they can be continued to be enjoyed by everyone.

We thank you for advising us of this application and appreciate the opportunity to express our concerns, which we understand are also shared by many of our neighbours. Please do not hesitate to reach out should you require further information from us.

Best regards,

Lillian and Eric Friedenbergs

From: [Roger Galbraith](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Range Road 31 Access to Elbow River
Date: Monday, July 12, 2021 8:51:00 AM

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

Hello. I am writing with respect to Application Number PL20210092 and File Number 04711004.

I am a homeowner on Range Road 31. I have lived on or near this location for nearly 50 years. During this time I have enjoyed the ability to access the Elbow River with my family and friends.

I strongly oppose the application to close access to the river from Range Road 31. I believe access to the river is an essential part of what makes our community great.

Please reject this application.

Yours sincerely,
Roger

Roger Galbraith
Range Road 31
Calgary, AB T3Z 3L8

From: [ED GALLAGHER](#)
To: [Robyn Erhardt](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - application pl20210092
Date: Tuesday, July 6, 2021 3:35:29 AM

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

Robyn , I would like to express my opposition to the sale of this land to a private owner . I live at 14 swift creek place , the third property west of the road allowance , and backing south directly onto the Remmington property . At this time we regularly use this pathway down to the river while walking our dog . We consistently meet many other residents also walking their dogs or hiking on this trail . It is not uncommon to see several cars parked on the top of this road allowance , particularly on the weekends , while either hiking or many carrying fishing poles heading down to the river . We cannot lose this public access to the river. Thank you , Ed Gallagher

From: [C. G.](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092 (Proposal for road closure and property consolidation)
Date: Sunday, July 11, 2021 9:35:28 AM

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

Good morning Robyn;

I am a property owner in Swift Creek Estates.

I am writing to express my opposition to the above-mentioned application. Simply put, I believe the proposed closing of the road and subsequent transfer of the land to a third party is not in the best interests of the citizens of Rocky View County, our Swift Creek development and, as well, myself as a property owner residing in the vicinity of the proposed changes.

If you require further feedback regarding my position, please feel free to contact me at this e-mail address.

Thank you.

Sincerely;

Conrad Gagnon
6 Swift Creek Pl.

From: [Susan Gibson](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Range rd 31
Date: Monday, July 5, 2021 10:50:59 AM

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

Hello

RE: Application Number PL20210092 and File Number [04711004](#).

I am not in favor of closing the road to the river access. There are very few places the public can access the river. Unless there are other arrangements for the public to access, then I am going to oppose.

Sincerely

SJ Gibson



Sent from my iPhone

From: [Mike Gilchrist](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road Closure for Consolidation PL20210092
Date: Tuesday, July 6, 2021 6:45:43 AM

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

Robyn-

I previously submitted an objection to this “Road Closure for Consolidation” on behalf of the Swift Creek Homeowners Association. I am now submitting this objection on behalf of my wife and I, residents at 43 Grandview Place. I’ve done more research, and it appears Remington has been granted perpetual access to RR 31 via the easement established in 2007 (Registered with the Alberta government as document 071575462) . As such, there’s absolutely no need for Rocky View County to divest this asset. I want to reiterate that residents, overwhelmingly, would like to see this road allowance converted to an official pedestrian access point to the Elbow River.

We are adamantly opposed to the transfer of this road allowance to any private entity. It should remain in Rocky View County’s portfolio of key public-use assets. The Council approving Application PL20210092 would be in direct conflict with the desires of the local residents, and a betrayal of their trust.

I would also like to note that Justin Bobier, owner of a directly affected land-parcel adjacent to the Allowance, has been out of town, and without internet service. If you have not heard from him, that is why.

Mike & Carol Gilchrist

Mike Gilchrist
MG Global Consulting



From: [Gosse, Dave](#)
To: [Robyn Erhardt](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Application #PL20210092
Date: Wednesday, July 7, 2021 8:32:11 AM

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

To the Attention of the Planning Policy:

Good Morning,

I am replying in response to notice received regarding proposed closure of 1.6 HA portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE-11-24-03-05.

In short, we oppose this application on a number of grounds:

- Closure of this road will remove one of very few public accesses (and only one within several miles) to the Elbow River. My family and I have enjoyed access to the river via this route for many years, as have many other families/residents in River Ridge and from other surrounding areas.
- Closure of this road sets a precedent that is not in the best interest of River Ridge or Rocky View county residents. This application serves to consolidate public lands into private and remove a public access to public space. This is contrary to what the District of Rocky View describes in “The Code of the West”, which describes rural living in Rocky View as a place you can expect to **share** open space and tranquility, wildlife sightings, etc.
- Unilateral closure solely serves the adjacent landowner’s interests and not the interests of the greater community. There may be a compromise that serves both interests equally, but the onus should be on the adjacent landowner to propose such options.

To reiterate, we are opposed to this application and ask that the County instead make this road a properly designated municipal reserve park/path as we see in other areas in South Springbank, and which would be consistent with the general direction of the Recreation and Parks Master Plan.

Thank you for your consideration.

Dave and Jenn Gosse
39 River Ridge Close

[REDACTED]

From: [Yash Gupta](#)
To: [Robyn Erhardt](#)
Cc: [Shikha Gupta](#)
Subject: [EXTERNAL] - Road Closure Application Number - PL20210092
Date: Monday, June 28, 2021 6:30:24 PM

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

Hello. Ms. Erhardt – My wife. Shikha Gupta, and I are the residents of Swift Creek Estates, our address is hereunder.

We want to register our objection to this application. We have recently moved to this neighborhood and one of the big attractions for us was, we were hoping for an **improved** direct pedestrian access to the Bow River hopefully in the near future. We envisioned an access point that we would freely use to reach our closest river valley, a big attraction for us to move to Rocky View County from the City of Calgary. Closing this road permanently would essentially end that possibility for us residents forever.

Sincerely,

Shikha Gupta & Yash Gupta
31128 Grandarches Drive, Rocky View County T3Z 0B6

From: [REDACTED]
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Sale of Range Road 31 Road Allowance and closure of access to Springbank Creek and Elbow River
Date: Thursday, July 8, 2021 4:20:21 PM

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

Hi Robyn

We live at 30254 River Ridge Drive, and are adamantly opposed to the sale of the road allowance to Remington Developments, the closure of the road allowance and the installation of private roads. That road allowance is the only access to the river near our community and all community residences have a right to continued access to the navigable waters. I have discussed this with Ryan Remington who claims he doesn't have future development plans for his land near the river but his actions don't support that. If he wanted access to his lands near the river he could simply grant access from his current private drive as the lands are adjacent. If he wants to develop those lands which I believe he does then he should go through that process which would most likely include him constructing a public road on the road allowance which would allow all people access to the river on the public road. Developers are typically responsible for the costs of such road construction as part of their development costs.

In summary, we (my wife and 3 children) are 100% opposed to the sale of the road allowance and the resulting construction of a private road that would eliminate access to the river for us and our neighbours.

Regards

Dave Hall
[REDACTED]
[REDACTED]



Virus-free. www.avg.com

From: [Hamill, Hugh](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Opposition to Application PL20210092, Division 3 / Planning Policy Rocky View County
Date: Monday, July 12, 2021 1:12:56 PM

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

Attention Robyn Erhardt,

I would like to strenuously register my opposition to this proposal. It would effectively close off long standing access from the Springshire Place community to the Elbow River.

As a long term (25 year) resident of the Springshire community I was shocked and disappointed to read about this particular proposal which seems to have no merit other than some obscure commercial intent.

That pathway has been a welcome part of the outdoor life in Springbank just like the many other areas that have Welcome signs for personal, non-invasive use of county property In fact there is already such an area and sign on a 4 acre empty lot at the north end of Springshire Place.

My family has walked the pathway down to the Elbow River on many occasions and I have never witnessed any actions or intents that would in any way be detrimental or harmful to the Remington Development Corp and its lands. It seems clear that the proposal is not supported by full and proper disclosure.

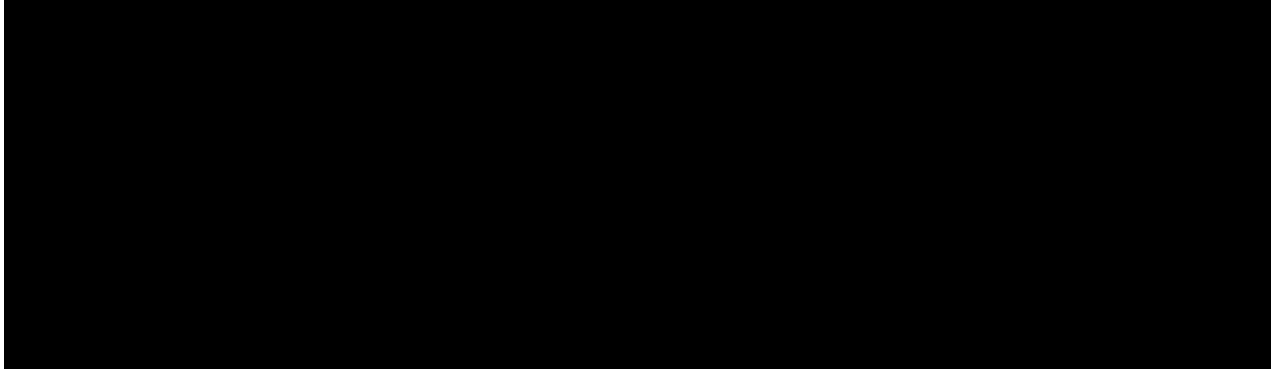
Please feel free to contact me if you have any questions on my stance.

Hugh Hamill

Hugh Hamill, [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]



From: [Shawn Hamilton](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Land proposal - PL20210092
Date: Thursday, July 22, 2021 11:57:33 AM

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

Hello Robyn,

I know we missed the deadline due to circumstances beyond our control, but hear is our feedback anyway.

As land owner here in Springshire Estates for over 30 years we are totally against the closure of the government road allowance.

Our family and others have used that road to access the Elbow Valley river area.

This has given everyone in the area a great place to recreate and enjoy the natural beauty

To purposely shut down access to the river and area does not make sense.

Thanks for your consideration.

Shawn and Molly Hamilton

From: [Stig Hansen](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Re: Application #PL20210092
Date: Thursday, June 24, 2021 2:23:43 PM

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

Stig W Hansen and Catherine M Hansen of 27 Spring Gate Estates are strongly opposed to the above application.

We have used that road as access to the Elbow River for the thirty seven years that we have been here. Public access should not be denied.

From: [Chris Haubrich](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road Closure Application PL2021009
Date: Monday, July 12, 2021 9:10:41 AM

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

Hi,

Our family lives at 15 River Ridge Close, proximal to this proposed road closure application. We are very concerned about this application and the proposal to close the right of way down to the river. This is our main pathway to accessing the river which we use frequently to access the river. The reality is we will lose that access if this application gets approved.

Officially, we are opposed to the closure of this right of way. it restricts our access and essentially privatizes the river for a significant stretch of land.

Please let me know if there is any additional information you require for feedback for this application.

Thanks!

Chris Haubrich

From: [Jennifer Hoberg](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092
Date: Monday, July 5, 2021 5:38:29 PM

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

Hi my name is Jennifer Hoberg. I live at 242113 Windhorse Way - swift creek. I am
In opposition to Remington's application PL20210092.

Thank you
J Hoberg

Sent from my iPhone

From: [Bill Olsson](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Range Road 31 Road Closure Application
Date: Monday, July 5, 2021 12:15:35 PM

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

Dear Ms. Erhardt

My wife and I live along Range Road 31 just south of Springbank Road. We are against the proposed road closure as that is the single point for people in Springbank to be able to access the Elbow River. Many people use the route to access the water with their dogs and family. Shutting it off, in our view should not be allowed.

Regards

William Olsson

Gertrude Holzmann

243239 Range Road 31

From: [Rick Imeson](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Attn: Planning Policy Re: Application Number PL20210092
Date: Monday, July 12, 2021 8:49:21 PM

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

Good Day

I am writing this email in **opposition** to the proposed consolidation of the government owned road allowance by Remington Development Corp. application number PL20210092.

This approximately 1.60 hectares is an access corridor used by local residents of Springbank and surrounding area for generations to access the Elbow River for a variety of recreational uses: including fishing, bird watching, walking, hiking, running, cycling, swimming and overall peace of mind and improved mental health.

Access to rivers and streams is a right that is enjoyed by all Canadians and should not be limited or denied by any individual or group for their sole personal or commercial benefit and to the detriment and exclusion of others. To approve this proposal would be an incredibly wrong move by this administration and a colossal mistake that could not be undone.

Closing this road allowance to allow private access to the applicant's adjoining property would force the hundreds of users of this pathway to seek out alternative access. This will end up creating trespassing issues among the property owners (Rockyview taxpayers) in the immediate area as well as the surrounding properties that border the river. Access has been slowly eroded over the years as RR 30 (Horizon View Road) road allowance near the Colpit Ranch has been closed with consolidation. Nobody owns the rivers and streams in Alberta and all Albertans have a right to enjoy them. When access is limited through this process of consolidation and private ownership, then that right to enjoy is hindered if not totally eliminated. It is not fair to the other Springbank residents or the public who have a right to enjoy this beautiful area of Springbank. It's a large part of why residents decided to call this area home.

Again, **I am opposed to this application and urge the Planning Department to Reject the Application to consolidate the road allowance.**

Thank you for your attention to this matter.

Rick Imeson
30257 River Ridge Drive
Calgary AB
T3Z3L1

From: [Shelly](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Opposition to application PL220210092
Date: Saturday, July 10, 2021 2:30:15 PM

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

As a Springbank resident, I am completely opposed to the above application that would privatize public land for the benefit of an adjacent land owner. It is more concerning that this would effectively prohibit public access to the river, and an informal pathway that currently accesses the river here, as is contemplated by the applicant in their request "to consolidate a government-owned road allowance with an adjacent private property".

Springbank residents have consistently requested and prioritized access to trails and pathways in our community as an amenity that enhances the livability and desirability of our community by providing safe and alternate modes of transportation and enjoyment of our natural environment. This desire has certainly been highlighted throughout the pandemic and will only increase as people continue to work from home. Rockyview County (RVC) has also approved an Active Transportation Plan as well as an Area Structure Plan which is consistent with these principles of liveable communities and active transportation.

For decades, many Springbank residents have used the informal pathway along the corridor in question to walk and to find solace in nature along the river. Preserving this public access is crucial to the enjoyment of the river and valley, and furthermore is consistent with the above documents and principles expressed therein for the benefit of all Springbank residents.

In the strongest and most compelling voice, I adamantly oppose the above application and implore RVC to reject the above application, and furthermore to commit to ensuring that this government owned road allowance is preserved as public land in perpetuity, to allow public access to the river, for the enjoyment of all residents, and to protect the existing trail and the natural environment that is used by the community to access the river and the public land in question.

Sincerely,

Shelly Jacober

From: [Calvin Jacober \(CA\)](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Land
Date: Monday, July 12, 2021 9:06:07 AM

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

As a Springbank resident, I am completely opposed to the above application that would privatize public land for the benefit of an adjacent land owner. It is more concerning that this would effectively prohibit public access to the river, and an informal pathway that currently accesses the river here, as is contemplated by the applicant in their request "to consolidate a government-owned road allowance with an adjacent private property".

