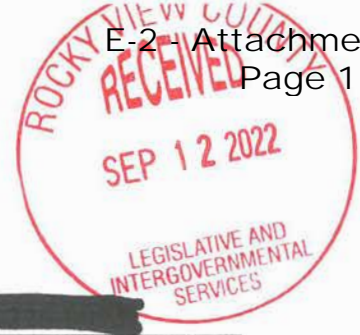




Cam & Fern Marks

292150 TWP RD. 262, Rocky View County, AB. T4A 0N1



RVC Council/Legislative services

12 SEP 2022

Re: NOTICE OF PUBLIC HEARING – 27 SEP 2022

- 1) RVC Bylaw C-8317-2022 to Amend the Balzac Commercial Campus Conceptual Scheme Application #PL20220032 (06410003)
- 2) RVC Bylaw C-8318-2022 to Amend Direct Control Bylaw C-6031-2005 (DC-99) Application #PL20220033 (06410003)
- 3) PERSONAL SERVICE upon us 27/6/22

For 45+ years we have resided on the north side of #566 directly across from the captioned applications. CLEARLY we are opposed to these matters and rely on the following documented and reported information.

The RVC Direct Control Bylaw for DC-99, CELL “A” SDA#4 and the BCCCS are basically synonymous with each other. Building height restrictions are 10 metres, 50 metre minimum setback from #566, site coverage of 25%, 30 metre landscaping from #566, a management plan requirement per BEASP, #566 road widening dedication, parking width assessment, type of buildings (NOT WAREHOUSES), esthetic appearance to the new h’way, impact on adjacent residential development, conformation to the BEASP etc.

The RVC Direct Control Bylaw DC-99 for CELL”A” is perfectly sound . You are directed to the signed Policy summaries agreed to with RVC when the Conceptual Scheme was approved.

In 2017 RVC Council carried the amendment motion 6-2 that these services within CELL “A” could more appropriately be addressed in another Cell. It is understood that this same application was brought forward in 2019 but rejected.

Since inception of the BCCC Scheme 12 years ago, their corporate veil has managed to create the following situations in DC-99 Cell “A”, all bordering h’way #566 and without permit.

- excessively high ill placed dirt mounds
- dirt which permeated everything and created extreme hazard to health and breathing
- huge deep trenches over 12 ft. in depth and 20-40 ft. wide filled with water without safety fences and not repaired for 9 years
- delayed landscaping and corridor pedestrian walkways
- weed infestation which contaminated adjacent properties
- construction which caused blockage of h’way culverts, impeded natural runoff, destroyed a designated wildlife sanctuary, caused flood backup, damaged septic systems and pasture land

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(2)

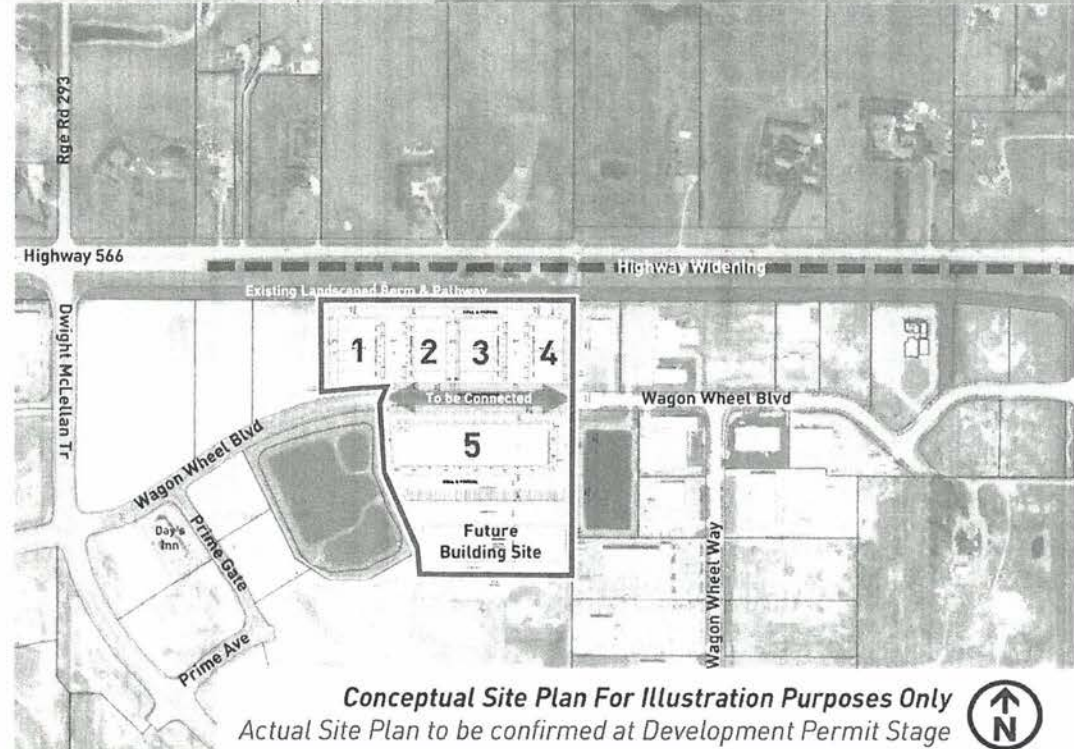
IT appears that Architectural Control Guidelines and formal standards for development have not been complied with. At what point should compliance be administered. Yet they are now requesting an exemption or removal of those guidelines regarding present construction.

This application does not identify its reasoning for such material changes. Reference is made to personal service served upon us 27/6/22 (attached). This document clearly identifies its intended usage which also does not meet the DC-99 for Cell "A".


Cam and Fern MARKS



- A grouping of comprehensively planned warehouse buildings
- Fully-serviced by municipal water & wastewater utilities
- Coordinated landscaping & visual screening as per the County's Land Use Bylaw and Balzac East Area Structure Plan
- Beedie has submitted application to the Rocky View County Planning Department requesting:
 1. An increase to the maximum permitted building height directly south of