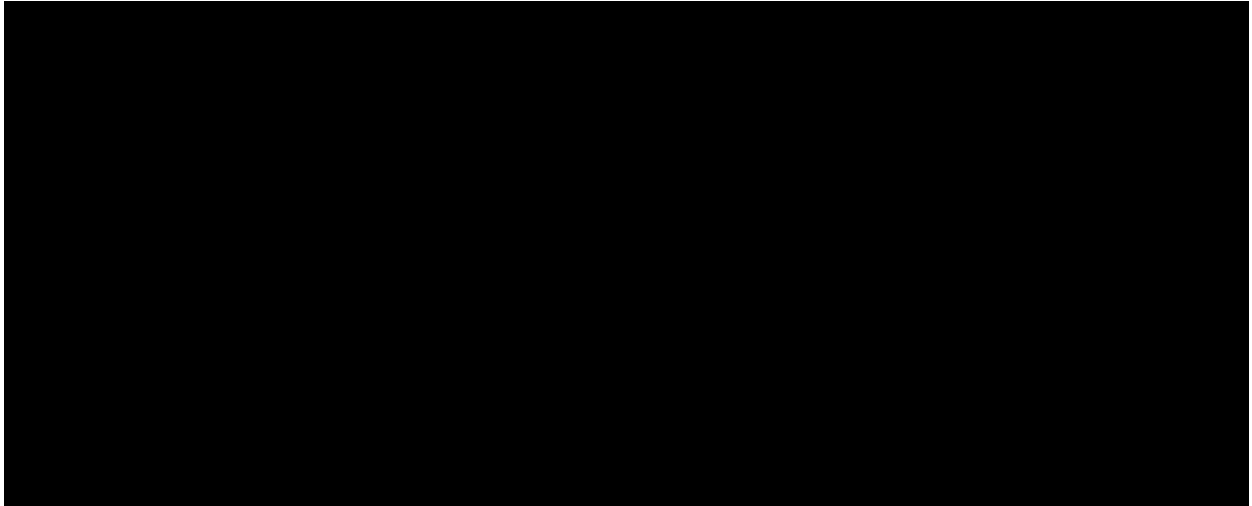
Springbank residents have consistently requested and prioritized access to trails and pathways in our community as an amenity that enhances the livability and desirability of our community by providing safe and alternate modes of transportation and enjoyment of our natural environment. This desire has certainly been highlighted throughout the pandemic and will only increase as people continue to work from home. Rockyview County (RVC) has also approved an Active Transportation Plan as well as an Area Structure Plan which is consistent with these principles of liveable communities and active transportation.

For decades, many Springbank residents have used the informal pathway along the corridor in question to walk and to find solace in nature along the river. Preserving this public access is crucial to the enjoyment of the river and valley, and furthermore is consistent with the above documents and principles expressed therein for the benefit of all Springbank residents.

In the strongest and most compelling voice, I adamantly oppose the above application and implore RVC to reject the above application, and furthermore to commit to ensuring that this government owned road allowance is preserved as public land in perpetuity, to allow public access to the river, for the enjoyment of all residents, and to protect the existing trail and the natural environment that is used by the community to access the river and the public land in question.

Cal Jacober





From: [Dylan Jacober](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Opposition to application PL220210092 - URGENT ACTION NEEDED
Date: Monday, July 12, 2021 2:22:29 PM

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

As a Springbank resident, I am completely opposed to the above application that would privatize public land for the benefit of an adjacent land owner. It is more concerning that this would effectively prohibit public access to the river, and an informal pathway that currently accesses the river here, as is contemplated by the applicant in their request "to consolidate a government-owned road allowance with an adjacent private property".

Springbank residents have consistently requested and prioritized access to trails and pathways in our community as an amenity that enhances the livability and desirability of our community by providing safe and alternate modes of transportation and enjoyment of our natural environment. This desire has certainly been highlighted throughout the pandemic and will only increase as people continue to work from home. Rockyview County (RVC) has also approved an Active Transportation Plan as well as an Area Structure Plan which is consistent with these principles of liveable communities and active transportation.

For decades, many Springbank residents have used the informal pathway along the corridor in question to walk and to find solace in nature along the river.

Preserving this public access is crucial to the enjoyment of the river and valley, and furthermore is consistent with the above documents and principles expressed therein for the benefit of all Springbank residents.

In the strongest and most compelling voice, I adamantly oppose the above application and implore RVC to reject the above application, and furthermore to commit to ensuring that this government owned road allowance is preserved as public land in perpetuity, to allow public access to the river, for the enjoyment of all residents, and to protect the existing trail and the natural environment that is used by the community to access the river and the public land in question.

Sincerely,

Dylan Jacober

Sent from my iPhone

From: [yangj1](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application #PL20210092
Date: Friday, July 9, 2021 5:27:44 PM

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

Hello

I live at 31055 swift creek lane, which is close to the proposed closure of the government owned road allowance. I usually do not oppose development, however I am making an exception as the proposal seems to benefit only one landowner to the detriment to the landowners around this plan.

It seems to me that the parcel of land should be left as is for the benefit of Albertans to have access to the river in order to enjoy this natural resource. It is very odd that this parcel of land has not already been converted into the pathway system that exists in the area.

Again, I strongly oppose the plan and hope the county will choose the path that benefits more residents in the area.

Regards,
Jae

Kevin and Loni Johnson
31 Spring Gate Estates
Calgary, AB T3Z 3L2

Friday, July 9, 2021

Attention: Planning Policy

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

RE: Objection to Application Number PL20210092, Division 3

To whom it may concern,

Please accept this letter as our formal objection to the application number PL20210092 to close the +/- 1.6 hectare portion of government owned road allowance that provides access to the Elbow River to the residents of Alberta.

As a young family of 5, we frequently use this public land and right of way, to access the Elbow river where we enjoy time together, promote outdoor physical activity and receive the mental health benefits of the pristine Elbow river and its surrounding valley.

The application by Remington Development Corporation is intended for their sole benefit and disregards the significant and numerous negative impacts to the surrounding communities and every other Alberta resident. Please, on behalf of my family and many others, do not approve this application.

Sincerely,

Kevin and Loni Johnson

31 Spring Gate Estates
Calgary, AB T3Z 3L2

From: [Barbara Johnson](#)
To: [Robyn Erhardt](#)
Cc: [David Johnson](#)
Subject: [EXTERNAL] - Planning Policy, RE: APPLICATION PL 20210092, Division 3
Date: Friday, July 9, 2021 3:48:05 PM

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

Good Afternoon

Please find the attached objection to Application 20210092, Division 3

Barbara and David Johnson
1 Springshire Place
Calgary , AB. T3Z 3L2

Friday, July 9 , 2021

Attention Planning Policy
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Objection to Application Number PL 20210092

To Whom it May Concern

Please accept this letter as our formal objection to Application number PL20210092 to close the government owned road which provides access to the Elbow River

We have lived in Springbank for 28 years. We have raised our family here in a community where families co existed for the betterment of Rockyview

Now the Remington Development Corporation are wanting to close off access to the Elbow River by taking control over this access road.

This is not a Corporation intending any betterment for Rocky View. It is just for their own private betterment.

Please do NOT approve this application

Barbara Johnson

Sent from my iPad

From: [Steve Kos](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Objection to Application Number PL20210092, Division 3. File Number 04711004
Date: Sunday, July 11, 2021 9:05:11 AM

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

To: Robyn Erhardt

Please accept this email as my formal objection to **Application Number PL20210092, Division 3. File Number 04711004** to close the +/- 1.6 hectare portion of government owned road allowance that provides access to the Elbow River to the residents of Alberta.

We have lived in Spring Gate Estates for close to 35 years and during that entire time this access to the Elbow River has been central to our enjoyment of life in Springbank. Three generations of our family and all of our neighbours use this access four seasons a year. A walk down to the river is the best thing to do in this community.

Please do not approve this application.

Regards,

Steve Kos
43 Spring Gate Estate
Calgary, AB
T3Z 3L2

July 11, 2021

From: [Brenda Kos](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Objection to Application Number PL20210092, Division 3. File Number 04711004
Date: Sunday, July 11, 2021 11:07:22 AM

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

Subject: Objection to Application Number PL20210092, Division 3. File Number 04711004

To: Robyn Erhardt

Please accept this email as my formal objection to **Application Number PL20210092, Division 3. File Number 04711004** to close the +/- 1.6 hectare portion of government owned road allowance that provides access to the Elbow River to the residents of Alberta.

We have lived in Spring Gate Estates for close to 35 years and during that entire time this access to the Elbow River has been central to our enjoyment of life in Springbank. Three generations of our family and all of our neighbours use this access four seasons a year. A walk down to the river is the best thing to do in this community.

Please do not approve this application.

Regards,

Brenda Kos
43 Spring Gate Estate
Calgary, AB
T3Z 3L2

July 11, 2021

From: [Stephanie Kubik](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Opposition to application PL220210092
Date: Monday, July 12, 2021 7:49:48 AM

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

To Whom it May Concern,

I am writing to express my opposition to the above application. I feel that the proposed obstruction of public access to the Elbow river and the pathway system in the area would be detrimental to the healthy living of our residents and the long term vision for our community.

Sincerely,
Stephanie Kubik

From: [Alexa Kudar](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road closure application PL20210092
Date: Monday, July 5, 2021 5:27:19 PM

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

To whom it may concern,

Please consider this our opposition to the proposed application to close the southern portion of RR31 to the public, including residents of Rockyview County. If anything we'd like to see more ways for Albertans to access the beautiful Elbow River Valley, not fewer. Like most of our neighbours, we would very much appreciate seeing improvements to the "pathway" in addition to it remaining open for public foot traffic.

Thank you for your consideration,

Alexa and Greg Kudar
31103 Swift Creek Terrace

Sent from my iPad

From: [D Quinn](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Fwd: Road Closure Proposal. Application PL20210092
Date: Saturday, July 3, 2021 9:44:34 PM

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

Sent from my iPhone

Begin forwarded message:


Planning Department Rocky View County
Attention Robyn Erhardt

The proposed arrangement by Remington Development Corp to take land from the public for personal, (and future corporate) use is wrong on so many levels.

Eliminate access to the Elbow River (federal defined Navigable waters) for the public on the existing public Road Allowance
Non residents will/could be force to attempt trespass through existing homes and land to regain access to public river courses
If allowed to close off the road allowance, a private gate will probably installed causing noise and traffic disruption

Although not included in this application, (PL20210092) the development company is considering subdividing land into 30 lots in the near future. This will add to both short term construction traffic and eventually increased residential traffic on Range Road 31, (not intended for additional traffic)
Additional houses built near or just above the Elbow River flood plain will add septic, fertilizer and chemical "run-off" into the watershed, a source of Calgary's drinking water
Changing zoning to land used previously and currently for agriculture usage is a loss to the Elbow River ecological balance

As a residence for 24 years adjacent to the "Y" on range road 31 entrance to River Ridge, We strongly object to denying access to public land for corporate development for financial gain.

Jennifer Lee & David Quinn
30284 River Ridge Drive
T3Z 3k9
Lot/Blk, Plan # 45-9212151


From: [Becky Leonard](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Range Road 31 Road Closure Application
Date: Friday, July 9, 2021 12:23:30 PM

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

Application Number PL20210092 and File Number 04711004

To whom it may concern,
I do not support the closing of this road allowance. I support keeping it open as a road allowance and a way for the public to achieve access to the River which is public property. Sincerely, Rebecca Leonard

From: [YUAN LIU](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Against Road Closure Application PL20210092
Date: Wednesday, July 7, 2021 10:49:51 AM
Attachments: [GoogleEarth-PL20210092.png](#)
[GoogleEarth-PL20210092-road-closure-marked.png](#)
[Landowner Circulation Map.pdf](#)
[PL20210092 - Adjacent Letter.pdf](#)
[PL20210092 - Agency Circulation Package.pdf](#)

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

Dear Robyn Erhardt

My name is Jeff Liu(Yuan Liu) a residence of Swift Creek Community, my address: 10 Swift Creek Place, Home phone: [REDACTED]

I am writing to yourself and RVC Planning Policy team to express my thoughts regarding Road Closure Application PL20210092. **I am against this “Road Closure Application PL20210092”:**

1. This is only access to the river nature for nearby residence and even all the Alberta people who want to explore the river nature in this area, it belongs to all Alberta people!
2. Interestingly, these private lands already have legal access via an easement granted to the north where a private driveway exists. They could build their additional driveway on their own land alone with the red lines(public access) on the map below, it will be same slope, same cost exactly same engineering and construction scenario. there is no sense to occupy public land for one man to use!
3. The most immediate concern is the possibility of losing access to the Elbow River at this site which is one of the only access points in the area. While the County does not identify this as an official pedestrian pathway in planning documents, the fact remains that it is a much loved and important route which has been open and accessible to all. If the application succeeds, the road allowance will become private land - and community access lost forever. Furthermore, surrounding communities, will be negatively impacted when people try to gain river access via private lands bordering the river.

Please let me know if you and the team would like to discuss further.

Thank
Jeff

Elbow River



From: [Susan Mawdsley](#)
To: [Robyn Erhardt](#)
Cc: [Ivan Mombourquette](#); [Mike Gilchrist](#)
Subject: [EXTERNAL] - Application Number PL20210092 and File Number 04711004
Date: Monday, July 5, 2021 11:51:38 AM

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

We live at 120 Swift Creek Cove and have concerns about the above noted application and file.

We utilize the right of way frequently as an access to the river with our family, as one of the few ways that it can be accessed in the area. Removing public access and instead conveying the sole access to a private owner takes large value out for the wider population in the area into a significant value for the owners and potential developers. I can't fathom that such an important piece of public property and access be provided to potential developer instead. There is no benefit to the larger communities around, only a loss - and an irretrievable loss. There is, in fact, an opportunity to enhance the access rather than eliminate it. The houses in the area also suffer potential loss as more favorable lots with private access to the river come on the market. When we bought our house, we were attracted by the current access.

We are strongly opposed to this application.

Regards,
Susan Mawdsley
Ivan Mombourquette

Sent from my iPad

From: [Grace McKay](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Fwd: - RE: Road Closure Application PL20210092
Date: Saturday, June 26, 2021 9:32:09 PM
Attachments: [Landowner Circulation Map.pdf](#)
[ATT00001.htm](#)
[PL20210092 - Agency Circulation Package.pdf](#)
[ATT00002.htm](#)
[PL20210092 - Adjacent Letter.pdf](#)
[ATT00003.htm](#)

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

In response to the enclosed application, we strongly oppose to the proposed road closure and consolidation by Remington Development Corp. This closure would result in residents of the surrounding communities having no access to the Elbow river and the public river banks. The river area is a significant shared natural feature of the Springbank community. Closing off this road would strip the this community of these natural parklands to serve the benefit of a private development corporation that will likely destroy much of the natural landscape with future development.

As residents of Morgans Rise, we along with many other residents, enjoy walking down to the river using this access to take in the natural beauty of our community. We contribute to keeping the area clean and are committed to preserving the natural environment surrounding the river. Closing this access would negatively impact all residents of this area as there is no other nearby access to the elbow river.

We strongly object to this proposal.

Grace & Ryan McKay
243005 Morgans Road,
Springbank AB
[REDACTED]

July 10, 2021

ATTENTION: Robyn Erhardt
rerhardt@rockyview.ca
Planning Policy

OPPOSITION TO: PL20210092 Division 3
Applicant Remington Development Corp.

To close portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE-11-24-03-05

BY: Dale and Christine Mennis
30189 RIVER RIDGE DRIVE

As long time (27 years) residents of the neighboring community to the proposed road allowance application lands, we strongly oppose any closure or consolidation of the government owned road allowance at the southern end of Range Road 31. This road allowance is a much treasured, historical path that has been used by generations of Springbank families to access the natural areas and riparian lands of the Elbow River.

OVERVIEW:

Public lands must play a role in municipal planning where Crown owned water features are involved and public doctrine holds that certain natural resources belong to everyone and must be managed in the broader common public interest. This proposal does not reflect the core values the community of Springbank, but rather shows little consideration for the community at large and an effort to pursue individual, self-interest. We, along with all of our neighbors have chosen to live here as part of a community that values the quality of life offered by close proximity to

nature and the river valley. These values are shared in the Vision Statement in the South Springbank Area Structure Plan (2020):

“Straddled by the Elbow River and Highway 1 to the north, Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”

ARGUMENTS:

1. Remington’s application, if approved would block direct access to the Elbow River to all public users (the vast majority of users being neighbouring residents). In 27 years we have only witnessed hikers, birdwatchers, dog walkers, fly fisherman, family outings, mountain bikers and equestrian riders- all enjoying the beauty of the river valley.
2. The land owner (Remington) has already displayed an attitude of entitlement, privilege and exclusivity- by using the legal wording of his registered land easement, rather than the intent -to erect a fence to block an existing land owner from accessing their own legally owned lands. The details of this law suit (Remington vs Crystal Creek Homes) exhibit a lack of good faith and demonstrates the power of expensive lawyers from a large land developer. Remington has already indicated to the River Ridge Community Association that he would block all public access and erect a gate, if he succeeds in acquiring the road allowance. This would set a concerning precedent in Springbank for other public lands.
<https://www.canlii.org/en/ab/abqb/doc/2018/2018abqb30/2018abqb30.html>
3. The argument that consolidation is necessary to gain access to lands is not justified or valid. Legal access is already provided via an easement settled in a court decision. Additionally, the land in question is identified (Springbank Area Structure Plan – 2020

Map 06 and 07) as part of key wildlife corridors and biodiversity zones. These should not be incorporated into private road access for a future subdivision, but rather protected.

4. The south end of Range road 31 is a natural continuation to the already existing paved pathways that connects many communities. Unlike Range Road 33, which has much of Springbank's commercial areas, Range Road 31 is highly developed with subdivisions: River Ridge Estates, Grandview, Swift Creek, Wind Horse Manor, Springate, Springshire, Morgan's Rise, Morning Vista, Sterling Springs, Rosewood- to name just a few. The road allowance is a well-used access point to the river valley. The interest of all these residents should take precedent over a land owner who considers people enjoying these Crowned owned resources a "nuisance". Right of access to and from water is a common law right.
5. The County has recognized other areas in South Springbank as deserving protection and we see this unused road allowance as an excellent opportunity for the County to do the same. The County and Province should be protecting unique public lands, not closing and selling them. Currently there are no municipal reserves along the Elbow River in the South Springbank area plan, and limited river access.

IN CLOSING:

Public land management on the part of Rocky View County must have a high degree of *accountability* and *transparency* to instill confidence in residents. Springbank residents' value riparian lands for their aesthetic qualities and for the recreation and leisure opportunities they provide. The Elbow river Valley lands are enjoyed by a wide range of users, from walkers finding peace in nature, fishing, paddling, to hiking and bird watching.

The Springbank Area Structure Plan (2020), acknowledges that Open Space in Springbank is a common resource that binds the community. "The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their maintenance is a high priority in the Plan area." Policies written state:

18.1 Future development shall provide for an interconnected system of open space and parks in general accordance with Map 08: Open Space and Active Transportation Connections.

18.2 Open space shall be provided through such means as: a) the dedication of reserve lands and public utility lots; b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way; c) government lands for public use

Rejecting the application provides an exceptional opportunity for the County of Rocky View to:

1. Protect an environmentally significant area and provide a sustainable and bio-diverse open space system that represents the natural ecosystems of the region.
2. Incorporate land use strategy aligned with country residential policies (municipal reserves) that promotes pedestrian use and connection open space active transportation networks.
3. Provide public access to navigable waters.

Sincerely

Dale and Christine Mennis

From: [Wendy Mitchell](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application Number: PL20210092
Date: Thursday, June 24, 2021 2:57:17 PM

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

Hi Robyn,

I am writing in opposition to the proposal to allow the road closure at the southern end of RR31 and extending south to the Elbow River as identified in the letter dated June 18, 2021 from Rocky View County (Application Number: PL20210092).

This is a limitation to a public access walk way to the river. This road is used by residents to access the river for hiking, fishing, and just enjoying nature. Without this access the community would have no access points on the north side of the Elbow River between 101 Street SW and Hwy 22. I see this has having a negative impact on the local and surrounding neighbourhoods physical and mental health. It would also have the ability to negatively impact the residents of River Ridge as people search for a way to access the river.

I hope the Rocky View County Council has the wisdom to support the residents of this community versus the needs of a Development Corporation.

Kind regards,

Wendy and Norm Mitchell
15 Spring Gate Estates
Calgary, AB
T3Z 3L2



From: [Judie Norman](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092-04711004
Date: Monday, July 5, 2021 12:45:59 PM

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

This application to close a river access should be refused, Everyone should enjoy our rivers not just private subdivisions. The flood mitigation in Bragg Creek has ruined our river access and wildlife access. All for a hundred year flood. That project has forced all residents and tourists to one area where they can actually put their feet in the water. Rocyview, has ruined our river and impacted us for years in the future. Do Not allow a company to do this to another area. Sometimes using common sense is better than making a company more money. Maybe wait until we have a whole new council as this one has been self serving and think they have all the answers.

I live in Bragg Creek and strongly suggest, do not do this to another community.

Judie Norman

From: [Marcel Obrejanu](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Regarding: Road Closure for Consolidation PL20210092
Date: Monday, July 12, 2021 3:35:14 PM

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

Hi Robin,

This email is in regard to the notification received from you, Road Closure for Consolidation PL20210092.

I definitely object to this application for the following reasons:

This 4 acres corridor has always been public land, and it has been used by hundreds of Springbank families to enjoy the natural environment and the river valley.

Free access of the public to this natural area is extremely important, especially in these stressful and uncertain times.

Closing access to this public area would be an insult and a slap in the face of the hundreds of Springbank families that enjoy nature and find happiness spending time in the river valley.

It would be an injustice to deprive hundreds of Springbank families of access to this public area just to satisfy the greed of a developer. Public land should never be closed or fenced up for the selfish benefit of one family.

I hope that my comments will be taken into considerations, in the final decision.

Thank you and best regards,

Marcel Obrejanu
18 Swift Creek Place

Russell and Diane Oicle
23 River Ridge Close,
3Z 3K9



Attention: Robyn Erhardt
rerhardt@rockyview.ca

Thank you for your notification of an application for possible closure and sale of a 1.60 ha parcel of land in our neighbourhood in River Ridge in Springbank, in Rocky View County (NE-11-24-03-05). Application Number: PL20210092 Division 3

We have lived in the neighbourhood of River Ridge since 1999, and have raised four children in the community. Proximity to the city, the local schools and neighbouring families were a big draw in our decision to move into the community. However, one of the most compelling reasons of why we chose this specific community was the geographic setting, in having natural wildlife corridors where we can enjoy deer, moose, coyote, fox and bear and its proximity to the beautiful Elbow River.

Our children were raised in this natural setting, rode their bikes down to the river, learned to tie a fishing lure on their line and catch their first brook trout, and also to take pictures of the wildlife and the seasonal beauty of the Elbow River Valley.

Although our children have moved on in the pursuit of higher education or raising families of their own, the river experience is still a fond and ongoing experience. Being retired ourselves, we still enjoy a hike or snow shoe to the Elbow for the peaceful setting, the natural habitat, and putting a fishing line into the various pools along the river.

The recent application by one of our own neighbours and a developer to close off the community access to the river that we love is not only selfish, but is clearly disrespectful of the community that we've supported for over 20 years.

It's very clear that once the lands are acquired by outside interests or in this case a local landowner, they quickly attempt to limit access to their land and the adjacent Elbow River. We adamantly oppose the proposal and request that the county continue to designate the mentioned lands as a provincial right of way for the public to access the river.

We now have grand children that are excited about following the same traditions as their parents with respect to accessing and enjoying the natural beauty that our river community has to offer.

Sincerely

Russell Oicle and Diane Choquet-Oicle

From: [Sherri Olsen](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092 and File Number 04711004.
Date: Monday, July 5, 2021 7:33:10 PM

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

Hello,


RE: PL20210092 and File Number 04711004.

My understanding of the RR 31 road closure application is that it will also close public access to the Elbow River.

This must be prevented. Developers need to accommodate public use of crown land to river access.

Thank you,
Sherri Olsen
Bragg Creek

Sherri Olsen

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates that might have been present.

From: [Monika Oystryk](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road closure RR 31 PL20210092
Date: Friday, June 25, 2021 9:21:26 AM

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

Good morning Robyn,

We are owners of 3 Spring Gate Estates and have been informed about the application for Road Closure for Consolidation. As residence in this beautiful area, one of our favourite walks is to go down to the Elbow and we feel very fortunate to have such close access to it. It would be devastating to us if that public access would be closed to the public forever due to this consolidation application.

I hope you consider our concerns.

Thank you so much !

Monika and Steve Oystryk

Monika Oystryk, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]


From: [Yan Petchatnikov](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road Closure Application PL20210092
Date: Wednesday, June 30, 2021 11:45:14 AM
Attachments: [Landowner Circulation Map.pdf](#)
[PL20210092 - Agency Circulation Package.pdf](#)
[PL20210092 - Adjacent Letter.pdf](#)

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

Re: Application #PL20210092

Regarding the aforementioned application #PL20210092, I would like to indicate my strong opposition to the proposed Road Closure for Consolidation. Many residents of Morgans Rise as well as surrounding communities use this road to access Elbow river and public river banks permitted under the Canadian Navigable Waters Act. The river is an important attraction in the community of Springbank and is responsibly shared by all residents. Closure of the government road for private development will unjustly deprive residents from accessing this shared community resource. In addition, since the road closure is planned for development, it will negatively affect the natural habitat and natural landscape that makes Springbank such an attractive place. I would like to stress again that although this road is undeveloped it is not unused or underutilized and this consolidation of government owned land for private use will negatively affect dozens of Springbank families.

Sincerely,

Yan Petchatnikov
200 Morgans Way
Rockyview County, AB T3Z 0A6


From: [Don Rae](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road Closure Proposal Range Road 31
Date: Wednesday, June 30, 2021 10:14:41 AM

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

Hi Robyn,

I am shocked that this proposal is being considered! Often my family and I walk down the Range Road 31 road allowance to the Elbow River. This is the only river access we have and to merge it with private property would hurt the adjacent communities.

I support Mike Gilchrist's proposal to enhance the pedestrian pathway to the Elbow River and potentially build a footbridge to the main channel.

Respectfully,
Don Rae
32 Grandview Place

From: [Bill Robinsonrub](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application Number PL20210092 and File Number 04711004
Date: Monday, July 5, 2021 4:21:06 PM

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

Hello

I would like to oppose the closure of public access to Elbow river as all people should have access to water course for recreation purposes. Fishing access is difficult already and no further closures should be allowed.

As agents for all residents do not allow one person to block access.

Thanks for your action.

Ken Robinson

From: [John Ruzicki](#)
To: [Robyn Erhardt](#)
Cc: ["Lisa Ruzicki"](#)
Subject: [EXTERNAL] - Range Road 31 Proposed Road Closure
Date: Wednesday, June 23, 2021 10:31:53 AM

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

Dir Sir,

We have been tax payers of RVC and a resident of Springbank community for almost 30 years. We estimate our tax contribution in excess of \$150,000 over this suggested period. I find it difficult to understand how the southernmost access on RR31 just after our community entrance of River Ridge Estate can be closed at the request of a single resident. We go on record as adamantly opposing this closure and will support any legal avenues required to counter this request. The following are several points we consider in our opposition:

- this removes legitimate access to walk to the river not only for River Ridge residents but Albertans in general - our fundamental right;
- it creates a situation whereby members of the public will seek to gain other ways to access the river - by entering River Ridge, parking on our roads and trespassing river properties (in fact this is already an ongoing problem on River Ridge Drive and Point);
- with many people trying to access the river via our community comes increased vehicle traffic and risk of crime.

I trust you will take our voices of concern in regards to this matter and we look for satisfactory outcome in having RR31 remain open as it exists today.

Sincerely,

John and Lisa Ruzicki
7 River Ridge Close
Calgary T3Z 3K9

Tax Roll 04713065

From: [Justine Shandruk](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - In regards to application number PL 20210092 Division 3
Date: Tuesday, July 6, 2021 7:51:44 AM

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

To Robyn Erhardt,

The proposal to close a 3.96 acre of government-owned road allowance to be consolidated with the adjacent parcel to the west located @ N.E. -11-24-03-05. Located west of River Ridge Road beginning at the southern end of range road 31 and extending south to Elbow River.

We, Stan and Justine Shandruk of (30267 River Ridge Drive) are completely in favour of this proposal.

Our residence directly borders this service road on range road 31.

Our reasons for supporting this road closure are as listed:

-illegal parking of automobiles on our property as well as on the service road, potentially impacting emergency vehicle access.

-littering consisting of broken bottles, cans and other paraphernalia.

-speeding vehicles causing multiple damage to our neighbour's property (The Remingtons).

-the "No Parking" signs have been damaged and are in need of repair/replacement.

-inappropriate and destructive behaviour.

-nighttime activities causing disruptions with noise and headlights.

Our concern is that this has become a dangerous environment for children, adults and wildlife who frequent this area.

Respectfully
Stan and Justine Shandruk



Sent from my iPad

From: [Al Siemens](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application PL20210092 and File Number 04711004.
Date: Friday, July 9, 2021 8:30:10 PM

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

I am strongly opposed to this proposal as it would prevent public access to the Elbow River natural area. RVC already has a very limited access to the Elbow River natural area as a large amount of acreage adjacent to the river is privately owned. Please DO NOT ELIMINATE THIS RIVER ACCESS.

Kind regards,
Marianne Siemens

From: [Al Siemens](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Re: Application PL20210012; File: 04711004
Date: Friday, July 9, 2021 9:25:24 PM

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

Attention: Planning Policy

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

RE: Objection to Application Number PL20210092, Division 3

With this note I am registering our formal objection to the application number PL20210092 to close the +/- 1.6 hectare portion of government owned road allowance that provides access to the Elbow River to the residents of Alberta.

My spouse and I are now "seniors" and do not access the Elbow River as often as we once did, BUT we still do use that access. We also recognize how beneficial it was for us and for families who visited us. Over the years we have frequently used this public land and right of way, to access the Elbow river where we enjoyed time together, promoted outdoor physical activity, and where we received the mental health benefits of the pristine Elbow river and its surrounding valley. It would be a travesty to deny that access for the generations following us.

The application by Remington Development Corporation is intended for their sole benefit and it disregards the significant and numerous negative impacts to the surrounding communities and every other Alberta resident. There literally are no other accesses on this side of the Elbow for significant distances in either direction. Please, on behalf of our community and the other adjacent communities, do not approve this application.

Regards,

--

Al Siemens

11 Spring Gate Estates

email: [REDACTED]

mobile: [REDACTED]

From: [Lorraine Somerville](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092
Date: Friday, July 9, 2021 11:23:20 PM

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

>
> Opposition to Road Closure
> PL20210092
>
> To close a government owned road allowance for personal land use is an irresponsible decision.
>
> This road allowance allows locals as well as non local residents to access the Elbow River.
> Our children grew up & learned about the relationship between this physical environment & the species that
habitate this area.
> This is a vital connections between us & the surrounding area. The River has been a teacher to our children in this
regard.
> Not to mention the countless hours of entertainment & enjoyment experienced by many.
> This connection would be lost or at least very difficult to duplicate.
>
> There will be increased traffic in the area, more so on River Ridge Drive, as people attempt to access the River .
> Residents privacy will be lost by trespassers & of course there are other issues related to trespassing that would
ensue.
>
> Is this closure acting as a precedent??? What's next.....???
>
> This closure is a lost opportunity for many for the gain of a self serving request which if granted will negatively
impact the quality of life in the area.
>
>
> Lorraine Somerville
> 30211 River Ridge Drive
> Calgary Alberta
> T3Z 3L1



Springbank Trails and Pathways Association
24271 Westbluff Drive
Calgary AB T3Z 3N9

www.springbankpathways.ca

July 12, 2021

Rocky View County
Planning Policy
262075 Rocky View Point
Rocky View, AB, T4A 0X2
By email: rerhardt@rockyview.ca

Attention: Robyn Erhardt

RE: Road Allowance Closure Range Road 31
Application Number: PL20210092

Dear Robyn:

The Springbank Trails and Pathways Association ("STAPA") is a volunteer group of Springbank residents promoting a liveable community for Springbank. Our Mission is committed to establishing a safe and accessible, regionally integrated trail and pathway system connecting generations of residents, while preserving the diverse natural heritage of the Springbank community. STAPA works closely with Springbank Community Association to identify and support ways to recreate locally. Our efforts involve proactively identifying and preserving recreational opportunities to connect local residents to each other and to natural spaces, while enhancing regional infrastructure.

The South Springbank Area Structure Plan ("ASP") states that 14,600 residents will ***"enjoy an extensive active transportation network linked with open space and community focal points"*** (sic), specifically identifies goals of "public open space connections and recreational opportunities" and collaboration with land owners. The South ASP states how this will complement Springbank as it ***"preserves and enhances the existing landscape and natural environment" and "encourages provision of accessible public spaces"***. The **Elbow River valley is the most prominent, natural regional asset in south Springbank**. The County's Recreation and Parks Master Recreation Plan 2021, began with the Recreation Needs Assessment Study which identified that residents prioritize access to river valleys in combination with trails and pathways as extremely important. Preserving public lands with public access is essential to meet these expectations and create liveable communities for all residents.

Application PL 20210092 seeks to remove existing public accessibility to this critical community and regional resource.



The following outlines STAPA's opposition to application PL 20210092:

1. Removing this access is inconsistent with County policies and goals for this community.
2. Currently there are very limited points of public access to the Elbow River.
3. The immediate area is already highly developed and residents use this right-of-way ("ROW") for river access. Furthermore, this existing ROW is topographically favourable to ensure safe river access and to minimize environmental degradation.
4. Privatizing this access would eliminate a key public access point to the Elbow River without consideration of its existing public benefit and use as well as for future recreational and pathway opportunities.
5. The River Edge development has demonstrated how public access along County ROW can simultaneously support development and enhance the community by providing access to trails and pathways to the natural landscape.
6. Multiple access points to the river would not only improve accessibility but would also alleviate congestion and parking concerns associated with current, limited access points.
7. The Provincial Government is already proposing to remove public access to a very significant percentage of this resource within Springbank as part of its SR1 development. There have been no plans announced to offer recreational facilities as part of SR1.

STAPA strongly opposes Application PL20210092 and requests the County to reject this Application to privatize access and remove public access currently in use. Public river access is scarce in the Springbank community. Approving this application would be in direct contradiction to visions, goals and policies as proposed in the County ASP and Recreation and Parks Master Recreation Plan documents and the expressed priorities of Springbank residents.

Thank you for the opportunity to comment and for your support and consideration of these concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ronda".

Ronda Rankin, President
Springbank Trails and Pathways Association (STAPA)
ronda@springbankpathways.ca
Cell: 403-519-6870

A handwritten signature in black ink, appearing to read "Edmond Wittstock".

Edmond Wittstock, Vice President
Springbank Trails and Pathways Association
edmond@springbankpathways.ca



Cc: Mark Kamachi, Councillor Division 1
Kim Mckylor, Councillor Division 2
Kevin Hanson, Councillor Division 3
Dari Lang, RVC Recreation, Parks and Community Support
Karin Hunter, Springbank Community Association

*RVC Outdoor Amenity Prioritization, Recreation and Parks Master Recreation Plan 2021

From: [Robbie Stewart](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road Closure for Consolidation PL20210092
Date: Tuesday, June 29, 2021 10:43:42 AM

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Good morning Robyn

I am the homeowner of 17 Swift Creek Green, and I would like to add my voice to Mike's (below).

We also would like to object the application to close the road, for the same reasons Mike submitted to you.

Thank you kindly.

Regards

Robert Stewart
17 Swift Creek Green, Calgary, AB, T3Z 0B6
Tel: [REDACTED]

From: RErhardt@rockyview.ca [mailto:RErhardt@rockyview.ca]
Sent: Monday, June 28, 2021 2:34 PM
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: RE: [EXTERNAL] - Road Closure for Consolidation PL20210092

Good afternoon;

Thank you for your interest and for providing feedback to the County regarding the application to close the government-owned road allowance located at the southern end of Range Road 31 in Rocky View County (PL20210092). We will note your concerns and your letter will be included in the package to Council for their review and assessment. In terms of other members of the association providing feedback, it may be beneficial to include the name and address of each affected party or submit individual letters including that information as well, as I will include each location on the map to submit to Council for their review.

With regards to your question about access to the River, while it is a public road allowance and we recognize that it is used substantially by the community, the County has not identified it as an official pedestrian pathway in our planning documents. However, you are correct in that it is one of the only public access points in the area and we recognize that parking is a concern.

Please let me know if you have any further questions.

Regards,
Robyn

ROBYN ERHARDT, MP_{PLAN}
Planner | Planning Policy

Rocky View County

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

Phone: 403-520- 8196 |

rerhardt@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Mike Gilchrist [REDACTED]

Sent: Tuesday, June 22, 2021 8:08 AM

To: Robyn Erhardt <RErhardt@rockyview.ca>

Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: [EXTERNAL] - Road Closure for Consolidation PL20210092

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

Good morning, Robyn-

Notification of this application has reached our Swift Creek neighborhood, and we are already getting feedback. As the new Swift Creek Homeowner Association president, I canvassed the board last night, and it's unanimous that the SCHOA should object to this application.

Coincidentally, one item on my agenda as president is to lobby Rocky View to IMPROVE access to the river along this right-of-way. I believe this is the only official Rocky View access point to the Elbow River east of Bragg Creek? Currently, the path terminates at a stagnant slough at the south end. An improved pathway, and a small bridge over the slough, would provide unfettered pedestrian access to the main channel of the river. Currently, no parking is allowed at the south end of range road 31, and that can be maintained. Bike racks at the trail head would be a plus. We envision an access point that local residents can freely use to reach one of the most popular river valleys in Rocky View County. This 4 acre access corridor is a valuable Rocky View asset, and it makes no sense to simply give it away to a developer. I'm available to discuss at your leisure. Thanks.

Mike

Mike Gilchrist



From: [Mike Gilchrist](#)
To: [Robyn Erhardt](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Road Closure for Consolidation PL20210092
Date: Tuesday, June 22, 2021 8:07:57 AM

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

Good morning, Robyn-

Notification of this application has reached our Swift Creek neighborhood, and we are already getting feedback. As the new Swift Creek Homeowner Association president, I canvassed the board last night, and it's unanimous that the SCHOA should object to this application.

Coincidentally, one item on my agenda as president is to lobby Rocky View to IMPROVE access to the river along this right-of-way. I believe this is the only official Rocky View access point to the Elbow River east of Bragg Creek? Currently, the path terminates at a stagnant slough at the south end. An improved pathway, and a small bridge over the slough, would provide unfettered pedestrian access to the main channel of the river. Currently, no parking is allowed at the south end of range road 31, and that can be maintained. Bike racks at the trail head would be a plus. We envision an access point that local residents can freely use to reach one of the most popular river valleys in Rocky View County. This 4 acre access corridor is a valuable Rocky View asset, and it makes no sense to simply give it away to a developer. I'm available to discuss at your leisure. Thanks.

Mike

Mike Gilchrist

[REDACTED]

July 12, 2021

ATTENTION: Robyn Erhardt

rerhardt@rockyview.ca

Planning Policy

OPPOSITION TO: PL20210092 Division 3
Applicant Remington Development Corp.

**To close portion of government-owned road allowance to be
consolidated with the adjacent parcel to the west located at NE-
11-24-03-05**

BY: Deb Teale and Dave Sikorski
30181 River Ridge Drive
[REDACTED]

Range Road 31 Road Closure Application

Regarding an application to close the road allowance at the south end of Range Road 31, north of the Elbow River: this road allowance is one of the few public access points in Springbank to the Elbow River.

Our home is located at 30181 River Ridge Drive as such we are directly impacted by this application and pending closure of one of 'limited' access points to the river valley, due in general to the steepness of the escarpment and existing connecting/adjacent private residences. The public road allowance is used by members of the community of River Ridge, Springbank residents and public at large for accessing river trails, boating, fishing etc as well as being a well shared path for a wide variety of local wildlife. This includes an abundance of deer, moose, bear, occasional cougar, fox to mention a few as we have observed over the years.

Our home property backs onto the Elbow River escarpment about halfway down (east) River Ridge Drive from RR31 and has a unique feature. A natural trail is accessed through our property with our permission by community residents however there has been trespassing at various times of the day and night by non-residents that will undoubtedly increase if RR31 allowance is altered or closed from its designated public use. For example, we reported this year that vehicles from outside River Ridge were parked on the cul-de-sac and groups were taking the trail through our property without permission down to the river.

Remmington's history suggests their long-term motivation is fundamentally towards development and exclusivity. They already have road access but appear to want more at the expense of others. The allowance is public now and should remain as such.

We are determined to prevent and categorically reject the closure to public access of the Range Road 31 allowance for the benefit of our community and to retain the natural state of the river low lands.

Deb Teale and Dave Sikorski
30181 River Ridge Drive
[REDACTED]

From: [CHRIS UNGER](#)
To: [Robyn Erhardt](#)
Cc: [cwunger](#)
Subject: [EXTERNAL] - PL20210092 Objection
Date: Monday, June 28, 2021 9:17:03 AM

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I object to this application. I didn't even know the gov't could sell road allowances.
Chris Unger
[REDACTED]

From: [Vic Urban](#)
To: [Robyn Erhardt](#); banff.kananaskis@assembly.ab.ca
Subject: [EXTERNAL] - Application PL20210092
Date: Saturday, July 10, 2021 3:24:24 PM

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

Hello:

I am writing this to voice my opposition to the application to stop public access to the Elbow River. It seems to be a selfish attempt to privatize a provincially mandated public road allowance. My family, friends and I have enjoyed this access point for a number of decades and I have personally seen the ability to gain access restricted more as time has passed. This one of the only public access points to the river and closing it would allow the landowner exclusive rights, and from what I have seen the use of ATV's and the resulting damage to the riparian area will be the result. On my last visit the landowner seemed to be patrolling with his ATV and had allowed his friends to drive their vehicles to the river's edge. On the other hand, those of us that walked approximately 1 km to the river did either on foot or by bicycle, which allowed us to see the cow moose and her calf. Which ran away when the noise of the ATV became noticeable. It is a park-like setting and perhaps that is what it should be.

Sincerely;
Vic Urban

From: [JULIA Vysniauskas](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application number PL20210092 Division 3
Date: Monday, July 12, 2021 1:32:16 PM

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

Attention; Robyn Erhardt

RE; To close a 1.60 hectares portion of government-owned road allowance to be consolidated with the adjacent parcel to the west located at NE 11-24-3-5.

July 12, 2021

I am responding to the notice received from Rockyview County mentioned above.

I am located in the ¼ section west of the Remington property (NW1/4 11-24-3-5). We live at this location and maintain a horse boarding facility. Our property also has the Elbow River running thru our ¼ section and Springbank Creek that empties into the Elbow River. I have had several meetings with Mr. Ryan Remington and heard his reasons why he wants to consolidate.

I am in total agreement with Mr. Remington and with his concerns, namely trespassing, property liability, littering and the ongoing safety concerns of campfires and letting off fireworks. The valley could easily get torched with individuals having no respect nor understanding of how sensitive the natural surroundings are.

I too have these same experiences with trespassers yet my situation is compounded with the fact that I have horse pastures that individuals with loose dogs have cut thru and chased the horses. (this is private land that they cross in order to access the river).

We have posted signs of private property, no trespassing only to have them removed by trespassers and inconsiderate individuals thinking about their own entitlements. These problems are growing due to the ever expanding developments allowed by council. Little consideration is given to the existing land owners and their safety and the safety of their animals. Cutting down fences that is private property is unacceptable. Myself and my family, just like my neighbor, Mr. Ryan Remington purchased properties on the river knowing very well that we could run into these issues. We bought these properties to get away from city living, a little piece of quiet. Little did we realize that we wouldn't have support from council to protect us or help resolve these type of ongoing situations. Unlike Mr. Remington, I have chosen to call the RCMP numerous times because I was verbally threatened on my own property by trespassers telling me of their rights. Just like my neighbor we are feeling threatened by individuals who feel some sense of entitlement to access which ever way they wish.

With the ever growing problems of trespassing, council should allow the government-owned road allowance to be consolidated with the adjacent parcel. This change NEEDS TO HAPPEN .

Thank You,

Julia Vysniauskas

Owner - Kestrel Ridge Farm



From: [Kirk Wilson](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Road closure
Date: Monday, July 5, 2021 1:44:44 PM

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

Access to the river is a key and vital aspect of our communities recreation. It is a quite spot for the community to walk, play in the water and enjoy the ambiance.

It also provides a variety of wading pools for our children. This is a hidden treasure as not many are left due to developers.

Please consider allowing access for not the community at large bit also for the new development

Kirk Wilson


Sent from my iPhone

From: [Shelley Willson](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Opposition to application to close River access in Springbank
Date: Tuesday, July 6, 2021 1:37:43 PM

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

Dear Rockyview County Planning Dept,

I am writing to express my opposition to the application before you that would end the road allowance at the south end of Range Road 31. This is number PL20210092, File Number 04711004. This public road allowance has for decades provided recreational access to the Elbow River for Springbank residents.

I am a resident, taxpayer and landowner at Panorama Ridge (31A), just north of the area in question.

The reason I oppose this application is that this is one of the very few access points to the Elbow River in Springbank. We and others we know use this access regularly for riding our horses and dog walking.

Unlike the city, Springbank has very few paths or parks. Paths, recreational areas and parks in a neighborhood positively affect quality of life, safety of cyclists/pedestrians, and property values. Therefore, the few recreational areas we do have, must be safeguarded.

Specifically, in my view this RR 31 River access should be preserved so that present and future residents may access the river in our community without having to own land in the planned adjacent Swift Creek development.

I request you to reject this application and trust others will add their voices to same.

Yours truly,
Shelley Willson
244098 Panorama ridge SW
(Springbank)

INFO FROM ROCKY VIEW FORWARD

Greetings:

Range Road 31 Road Closure Application

We want to alert people to an application to close the road allowance at the south end of Range Road 31, north of the Elbow River. This road allowance is one of the few

access points in Springbank to the Elbow River.

Administration is seeking preliminary comments on this application. The application is being made by Remington Development Corp, the owner of the 124-acre parcel immediately west of the road allowance. The intention is to consolidate the 3.96-acre road allowance into this parcel. This consolidation will remove public access on the road allowance. It is our understanding that Remington Development has indicated that it has no interest in maintaining a public right of way access to the River.

The 124-acre parcel is the bulk of Cell C in the Montebello concept scheme, under which the Swift Creek and Windhorse communities were developed. In the concept scheme, access to Cell C was through an easement agreement at the south-east corner of the Swift Creek community. This easement appears to still be in place on the land title for the Remington Development parcel, which raises doubts about the applicant's assertion that the road closure is necessary to ensure future legal access to its parcel.

Administration has circulated the application information to its standard circulation area. However, because the application will close river access, the impact of the road closure will be much broader than the immediate neighbourhood.

If you would like to comment on this application at this stage, comments should be sent to Robyn Erhardt at rerhardt@rockyview.ca. Comments are due by **Monday, July 12th** and should refer to Application Number PL20210092 and File Number 04711004.

The public hearing for this road closure application has not been scheduled. We will let people know once that happens.

Rocky View County Is Seeking Your Input

The County is asking for peoples' input on the question "How Are We Doing?" The County's information on this initiative can be found [here](#).

They are looking for residents' feedback on County programs and services as input in developing priorities and plans for 2022. They are asking for feedback on where the County is doing too little, too much, and/or just enough.

This is an opportunity to give the County your opinion on how you think they are doing – whether you think the County is focussing its time and resources on things that matter.

To be incorporated into Administration's planning cycle, comments need to be sent inbefore noon on Wednesday, July 14th and should be emailed to questions@rockyview.ca with "comments for 2022" in the subject line.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,
Rocky View Forward

June 28, 2021

Robyn Erhardt
Rocky View County Planning Dept.
Rocky View County, Ab T4A0X2

Re: Closure application PL20210092

As a taxpayer and landowner in the vicinity of this application, I would like to be on record as being **OPPOSED to this closure and consolidation** for a variety of reasons.

- 1) The public access to this 'road' area is used only by foot traffic and has not seen overuse or abuse. Many of the residents in the area enjoy walking to the river this way and often pick up trash or other items that may have blown into the area.
- 2) It is surmised that since it is a developer that is requesting this closure, the ultimate plan would be to build on the lower flood plain that was completely submerged during the 2013 flood. I will also go on record as opposing any future development and building on this land. (One would likely try and make the argument that it won't flood since the Springbank dry dam would protect it, but that whole project is another horrible idea that government is ramming down the throats of Springbank residents.)
- 3) Most of us have opposed development of the Springbank Creek headwaters drainage some years ago and feel there needs to be wild space left for the floral and fauna in the area. The city is experiencing difficulty with coyotes in part due to the lost of their habitat. We would like to avoid these problems here.

Please feel free to contact me if you need other information.

Sincerely,
Janice P. Wittstrom
MRU Geology Hazards & Disasters Instructor (retired)

2 Springshire Place
Rocky View County, T3Z 3L2
[REDACTED]

To Whom It May Concern:

Re: Application to close the government-owned road allowance located at the southern end of Range Road 31 in Rocky View County (PL20210092)

For Consideration and assessment by Council:

Our family has recently purchased 22 Swift Creek Place. Our property abuts Range Road 31 where it turns to gravel and becomes a walking path down to the Elbow River. I understand that this land is currently owned by the government and is a public road allowance. There are currently two applications for Road Consolidation with respect to Range Road 31 (RR31). PL20210092 and PL20210118 that I am aware of. I am in strong opposition to application PL20210092 for the reasons listed below.

Process: There appears to be reason to dismiss and/or withdraw application PL20210092 as follows:

"A current copy of the applicant's certificate of title (which proves ownership of the land adjacent to the road allowance)" (From the PDF document titled, "Rocky View County Road Closure Application Requirements and Process Information" point 1 bullet point 4

<https://www.rockyview.ca/Portals/0/Files/Roads/Road-Closure-Information.pdf>)

Application PL20210092 does not in fact own the property north of the lower quarter section and therefore that portion of the application is not adjacent to the applicant's property and should be excluded from the application at minimum, or more properly, the application should be denied altogether for process error as it never should have been approved for dissemination as applied.

From the same document noted above, (<https://www.rockyview.ca/Portals/0/Files/Roads/Road-Closure-Information.pdf>) Number 2 states, "Administration will review the Road Closure application and once the application is reviewed, administration will prepare letters and packages for circulation to agencies, adjacent landowners and internal departments notifying them of the road closure and requesting their comments back in writing. Staff is required to circulate for 30 days."

It seems that the application was received, but not properly reviewed as it includes lands not adjacent to the applicant's property and should have been denied for circulation at this point.

Further down the webpage at <https://www.rockyview.ca/road-closures-allowances> in a section titled, "Road Allowance Purchase Process" point number "2" states, "The applicant must be adjacent to road allowance or road plan." Again, the county and provincial owner of the land make it clear that the application must be adjacent to the land being applied for. Again, I note that the application is applying for land that is not adjacent to the applicant property. It is clear in numerous locations that this is not allowed by regulation.

Point "3" in the same location states, "Engineering Services reviews the application for missing information, evaluates the impact on adjacent properties, considers comments made from circulation to other agencies, and assesses the project's compliance with the County's Land Use Bylaw." This appears to have been done in error as the evaluation on adjacent properties is impactful as the application is seeking to gain land it is not adjacent to and is in fact adjacent to at least 3 other land owners (Lot 47, Lot 48, and a 10 acre parcel with existing easement for access to applicant property titled "Area A, R/W

8410951" in the northern section of which the applicant's land does not touch at all. This is out of compliance with the County's own regulations and written and published information.

When a Road Consolidation for Closure application is presented normally not all the land would be adjacent to the property owner applying, as there will in most cases be another property owner adjacent to the applicant land on some side. In this case, however, the application is applying for land that does not border the applicant property at all. It borders three separate properties (Lot 47, Lot 48, and Area A) and the Crown Land/RR31 Road itself. As a process, therefore, this would likely need to be two separate applications. The first that in fact borders the applicant property (the southern quarter section Plan 0613116 Block 3 Lot 1 and Plan 0210921 Block 1 Lot 1) and when/if granted, a separate new application for the northern portion that borders the three other properties and then the NEWLY granted titled property. This NEW land grant is what would be considered the adjacent property. (I would suggest going further, however in that the application would need to be joined by Plan 0613116 Block 3 Lot 1 in order to be technically correct as the application as presented only adjoins the RR31 Road allotment up until the division of the Homestead section Block 3 Lot 1.)

Redundant application: Application PL20210092 appears to be wholly unnecessary:

On document PL20210092 Engineering Services Application for Road Closure, Opening, and/or Lease dated May 19, 2021, applied for by Mike Brander, the reason for the application states that the reason for the application is that "Doing this will ensure this lot has legal access to RR31 in the future." (Attached)

This lower quarter section of land (Plan 0210921, Block 1, Lot 1) already has permanent access to RR31. There was a registered easement on the 10-acre section north of the applicant quarter section. Additionally, this easement was the matter of an already settled court decision. This easement (071575462) and subsequent judicial review grant the owners, and all future owners including subdivided ownership, sole, exclusive and perpetual right to gain and have access to and egress from Plan 0613116 Block 3, Lot 1 and Plan 0210921, Block 1, Lot 1 (the applicant referenced lands). This easement was adjudicated, and Justice Rooke rendered his decision in February of 2004. Justice Rooke did not narrow the scope of the easement and it currently, and without ability for appeal as time has passed, granted a very broad interpretation of the easement for the grantee of the easement (the applicant). (Easement attached, Justice Rooke Decision attached)

Given the above information, the application is specific in stating the reason being access to RR31. The applicant has permanent and perpetual access to RR31 currently and in perpetuity already. This application is redundant and therefore should be dismissed. Access is access, and it is already granted.

Adverse community affects: There are negative impacts on the community related to application PL20210092:

Notwithstanding the previous technical reasons for dismissing application PL20210092, there are also community adverse affects to granting the application. Currently it is used and accessed by many nature enthusiasts recreationally. It provides access to the river and an enjoyable walk for children, pets, and the community at large. This is the only place the public has access to the river in the area. Furthermore, between Calgary and Bragg Creek there is no other access for pleasurable enjoyment of the public lands and the Elbow River. This property should continue to be under the purview of Rocky View, and

accessible for all residents of the county and local communities. I would hope, given the push for land preservation and natural resource protection in Alberta, that the county might zone this access officially for use by pedestrians and terrain cyclists should it decide to dismiss/withdraw the road allowance.

I understand there is also an additional application for the same/similar lands (PL20210118) though I have not received the letter of circulation regarding it yet. In its application there is a restrictive covenant regarding motorized vehicles and an easement for public access. I support this application over the previous (PL20210092) because it allows for the public access, however, I would prefer that all applications regarding this land be dismissed/withdrawn and for the county to rezone this land as Public Access County Property for the access and enjoyment of the public. I have seen many signs throughout the county of such land and believe this section of RR31 to be perfect for such identification as a pedestrian pathway in the County planning documents. Providing public access to Crown Land, creeks and the River should be paramount for such a growing and developing county such as Rocky View. To take that away from the public is a disservice on the part of the County.

In closing the land to private ownership in application PL20210092 there will be adverse health and safety issues related to river entry in cases of emergency. This is the only public access to the River between Calgary and Bragg Creek as noted above. As such, closing it to private property ownership makes search and rescue operations more complicated and time consuming. Should there ever be an issue with people or wildlife in distress in the river this would be an easily accessible emergency service entry point, and in fact the ONLY publicly owned entry point between Calgary and Bragg Creek within the County. To close this to private ownership puts lives in peril.

There is a Creek and the Elbow River at the bottom of the RR31 road allowance. The province owns the water way, shores and beds of each. The Elbow River is a navigable water in Alberta. It is approved for use by canoe, raft, kayak and tube. The road access allows for such recreational use. Additionally, closing it off is notably contrary to current law as I understand it. The purpose of the Water Act states, "The purpose of this Act is to support and promote the conservation and management of water, including the wise allocation and use of water, while recognizing (a) the need to manage and conserve water resources to sustain our environment and to ensure a healthy environment and high quality of life in the present and the future." Taking this land away from dozens of nearby homes amounts to taking away a high quality of life in the present and future without a doubt.

Finally, there will be impactful property value loss to all homes in the community. MPAC should be called for decreasing reassessments due to substantial loss of access to recreation lands and public waterways. Community access to the Creek and River will no longer exist and that is a substantial selling point when it is walkable from at least 5 communities in the immediate area.

It is the role of this council to be "decision-makers concerning land, species, human settlement, natural resources and the environment;" and "taking account of and responding to the cumulative effect of human endeavour and other events." according to the Alberta Land Stewardship Act. The application PL20210092 will have impact upon land, species, human settlements, natural resources and the environment so I urge the council to weigh this application very carefully given the unique nature of the access to the Elbow River and the surrounding well-established communities, and the overall cumulative effect this application has. For the many reasons noted above, the Council should oppose and dismiss the Road Closure for Consolidation application PL20210092 as it is redundant and unnecessary, there

appear to be sections of consolidation that do not meet the rule for application itself, and the negative community impact it would have. Please note and consider our opposition.

Sincerely,

Sharon and Greg Woynarski

22 Swift Creek Place

From: [Susan Zheng](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - River Ridge Update on Road Closure Application PL20210092
Date: Tuesday, July 6, 2021 8:32:29 AM
Attachments: [Landowner Circulation Map.pdf](#)
[PL20210092 - Agency Circulation Package.pdf](#)
[PL20210092 - Adjacent Letter.pdf](#)

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

Hi County officer,

My name is Susan Zheng and my home address is: 10 swift creek place.

I strongly disagree the plan - PL20210092 which close the access to the Elbow River for public. As a residence in the area, we use the road to the river quite often and it is the only access. County should not give the permit to one land owner and affect many other residence's right to use the road.

Please veto the application for public's interest.

Thanks
Susan

From: [TRACY BERGEN](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092 File Number 04711004.
Date: July 9, 2021 4:14:42 PM

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

To whom it may concern,

I am submitting my opposition to the above request to remove our ability to access the river by allowing this request to sell the road allowance to Remington development Corp.

As per below it appears the already have an access to this parcel of land. And all the proposed application would really do is remove any ability of the surrounding Springbank residences to access the river. This is used by us all, it's a place to walk, take children fishing or swimming take pets etc. It is a part of why we choose to live in this community. It has been used by residence for 40 plus years parents, children, and grandchildren. What purpose does this serve?

The application is being made by Remington Development Corp, the owner of the 124-acre parcel immediately west of the road allowance. The intention is to consolidate the 3.96-acre road allowance into this parcel. This consolidation will remove public access on the road allowance. It is our understanding that Remington Development has indicated that it has no interest in maintaining a public right of way access to the River.

The 124-acre parcel is the bulk of Cell C in the Montebello concept scheme, under which the Swift Creek and Windhorse communities were developed. In the concept scheme, access to Cell C was through an easement agreement at the south-east corner of the Swift Creek community. This easement appears to still be in place on the land title for the Remington Development parcel, which raises doubts about the applicant's assertion that the road closure is necessary to ensure future legal access to its parcel.

Tracy Bergen
47 Springate Estates.

From: [Joe Doolan](#)
To: [Robyn Erhardt](#)
Cc: kevin.hansen@rockyview.ca; [Leslie Fitzgerald](#)
Subject: [EXTERNAL] - Re: Application to close portion of government-owned road allowance adjacent to parcel at NE-11-24-03-05
Date: June 23, 2021 8:09:49 AM

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

Robyn. Erhardt:

We are in receipt of your letter of June 18, 2021 advising of this matter.

It would be helpful if you would disclose further particulars of the rationale for this application. Perhaps you are unaware or not obliged to provide further information under the governing legislation, in which case it would also be helpful if you would encourage the proponent to engage stakeholders in the vicinity in a communications outreach. This has the potential of being the beginning of larger subsequent events of which residents of surrounding areas ought to be fully informed.

While this road is essentially a dead end, it does provide foot access to the Elbow River to residents of the area as well as others for recreation purposes. If this closure proceeds, will this mean that public use will be prohibited? As residents of River Ridge Estates, we do not want to see increased vehicular traffic in the community or trespassers cutting through properties to get to the River as a result of this closure if approved.

As property tax payers in Rocky View County, we would like your assurance that the applicant is prepared to pay fair market value for the property and that there is a generally accepted process for determining such.

Without a better understanding of the intentions of the applicant, we do not have sufficient information to advise that we will not object to this application proceeding.

Evelyn & Joe Doolan
30176 River Ridge Drive
Rocky View County

From: [Will McHardy](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Application PL20210092
Date: July 12, 2021 2:29:24 PM

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

To whom it may concern,

I am writing this letter as a concerned citizen of River Ridge Drive regarding Application PL20210092 to block road allowance and stop public access from the end of Range Road 31 to the Elbow River. Our community has peacefully and respectfully utilized these paths to access and explore our beautiful backyard – a rare feature of neighbourhoods near urban centres. There are residents of this community who have grown up playing at the River, and who now have children who enjoy the same. Cutting off the community path down to the River will not stop residents and others from accessing it, but rather will prevent them from safely accessing it. If the County were to permit this application, it would most definitely lead people to attempt to access the River that they have been visiting the entire time they have living in this community – whether that be six months or sixty years – in a significantly more dangerous manner. It would be irresponsible and careless of the County to close the only existing access path, especially without providing alternate route to ensure community safety. Telling kids in this neighbourhood that the path is closed will surely only lead them to attempt to access it by unapproved and potentially unsafe means. Furthermore, the land below the hill had been deemed by the Province and County to be flood plain unsuitable for development – as was drastically evidenced during the 2013 Alberta Floods. This development is not only an imposition, but an unsafe one.

We, as a community, sincerely hope that the Rocky View MD will make the responsible decision and reject Application PL20210092.

Sincerely,
McHardy-Sebastian Family
30205 River Ridge Dr.

From: [Omair](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - PL20210092
Date: July 5, 2021 8:31:26 PM

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

Dear Sir/madam

I live at 29 Swift Creek Green, Calgary Alberta T3Z 0B6 and take note of the above notification.
I would like my firm objection noted to the above application.

Kindly acknowledge receipt of my email

Regards
Dr O Siddiqui

Sent from my iPhone

From: [Scott Stoness](#)
To: [Robyn Erhardt](#)
Subject: [EXTERNAL] - Re: Road Closure for Consolidation PL20210092
Date: June 28, 2021 4:47:57 PM

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

Good Afternoon, I would like to file a vehement objection to the proposal that I received in the mail, regarding the moving of PUBLIC LANDS to a developer and GIVING that land to the adjacent property.

This access road to the river, belongs to the residents of Alberta, and to suggest passing over this valuable road allowance to a developer, is preposterous!

My children have used this access to go enjoy the river with their friends, they use it responsibly, and this access must remain for future generations.

Please add my family to the list of people opposed to this ridiculous proposal.

Kind regards,
Laurel Stoness

9 Swift Creek Green
Calgary, Alberta T3Z 0B6


From: [Lori Unger](#)
To: [Robyn Erhardt](#)
Cc: [Chris Unger](#)
Subject: [EXTERNAL] - Road Allowance, Application PL20210092
Date: June 29, 2021 4:51:23 PM

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

Robyn,

I am writing to you to express our disapproval of the sale of the government-owned road allowance to Remington Development. As a residents of Swift Creek Estates, our family strongly values the 12 month access to the river and surrounding nature trails. This is the only access point to the river and by cutting it off, you are eliminating one of the main assets of living in Rocky View County, exploring and enjoying nature.

We vehemently oppose the sale of the 1.60 hectares of government land to a private party.

Regards,

Lori and Chris Unger

42 Swift Creek Pl

[Lori Unger](#)



From: [Debbie Vickery](#)
To: [Robyn Erhardt](#)
Cc: [Debbie Vickery](#)
Subject: [EXTERNAL] - Application Number PL20210092 and File Number 04711004.
Date: July 6, 2021 11:10:51 PM

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

Firstly,

It never amazes me how Springbank does not share any major changes with the people who live in Springbank. Springbank is not that large an area and we all live every where when we are biking, walking, running, so to not include all residents when there is an application that will change Springbank for ever is not right!

We do not want to see the right of way handed over to a large developer. That land should be used for accessing and developing pathways along the river for all of the tax paying residents that live in Springbank. This piece of land to access the river in the area is very valuable! Rockyview should be actively planning pathways along the river and connecting Springbank Communities! We are a very large community of cyclists, runners and walkers, but How many connecting pathways do we have???? Why are we having recreation mixed in with the Automobile? We have the land, and we have the skill so lets start and work on moving forward in the next 50 years to at least complete the River path and connect communities that lead off from the river.

Thanks for listening and would appreciate taking the information for development of Springbank!

Deb

Debbie Vickery

Sent from my iPad

If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..

Michelle Mitton

From: Catriona Chorney [REDACTED]
Sent: July 4, 2022 7:26 PM
To: Legislative and Intergovernmental Services
Subject: [EXTERNAL] - OPPOSE BYLAW C-8312-2022
Attachments: Letter of concern re RVC App PC20210092.pdf; Letter of concern re RVC App PL20210118.pdf

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

Hello,

I am writing to OPPOSE Applications PL20210092 (04711004) and PL20210118 (04713039), both of which seek a road closure and consolidation of the road allowance south of Range Road 31 and extending South to the Elbow River.

I wrote and sent opposition letters last year and they still stand. They are attached again for your convenience. I did notice a typo in the postal code on them and the correct one is below.

I still use this road allowance path every week to access the Elbow River valley for my (and my dog's) enjoyment. Many of my neighbors also do and we are responsible visitors.

I think it is critical for Rockyview County to protect public access to public land and I absolutely oppose the privatization of this river access.

Thank you,
Catriona Chorney
RVC Resident and property owner
38 Swift Creek Place
Calgary, Ab
T3Z 0B6

38 Swift Creek Place
Calgary, Alberta, Canada
T3Z 2L9

Attn: Planning Policy, Rocky View County

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

To Whom it may Concern:

I am writing to object to planning application number PL0221092 to close a section of the government owned road allowance and consolidate it into the land to the West.

I live just down the street from this road allowance and use it consistently for access to the natural beauty of Rocky View County (RVC), to go on walks with my dog, to improve my physical and mental wellbeing, and connect with the environment around me. Losing this public land and access to the Elbow River would be losing an area treasure.

This road access is the only access to the Elbow River within walking distance of my home and is one of the reasons I enjoy living here. I firmly believe in public parks and public land access and believe this connects people with the environment and history of their area. I've used this public right of way pathway in all seasons, in all weather. I've returned with 3 pounds of mud on each boot, I've witnessed the blooming of the first wild roses of the year here, I've turned around a couple times when the mosquitos were out of control or the puddles across the path were higher than my rainboots. I've huffed back up the hill in 30C and even run up and down it up to 10 times in a row to train for hiking trips in the mountains. With family, I've played at the water, crossed the ice in winter to discover the frozen wilderness at the Elbow River, and we've learned about the plants and animals in our area. We've watched muskrats and startled migrating geese resting in the water. Today I ran into a boy and his Grandma fishing. It's a precious multi-use area that provides all sorts of benefits to nearby residents. Never have I crossed the fence into the applicant's land and the most worrying animals I've seen to date are the dogs coming from the applicant's land (that thankfully usually stay on their side of the fence).

This is one of the two places (the other being the park land at the West side of Swift Creek) where I can take my dog for a great off-leash tromp. I'm at one of the two pretty much daily. They are both treasures to be protected by the County. County rules allow off-leash dogs under control and I always respect these rules and enjoy the areas, often meeting neighbours and their pooches.

My family definitely objects to the application for a private party to take over and close off the road allowance. Ideally, the pathway would be officially improved and part of RVC's plan for the future:

Vision

Rocky View County's diverse network of parks and open spaces are accessible, connected, inviting and safe. They enrich our quality of life through natural area preservation, education and partnerships while offering exciting recreational opportunities. They both connect and cultivate our communities.

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/RVC-Parks-and-Open-Space-Master-Plan.pdf>

The space definitely meets the spirit of the plan, creating active areas for residents of RVC to participate in their community.

Thank you for considering my opinion.

Sincerely,

C Chorney

Catriona Chorney

Swift Creek Resident in Rocky View County

From: [Colleen Nazarchuk](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - BYLAW C-8312-2022
Date: July 12, 2022 11:28:30 AM

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

Please accept this email notice as opposition to the proposed Bylaw of closure of government road / path off RR31 leading to the Elbow River.

We have resided in Grandview for the past five years and thoroughly enjoy our walks to the river along a raw trail network all seasons of the year.

My daughter, who is now a young teen, enjoys the nature exploration with our dog, and for that we are very grateful, especially these days when it can be challenging minimizing their online activity!

Why do We oppose this? This is the only access point that people of this community have to access this special area.

Kind regards,

Colleen, Jeff and Lillia Nazarchuk
31151 GrandArches Drive
T3Z 0A7

Sent from my iPhone

From: [David Quinn](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - BYLAW C-8312-2022
Date: July 13, 2022 2:03:07 PM

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

Rocky View County Council

OPPOSED

The proposed arrangement by Ryan Remington to take land from the public for personal, (and future corporate) use is wrong on so many levels.

Eliminating access to the Elbow River (federal defined Navigable waters) for the public on the existing "public" Road Allowance land would deny rights of all Albertans of use of public river lands.

Future development of the existing Remington held lands with the desired road allowance lands would prevent access to north side of the Elbow river in the area, which has essentially no egress from Highway 22 to new construction of Calgary Ring Road, some 25 km +/-.

Council, Protect the Rights of All Albertans and Canadian's and,

OPPOSE This Bylaw.

David Quinn

30284 River Ridge Drive

Calgary, Alberta

T3Z 3k9

Lot/Blk,Plan # 45-9212151



Michelle Mitton

From: Dean Schultz [REDACTED]
Sent: July 4, 2022 4:29 PM
To: Legislative and Intergovernmental Services
Subject: [EXTERNAL] - BYLAW C-8312-2022

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

We are opposed to the proposed bylaw, for the following reasons:

Per Rocky View County's website, "A road allowance is land where a public road could be constructed if the need arose."

- a. As the future is unknown and unknowable, it seems prudent for the County to keep a road allowance that can provide public access into this riparian area. There is no mention of a corresponding land swap/sale to create an alternative road allowance for future public access to this area. Indeed, the applicant, having an interest in Remington Development Corp., has indicated to area residents that if their application is approved, the land would become private property and all access to the river would be blocked. The problems associated with the removal of community access to parklands are currently highlighted by the Haskayne Legacy Park situation (<https://calgaryherald.com/news/local-news/a-shame-philanthropist-laments-lack-of-access-to-city-park-he-funded>). In the future, it's possible that this riparian area could be designated parkland (or some other form of protected area), therefore the closure of the road allowance does not serve the public interest.
- b. Our provincial government has referenced riparian areas as "among the most productive and valuable of all landscape types." (www.alberta.ca/Shorelands). This perspective is shared by several communities (River Ridge, Wind Horse, Swift Creek, Spring Gate and Springshire) that border or have close proximity to the riparian area and utilize this road allowance for legal pedestrian access to the area. Additionally, many non-residents use the road allowance for legal pedestrian access to the river. These riparian lands play an important part in developing and maintaining community relationships. Several Rocky View County public area signs carry the slogan, "Cultivating Communities"; it seems congruent that the County would not approve a bylaw that would do irreparable harm to such an important aspect of our communities.

Dean and Fran Schultz
30246 River Ridge Dr. T3Z 3L1

Sent from [Mail](#) for Windows

From: [Deborah Teale](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [DAVE SIKORSKI](#)
Subject: [EXTERNAL] - BYLAW C-8312-2022 Also of BYLAW C-8313-2022
Date: July 13, 2022 4:03:35 PM
Attachments: [Range Road 31 Road Closure Application DS-1.pdf](#)

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

Dave Sikorski
Deborah Teale
30181 River Ridge Drive, Rocky View County, Alberta T3Z 3L1

Our submission which is attached as a PDF file applies to both BYLAWS C-8312-2022 and C-8313-2022.

Sincerely
Deborah and Dave



Range Road 31 Road Closure Application

Regarding an application to close the road allowance at the south end of Range Road 31, north of the Elbow River: this road allowance is one of the very few public access points from River Ridge Community the Elbow River.

Our home is located at 30181 River Ridge Drive as such we are directly impacted by this application and pending closure of one of **'limited'** access points to the Elbow river valley in our community, due in general to the steepness of the escarpment and existing local properties lining the top of the ridge. The public road allowance at RR31 is used by members of the community of River Ridge, Springbank residents and also the public at large for accessing riverbanks/trails, boating, fishing etc as well as being a well shared path for a wide variety of local wildlife. This includes an abundance of deer, moose, bear, occasional cougar, fox to mention a few as we have observed over the years.

Our home property backs onto the Elbow River escarpment about halfway down (east) River Ridge Drive from RR31 and has a unique feature. A natural trail which is one of the very few that is walkable is accessed through our property generally with our permission by local residents. However, there has been trespassing at various times of the day and night by non-residents that will undoubtedly increase if RR31 allowance is altered or closed from its designated public use. For example, we have reported where vehicles from outside River Ridge were parking on the cul-de-sac and groups were trespassing through the neighbours and our properties without permission to access the trail. During the extra warm summer of 2021 this was additionally complicated, for example, as there were campfires being lit during the county-imposed fire bans.

Remmington's history suggests their long-term motivation is fundamentally towards development and exclusivity. They already have road access through their own property from RR31 but appear to want more at the expense of the community and the public at large.

We are determined to prevent and categorically reject the closure or restricted use of public access on the RR 31 road allowance. What is public now should remain so.

Deb and Dave Sikorski
30181 River Ridge Drive
[REDACTED]

Michelle Mitton

From: D.J. LeDrew [REDACTED]
Sent: July 6, 2022 3:45 PM
To: Legislative and Intergovernmental Services
Subject: [EXTERNAL] - BYLAW C-8312-2022, BYLAW C-8313-2022

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

Attention Council,

I would like to oppose both proposed Bylaws, C-8312-2022 and C-8313-2022. My reason being is that I like the use of the river access, and prefer that everything be left as is.

Kind Regards,

Dermott LeDrew
30279 River Ridge Dr.
Calgary, Alberta
T3Z3K9

From: [REDACTED]
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - Legislative Services BYLAW C-8312-2022
Date: July 11, 2022 7:01:48 PM

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

To: Legislative Services re: BYLAW C-8312-2022

Since I will be affected by the proposed bylaw C-8312-2022 please make sure that my comments in my email dated August 4, 2021 below are noted at the Wednesday, July 20, 2022 hearing. In no way do I want to see Mr. Remington's application approved.

Thanks,
Don Rae
32 Grandview Place

From: Don Rae [REDACTED]
Sent: August 4, 2021 8:35 PM
To: Robyn Erhardt <rerhardt@rockyview.ca>
Subject: Re: Application #PI20210118 to close 1.60 hectares of road allowance and consolidate with parcel to the east

Hi Robyn,

Here are my comments on this application:

1. I believe that if Rocky View County has the will to acquire the 1.60 hectares of the Range Road 31 road allowance, it should. Please consider the Swift Creek HOA proposal.
2. I believe that if Rocky View County does not want to acquire the road allowance land it should stay in the hands of the provincial government.
3. If neither of the above is doable I recommend that the Glenn Carbol application be preferable to the Remington application since Joyce Chung Li Chu is willing to allow the public access to the road allowance, if such is acquired.
4. In any case I want to see the Remington application denied since this would eliminate any public access to the Elbow River.

Often my family and I enjoy walking down the Range Road 31 road allowance to the Elbow River. I know that many of my neighbours do the same thing. It would be very unfair to the local communities to eliminate that access.

Thanks,
Don Rae
32 Grandview Place

From: [REDACTED]
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - Fwd: PI20210092 PI20210118
Date: July 12, 2022 2:33:44 PM
Attachments: [road .pdf](#)

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

Eric Bergen
Broker Owner



Begin forwarded message:

From: eric bergen [REDACTED]
Subject: PI20210092 PI20210118
Date: July 12, 2022 at 2:30:33 PM MDT
To: legislativeservices@rockeyview.ca

Please see attached in regards to road closure

Eric Bergen
Broker Owner



Eric and Tracy Bergen
47 Spring Gate Estates
Calgary, AB T3Z 3L2

Friday, July 12, 2022

Attention: Planning Policy
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Objection to Bylaw C-8312-2022 and Application Number PL20210092 Division 3

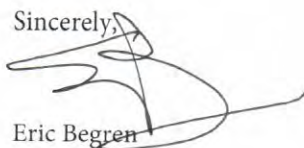
To whom it may concern,

Please accept this letter as our formal objection to Bylaw C-8312-2022 to close the +/- 1.6 hectare portion of government owned road allowance that provides access to the Elbow River to the residents of Alberta.

As a family of 5, we frequently use this public land and right of way, to access the Elbow river where we enjoy time together, promote outdoor physical activity and receive the mental health benefits of the pristine Elbow river and its surrounding valley.

The application by Mike Brander and Ryan Remington of Remington developments is intended for their sole benefit and disregards the significant and numerous negative impacts to the surrounding communities and every other Alberta resident. Please, on behalf of my family and many others, do not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Bergen', with a stylized flourish extending from the end.

Eric Bergen

47 Spring Gate Estates
Calgary, AB T3Z 3L2

From: [Joe Doolan](#)
To: [Althea Panaguiton](#); [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - Bylaw C-8312-2022- A Road Closure And Consolidation Bylaw of Rocky View County, Application # PL 20210092 (04711004)
Date: July 13, 2022 2:57:18 PM


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

We are in receipt of your letter dated June 24, 2022 regarding a public hearing on July 26, 2022 in regard to this matter (Brander/Remington). We also reference a near identical application (Carbol/Chu) to be heard on the same date,, on which we provided comments to you on June 28, 2022.

It is unfortunate that residents of Rocky View County do not have access to the staff final report regarding the said lands which you earlier indicated will be posted on your web site 1 week before these hearings. Having said this, & as today is the deadline for submissions, we are left with no alternative but to oppose both applications. This area is one of the few public access points to the Elbow River in the general vicinity & complete closure will obviously inhibit citizens of Alberta from enjoying the recreational opportunities presented. Additionally, such closure will increase the likelihood of public trespass through the adjacent community of River Ridge Estates where we are residents.

Specifically regarding Brander/Remington, we recall that the Montebello Conceptual Plan provides easement access to the property to the west of the lands in question, provided for through existing adjoining communities. There therefore is no legitimate reason to be seeking this partial closure if the rationale is to upgrade private access to the lands to the west in contemplation of future development.

Evelyn & Joe Doolan
30176 River Ridge Drive
Calgary T3Z 3L1



From: [Leslie Fitzgerald](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - OPPOSITION to Proposed Bylaws C-8313-2022 and C-8312-2022
Date: July 12, 2022 4:26:49 PM

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

Dear Rocky View County and Council,

Our family (25-year residents of River Ridge Estates in Springbank) opposes both proposed Bylaws as indicated above.

We disagree with any individual landowner adjacent to the government road allowance having the right to purchase this important right-of-way with access to the Elbow River. We strongly believe that RVC should take whatever steps are necessary to protect this recreational pathway now and in the future.

Should this right-of-way be closed due to the successful Bylaw applications, our community of River Ridge Estates could suffer many negative consequences. For example - increased vehicle and foot traffic by those seeking to gain river access, trespassing and other potential crimes are of great concern to residents of River Ridge.

We urge RVC council to consider the many negative ramifications should one of these proposed Bylaws be approved. RVC should ensure that all citizens enjoy the right to access the Elbow River at this location for years to come.

Sincerely,

Greg and Leslie Fitzgerald
30192 River Ridge Drive
Calgary, Alberta
T3Z 3L1

July 4, 2022

RE: **Bylaw C8312-2022 Road Closure (Brander) PL20210092**
Bylaw C 8313-2022 Road Closure (Carbol) PL20210118

My husband and I are **OPPOSED** to the Brander (for Remington) request to consolidate the RR31 government access road with private land. This developer does not need to close this access to the residents of the area who enjoy being able to have access to the Elbow River via this pathway. While he does not state what his objective is for this closure most likely it is to gain a roadway to develop the northern flood plain on the Elbow River. Development of a floodplain is foolish at best regardless of the supposed "saving grace" of the Springbank dry dam project.

The pathway to the river is enjoyed by many of us in the area as a place to hike, observe wildlife and access the river for fishing or photography. Please do not grant this consolidation closure.

The **BEST SOLUTION** is for Rocky View County to remain in perpetual control of the RR31 extension in this area since it serves as a much needed recreation route and is in keeping with the overall recreation needs of this part of the community. **This is the solution for the 1.60 hectares in question that we strongly support.** (We will oppose any development of the floodplain Green Space along the northern edge of the Elbow River in the future.)

However, if the councilors feel yet another public area needs to be sacrificed to private control then and only then would we support consolidation with the Carbol request.

Janice and Martin Wittstrom
2 Springshire Place
Calgary, Ab T3Z3L2 (Rocky View County)

From: [Joanna Andreopoulos](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [Alexandros Andreopoulos](#)
Subject: [EXTERNAL] - Public Hearing comments Re: Range Rd 31 access point
Date: July 13, 2022 3:36:31 PM
Attachments: [MD of Rockyview Range Rd 31 access.pdf](#)

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

Hello,

Please see our letter regarding our concerns and rejection of restricted access to range rd 31.

Sincerely,
Joanna

MD of Rockyview
262075 Rocky View Point,
Rocky View County, AB, T4A 0X2

Alex & Joanna Andreopoulos
30259 River Ridge Dr
Calgary, AB T3Z 3L1

July 13, 2022

To Whom It May Concern:

River Ridge is a community that has many advantages such as, proximity to bike paths, private neighbourhood, several wildlife sightings and most of all, easy access to the Elbow River via range road 31. With the looming closure application of this easement to the river, it leaves us feeling that the incredible pleasures of living in this community will be taken away.

Without appropriate access to the Elbow River, there are several concerns that arise regarding our community. Firstly, being that the river is a body of land that many people even beyond our community like to enjoy, people will seek out ways to access it. The increase traffic of trespassing in our community is a giant concern, as we believe that the public will use other access points from our homes to get to the Elbow River. In the past we have been victim to trespassing individuals who also vandalized and stole from our properties. River Ridge Community combated this with the video surveillance but there is a fear that in the attempt to access the river, we will once again be susceptible to individuals who will disregard our community.

Secondly, there are very few access points to the Elbow River and part of the attraction to living in Springbank is the perks of immersing our daily lives in that of nature. To label this easement as a private access takes away some of the very reasons our own family moved to Springbank five years ago. There seems to be more river access points in the City of Calgary then there are in Rocky View's Springbank. This is disheartening to our family as homeowners of the River Ridge community.

We want what is best for our community, and we do not believe that creating more boundaries to nature's beauty is in the benefit to anyone, like restricting the access points to the river. We advocate that Range Road 31 remain open to public access and at no point become a private access point to one individual. This will benefit the entirety of Springbank and not just our community of River Ridge.

Sincerely,

Alexandros & Joanna Andreopoulos
River Ridge Community Property Owners.

From: [Laura Bodtker](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [Stewart Bodtker](#)
Subject: [EXTERNAL] - BYLAW C-8312-2022
Date: July 12, 2022 9:00:02 AM

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Attention: Planning Policy - Rocky View County

We would like to make known our strong opposition to application PL20210092. As residents of Springshire Estates since 2013, our family has enjoyed numerous outdoor opportunities afforded to us through this small parcel of public land that this application threatens to make private. In our personal experiences, the use of this land has been respectful and with little impact and intrusion on the surrounding community.

The application states that Remington Building Corp. wants to ensure legal access to RR31. However, from the drawings and maps obtained, it looks like they already have legal access to Range Road 31 through an easement. Also there looks to be potential future access at the northwest corner of the property to Grandview Place.

It seems a reasonable option that both public access to the Elbow River can be maintained while ensuring that Remington Building Corp. has the access to RR31 that they are applying for. Providing access for our community to the river is inline with Rocky View's parks and open space master plan. To date, there is very little (if any at all) usage of this public access trail from non-community members. There is no public parking and so therefore anyone that uses this access must live close enough to walk or ride a bike.

In addition to our opposition to this application, we would like to voice our concerns over the validity of the approval process in regards to application PL20210092. Remington Building Corporation has personal and business ties with government officials in charge of reviewing this application. We would like to ensure that there is an unbiased and fair review process in place.

Thank you. Sincerely,

Laura, Stewart, Stefan, Elyse, and Luke Bodtker

69 Springshire Pl., T3Z 3L2

From: [Lorraine Somerville](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - application #:PL20210092
Date: July 13, 2022 9:12:21 AM

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

We strongly oppose the road closure & consolidation bylaw of Rockyview County as we believe that river access should be made available to any one who wishes to enjoy the many benefits of such access.

Yes, indeed, our property would be affected if access to river was restricted as reasons were previously submitted in detail months ago.

Our viewpoint remain unchanged. Please refer to previous correspondence for details.

Lorraine & Bernard Somerville
30211 River Ridge Drive
Calgary Alberta
T3Z 3L1

From: [Margo Trofimenkoff](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [Althea Panaguiton](#)
Subject: [EXTERNAL] - Bylaw C-8312-2022 - RR #31 Road Closure and Consolidation
Date: July 9, 2022 9:49:15 AM

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Attention Rocky View Council

We absolutely object to the application by Mike Brander (Remington Development Corp) on behalf of Ryan Remington.

We live at 61 Springshire Estates and have been here for 35 years. We and our community have respectfully enjoyed access to the Elbow River through the RR #31 **public** road allowance for as long as we have been here.

I find it more than distressing that our neighbour, Ryan Remington, has made application to expropriate public land for his own benefit and to deny all others access to the Elbow River.

Mr Remington purchased his property knowing full well what the access to the lower part of his property was. The land at one point was an operating bison ranch, and currently there are structures on the lower part of the property - there is clearly existing road access to the lower part of the property, **on** the property.

Mr Remington's intent to close off the road allowance, and public access to the Elbow river, is not something that will not benefit anyone other than himself.

As I am sure that many of the Rocky View Councillors will have never seen this area, I have attached photos.

Perhaps it would be of benefit to the entire community for the MD of Rocky View to recognize the importance of the wonderful walking trail and to add this Elbow River access to the walking trail system that is touted to be one of the benefits and privileges of living here.

Margo and Bob Doherty
61 Springshire Place


A wide gravel road leads towards a closed gate in the distance. The gate is decorated with a string of colorful triangular flags. To the right of the gate, there is a wooden structure, possibly a mailbox or a small shed. The background is a dense forest of evergreen trees under a clear blue sky. A black line, possibly a wire or a pole, runs vertically across the middle of the road.

South end of
RR #31



Just past the end
of RR #31



Looking south down the hill
RR #31

A photograph of a dirt path leading up a grassy hill. The path is light brown and runs diagonally from the bottom left towards the center of the image. The hill is covered in green grass and some low-lying plants. In the background, there are several green trees. On the right side of the hill, there is a small building with a white roof and a chimney. The sky is clear and blue. There are some black lines drawn on the right side of the image, possibly indicating a boundary or a specific area of interest.

Looking up the
hill RR #31

Text

Bottom of the road
allowance looking
west RR #31



Lower part of the road
allowance looking up to
the west RR #31

A photograph of a dirt path winding through a forest. The path is narrow and appears to be made of dirt and small rocks. It is flanked by dense green undergrowth, including various shrubs and grasses. Tall trees with green foliage line the path, and a prominent evergreen tree stands out in the background. The sky is blue with scattered white clouds. The overall scene is a lush, green forest environment.

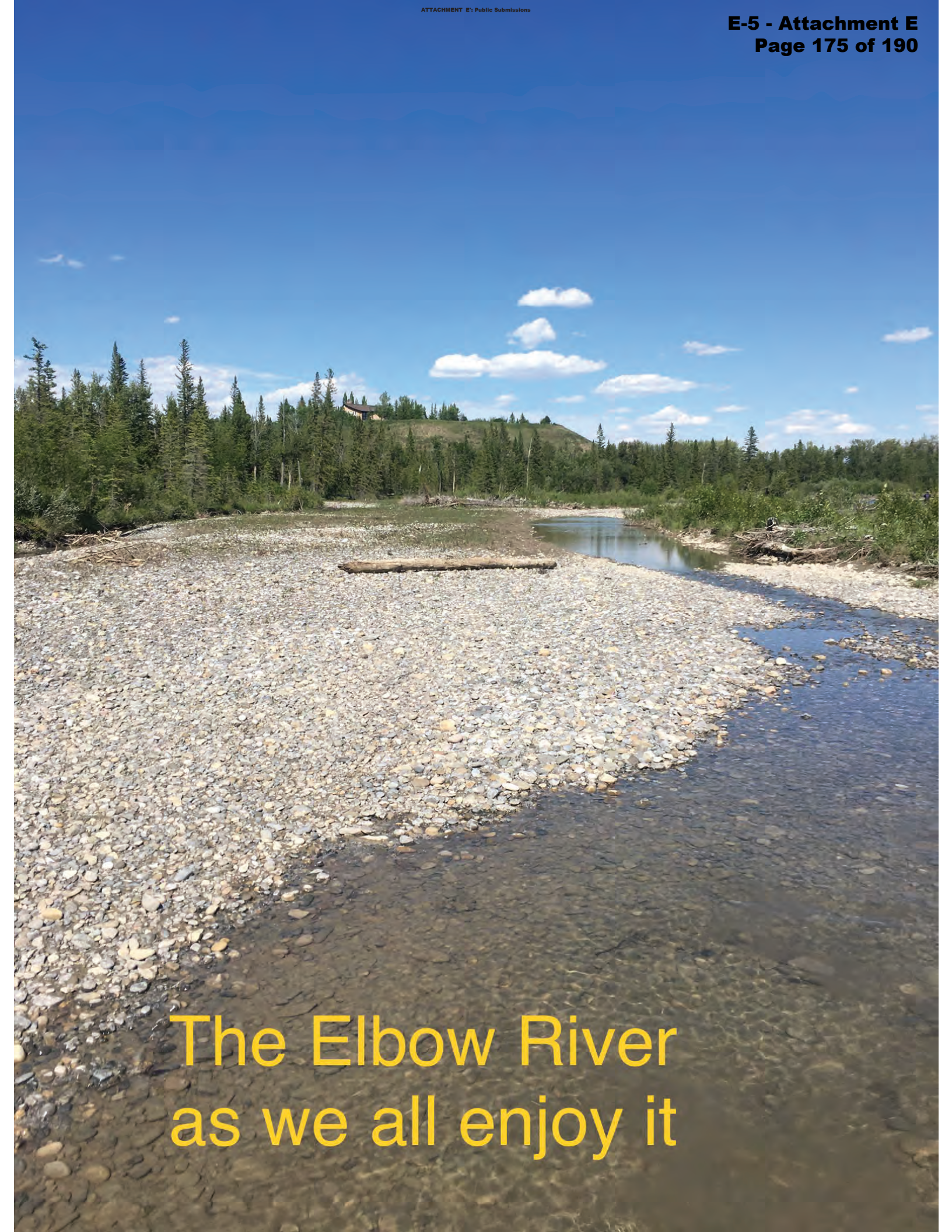
The lower path

A photograph of a person walking away from the camera on a dirt path that leads through a lush green field. To the left, there is a wooden fence. In the background, a dense line of trees marks the horizon under a bright blue sky with scattered white clouds. The overall scene is peaceful and natural.

Along the flats
leading the river



The first channel of
the Elbow River



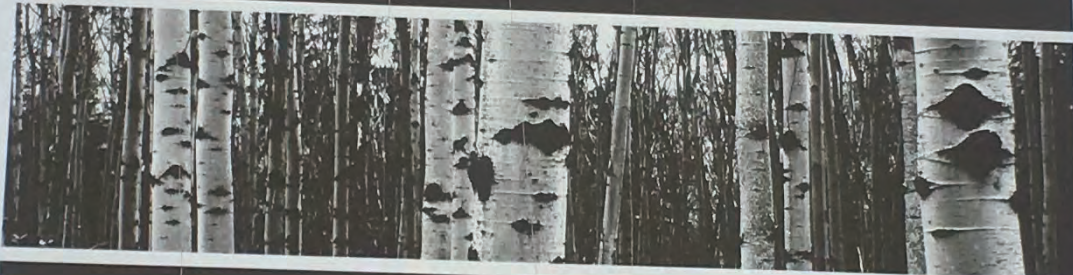
The Elbow River
as we all enjoy it

WELCOME

This County property is intended for public access and enjoyment. All activities occurring on this land are subject to enforcement. Any unauthorized use of County property may be punishable by law.

THIS LAND IS YOURS TO ENJOY. PLEASE DO SO RESPONSIBLY!

- Littering or dumping of any material is prohibited
- Removal or cutting of vegetation is prohibited
- Hunting is not allowed on any County property
- Unauthorized motorized vehicle use is prohibited
- Paintball guns and similar devices are prohibited



Call to report incidents of unauthorized or illegal activity.

HOTLINE: 403.520.6363
For emergencies dial 911



ROCKY VIEW COUNTY
Cultivating Communities

From: [Barb Dimnik](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - BYLAW C-8312-2022 We strongly oppose application #PL20210092
Date: July 9, 2022 1:10:52 PM

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

We **strongly oppose** application #PL20210092 made by Mike Brander for Ryan Remington. We directly border these lands and have already had 2 disruptions on our property.

1. Fence construction on the south side of our property
2. Fortis Utility access to supply increase output for the bordering Remington land and facilities

OUR PROPERTY WAS TRENCHED ACROSS THE FRONT AND ALONG THE ENTIRE NORTH SIDE...IT HAS BEEN MONTHS AND STILL NOT RESTORED

We have accommodated the Remington property several times and were ensured after a personal conversation that no development would occur south of our property. Therefore there is no need to block access to the water. **The access should remain open for all. It was never intended to be closed or restricted.**

Regards, Mark and Barb Dimnik
SE-14-24-03-W05M
Lot 18 Block:4 Plan:0715771

Michelle Mitton

From: Melissa LeDrew [REDACTED]
Sent: July 6, 2022 3:35 PM
To: Legislative and Intergovernmental Services
Subject: [EXTERNAL] - BYLAW C-8312-2022, BYLAW C-8313-2022

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Attention Council,

I would like to oppose both proposed Bylaws, C-8312-2022 and C-8313-2022. My reason being is that I like the use of the river access, and prefer that everything be left as is.

Kind Regards,

Melissa LeDrew
30279 River Ridge Dr.
Calgary, Alberta
T3Z3K9

From: [Althea Panaguiton](#)
To: [Legislative and Intergovernmental Services](#)
Subject: FW: [EXTERNAL] - PL20210092 -OPPOSING this proposed bylaw
Date: July 13, 2022 1:56:47 PM

Hello,

Good afternoon, I wanted to forward this for the record. We received an email from the resident with respect to PL20210092 – Public Hearing on July 26th.

Please let me know if you need any additional information.

Thank you,

ALTHEA PANAGUITON
Planner 2 | Planning Policy

From: Monika Oystryk [REDACTED]
Sent: July 13, 2022 11:38 AM
To: Althea Panaguiton [REDACTED]
Cc: Steve Oystryk [REDACTED]
Subject: [EXTERNAL] - PL20210092 -OPPOSING this proposed bylaw

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

Hello Althea,

My name is Monika Oystryk , my husband Steve and I live together with our 3 kids and 3 dogs close to the parcel in question.

We are opposed to the acceptance of this bylaw, as we are residence in the area that enjoy and use the access to the Elbow River on a regular basis with our family.

Being in nature and growing up with the sense of belonging into your community is very important for families and children growing up in our current world.

We feel strongly that by acceptance of this bylaw, the right of access to our natural surrounding habitat, which is fed by the Elbow, would absolutely negatively impact our daily lives.

Please consider the voices of the residents.

Thank you in advance !

Monika and Steve Oystryk
3 Spring Gate Estate
Lot:1 Block:1 Plan:8010793

Monika Oystryk, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Wendy Mitchell](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - OPPOSING BYLAW C-8313-2022 and BYLAW C 8312-2022
Date: July 12, 2022 5:16:38 PM

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To whom it may concern,

Re: BYLAW C-8313-2022 and BYLAW C-8312-2022

APPLICATION NUMBERS: PL20210092 (04711004) and PL20210118 (04713039)

We are residents in Spring Gate Estates and we are writing again to **oppose the road closure of a government road allowance from the following applicants:**

- 1. Glenn Carbol on behalf of Joyce Chu P[L20210118 (04713039)]**
- 2. Mike Brander on behalf of Ryan Remington [PL20210092 (04711004)]**

Both applicants are proposing to eliminate the public access that residents in the neighbour use to walk to the Elbow River. This is the only access point for residents in Lower Springbank to the river. It is used by nature enthusiasts and residents in the neighbourhood regularly and is land that should never be considered for private acquisition. We wrote letters to oppose this prior to today and hope that Rocky View County Council will also see the importance of maintaining this as a public access road. The opportunity to use this road provides residents with an opportunity to enjoy nature and maintain their health and well being. This land should be protected as public lands and a nature park created. With the current increase in home builds and residents moving into the area this neighbourhood needs more pathways and parks that are protected and can be utilized by the public. It is such a privilege to live in this community and to be able to walk down to the river - please don't eliminate this opportunity.

Sincerely,

Norman and Wendy Mitchell
15 Spring Gate Estates
Calgary, AB
T3Z 3L2

From: [Rose Charron](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [Rose Charron](#)
Subject: [EXTERNAL] - BYLAW C8312-2022
Date: July 12, 2022 11:59:37 AM

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

Re: Objection to Application Number PL20210092 (04711004)

To Whom it may concern,

Please accept this letter as our formal objection to the application number PL20210092 to close a portion of the original government road allowance containing + - 1.60 ha located south of RR 31, adjacent to the eastern boundaries of SE-14-24-03-W05M and NE-11-24-03-W05M.

This road allowance provides access to the Elbow River for the residents in the area to enjoy. Taking this away from the residents would be a huge loss. We as a family of 5 who has now expanded with grandchildren would truly miss this beautiful part of nature.

Letting huge developers take over for their sole benefit will cause significant impact to our community. The many benefits of the Elbow River and its surroundings provides not only outdoor physical activities but also mental health benefits. The six best doctors sunshine, water, rest, air, exercise, and diet. This road allowance to the river provides 5 out of the 6. People in general need more of this.

On behalf of my family and many others, please do not approve this application.

Sincerely
Randy and Rose Charron

51 Spring Gate Estates
Calgary AB T3Z 3L2

SW-13-24-03-05 Lot/Block 13-1-8010793

From: [Rick Imeson](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - BYLAW C-8312-2022 Application Number PL20210092 (04711004) ; Application Number PL20210118 (04713039)
Date: July 11, 2022 10:57:04 AM

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

Good Day

I am writing this email in **opposition** to the proposed Bylaw C-8312-2022 considering consolidation of the government owned road allowance by Mike Brander on behalf of Ryan Remington (application number PL20210092) and a separate application by Glen Carbol on behalf of Joyce Chu (application number PL202110118).

This approximately 1.60 hectares is an access corridor to the Elbow River used by local residents of Springbank and surrounding area. It has been used for generations to access the Elbow River for a variety of recreational uses: these include fishing, bird watching, walking, hiking, running, cycling, swimming and overall peace of mind and improved mental health.

Access to rivers and streams is a right that is enjoyed by all Canadians and should not be limited or denied by any individual or group for their sole personal or commercial benefit and to the detriment and exclusion of others. To approve this proposal would be an incredibly wrong move by this administration and a colossal mistake that could not be undone.

Closing this road allowance to allow private access to the applicant's adjoining property would force the hundreds of users of this pathway to seek out alternative access to the Elbow River. This will end up creating trespassing issues among the property owners (Rockyview taxpayers) in the immediate area as well as the surrounding properties that border the river. Access has been slowly eroded over the years as RR 30 (Horizon View Road) road allowance near the Colpit Ranch has been closed with consolidation. Nobody owns the rivers and streams in Alberta and all Albertans have a right to enjoy them. When access is limited through this process of consolidation and private ownership, then that right to enjoy is hindered if not totally eliminated. It is not fair to the other Springbank residents or the public who have a right to enjoy this beautiful area of Springbank. It's a large part of why residents decided to call this area home.

Again, **I am opposed to BYLAW C-8313-2022 and both applications. I urge the Planning Department to Reject both Applications to consolidate the road allowance.**

Thank you for your attention to this matter.

Rick Imeson
30257 River Ridge Drive
Calgary AB
T3Z3L1

From: ronda@springbankpathways.ca
To: [Legislative and Intergovernmental Services](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Public Hearing - July 26, 2022 Bylaw C-8313-2022 and Bylaw C-8312-2022
Date: July 10, 2022 4:35:39 PM
Attachments: [PL20210118 July 2021 Range Rd 31 Road Allowance.pdf](#)
[PL20210092 July 2021 Range Rd 31 Road Allowance.pdf](#)

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

Hello,

Our group Springbank Trails and Pathways Association (STAPA) will be attending the Public Hearing on July 26, 2022.

We would like to speak regarding Bylaw C-8313-2022 and Bylaw C-8312-2022. Do you have to reserve a time to speak?

STAPA submitted letters regarding the mentioned bylaws, could you please confirm the letters have been included.

Regards,
Ronda Rankin, President
ronda@springbankpathways.ca
403-519-6870
Springbank Trails and Pathway Association (STAPA)





Springbank Trails and Pathways Association
24271 Westbluff Drive
Calgary AB T3Z 3N9

www.springbankpathways.ca

July 12, 2021

Rocky View County
Planning Policy
262075 Rocky View Point
Rocky View, AB, T4A 0X2
By email: rerhardt@rockyview.ca

Attention: Robyn Erhardt

RE: Road Allowance Closure Range Road 31
Application Number: PL20210092

Dear Robyn:

The Springbank Trails and Pathways Association ("STAPA") is a volunteer group of Springbank residents promoting a liveable community for Springbank. Our Mission is committed to establishing a safe and accessible, regionally integrated trail and pathway system connecting generations of residents, while preserving the diverse natural heritage of the Springbank community. STAPA works closely with Springbank Community Association to identify and support ways to recreate locally. Our efforts involve proactively identifying and preserving recreational opportunities to connect local residents to each other and to natural spaces, while enhancing regional infrastructure.

The South Springbank Area Structure Plan ("ASP") states that 14,600 residents will ***"enjoy an extensive active transportation network linked with open space and community focal points"*** (sic), specifically identifies goals of "public open space connections and recreational opportunities" and collaboration with land owners. The South ASP states how this will complement Springbank as it ***"preserves and enhances the existing landscape and natural environment" and "encourages provision of accessible public spaces"***. The **Elbow River valley is the most prominent, natural regional asset in south Springbank**. The County's Recreation and Parks Master Recreation Plan 2021, began with the Recreation Needs Assessment Study which identified that residents prioritize access to river valleys in combination with trails and pathways as extremely important. Preserving public lands with public access is essential to meet these expectations and create liveable communities for all residents.

Application PL 20210092 seeks to remove existing public accessibility to this critical community and regional resource.



The following outlines STAPA's opposition to application PL 20210092:

1. Removing this access is inconsistent with County policies and goals for this community.
2. Currently there are very limited points of public access to the Elbow River.
3. The immediate area is already highly developed and residents use this right-of-way ("ROW") for river access. Furthermore, this existing ROW is topographically favourable to ensure safe river access and to minimize environmental degradation.
4. Privatizing this access would eliminate a key public access point to the Elbow River without consideration of its existing public benefit and use as well as for future recreational and pathway opportunities.
5. The River Edge development has demonstrated how public access along County ROW can simultaneously support development and enhance the community by providing access to trails and pathways to the natural landscape.
6. Multiple access points to the river would not only improve accessibility but would also alleviate congestion and parking concerns associated with current, limited access points.
7. The Provincial Government is already proposing to remove public access to a very significant percentage of this resource within Springbank as part of its SR1 development. There have been no plans announced to offer recreational facilities as part of SR1.

STAPA strongly opposes Application PL20210092 and requests the County to reject this Application to privatize access and remove public access currently in use. Public river access is scarce in the Springbank community. Approving this application would be in direct contradiction to visions, goals and policies as proposed in the County ASP and Recreation and Parks Master Recreation Plan documents and the expressed priorities of Springbank residents.

Thank you for the opportunity to comment and for your support and consideration of these concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ronda".

Ronda Rankin, President
Springbank Trails and Pathways Association (STAPA)
ronda@springbankpathways.ca
Cell: 403-519-6870

A handwritten signature in black ink, appearing to read "Edmond".

Edmond Wittstock, Vice President
Springbank Trails and Pathways Association
edmond@springbankpathways.ca



Cc: Mark Kamachi, Councillor Division 1
Kim Mckylor, Councillor Division 2
Kevin Hanson, Councillor Division 3
Dari Lang, RVC Recreation, Parks and Community Support
Karin Hunter, Springbank Community Association

*RVC Outdoor Amenity Prioritization, Recreation and Parks Master Recreation Plan 2021

From: [Roy Giszas](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - Range Road 31 Public Access to the Elbow River
Date: July 13, 2022 2:09:25 PM

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

Hi Council,

I would like to request that the Elbow River access on range Road 31 remain open to the public. I also feel strongly against selling public right of ways.

With regard to public right away, the city is growing so fast and moving west in our direction, with major changes to roads and overpasses. We need to keep these right of ways to keep our future options open with regard to transportation. If we sell our right of ways and have to expropriate them afterwards, that does nothing but increase the tax base.

Also, my family and I have been long-term residence of this area, over 35 years. We have used this area in the summer, swam in the elbow River with my children on hot summer days. Multigenerational. I would like to keep the access open for myself and family as well as other families who have done the same.

Please advise if there is anything else I can do to help keep this access open to the public.

Thanks, Roy

From: [Sean Doherty](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - OPPOSITION Application Number: PL20210092 (04711004)
Date: July 13, 2022 10:44:09 AM

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

Sean Doherty

61 Springshire Pl
Calgary AB
T3Z 3L2

To the Rocky View County Council

I am writing to OPPOSE Application Number: PL20210092 (04711004) - Mr Brander's application to 'consolidate' our community river access into his property.

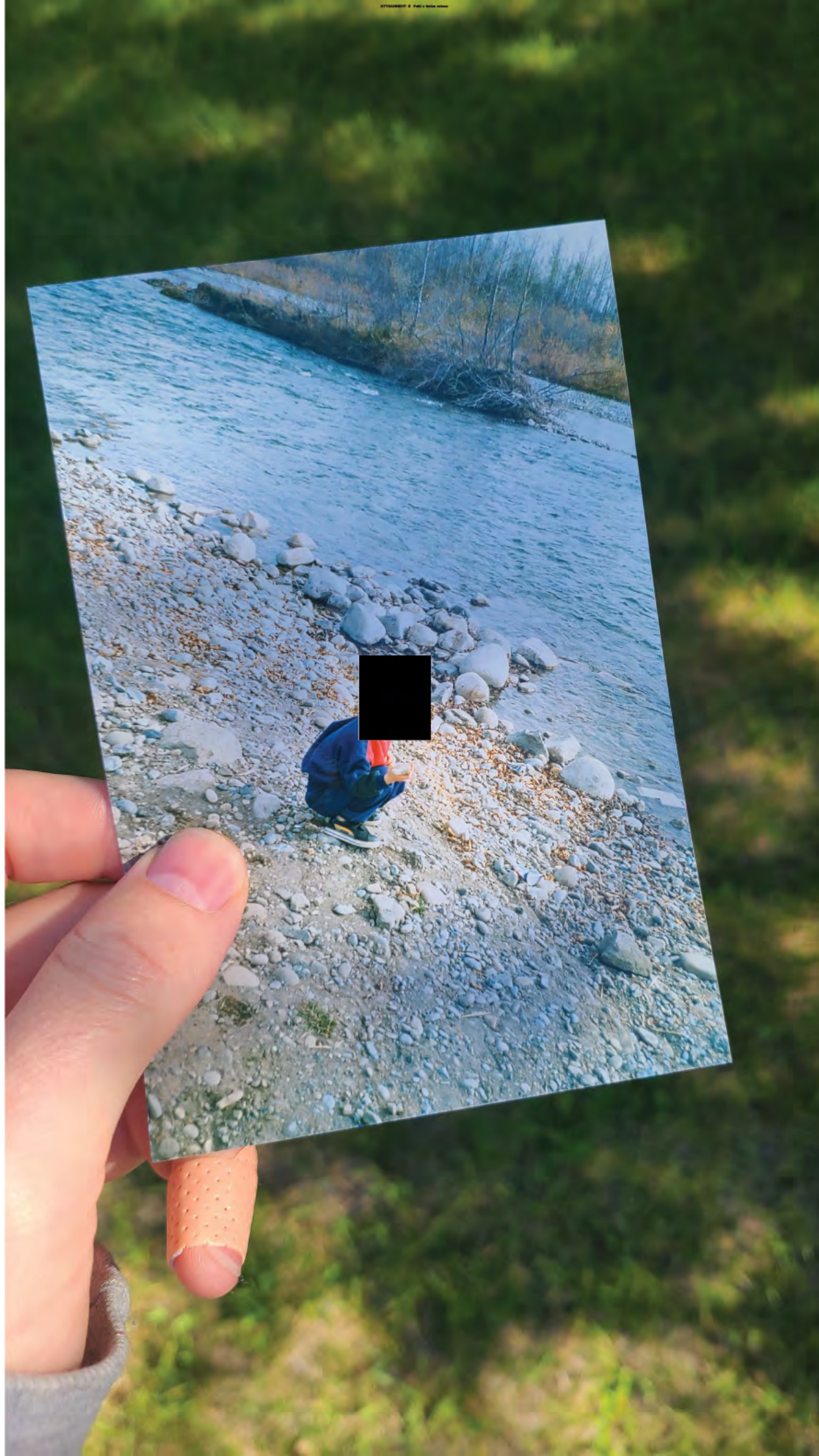
My family moved to Springshire when I was less than one year old, and attached is a photo of one of my earliest memories – playing down at the elbow river. I grew up at the river. As soon as school let out in June my friends and I would spend entire summers walking down to the river and spending whole days in the water.

Recently we have had a new neighbours move in next door, and they have small children nearly the same age as I was when my family arrived. And this application functionally steals the opportunity for these children to enjoy a life growing up at the Elbow River the way I did. And if I am lucky enough, I look forward to raising my own children walking with them to the river by way of this same access.

While I understand Mr Remington needs the ability to access his land, I feel it would be an enormous disservice to the citizens of Rocky View to do it at the cost of our community river access.

Thank you for your time and consideration

Sean Doherty



From: [Shelly](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - Public Hearing re: applications PL 20210092 & PL 20210118
Date: July 13, 2022 10:36:02 AM

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

> As a Springbank resident, I am completely opposed to the above application that would privatize public land for the benefit of an adjacent land owner. It is more concerning that this would effectively prohibit public access to the river, and an informal pathway that currently accesses the river here, as is contemplated by the applicant in their request "to consolidate a government-owned road allowance with an adjacent private property".

>

> Springbank residents have consistently requested and prioritized access to trails and pathways in our community as an amenity that enhances the livability and desirability of our community by providing safe and alternate modes of transportation and enjoyment of our natural environment. This desire has certainly been highlighted throughout the pandemic and will only increase as people continue to work from home. Rockyview County (RVC) has also approved an Active Transportation Plan as well as an Area Structure Plan which is consistent with these principles of liveable communities and active transportation.

>

> For decades, many Springbank residents have used the informal pathway along the corridor in question to walk and to find solace in nature along the river. Preserving this public access is crucial to the enjoyment of the river and valley, and furthermore is consistent with the above documents and principles expressed therein for the benefit of all Springbank residents.

>

> In the strongest and most compelling voice, I adamantly oppose the above application and implore RVC to reject the above application, and furthermore to commit to ensuring that this government owned road allowance is preserved as public land in perpetuity, to allow public access to the river, for the enjoyment of all residents, and to protect the existing trail and the natural environment that is used by the community to access the river and the public land in question.

>

>

> Sincerely,

>

>

> Shelly Jacober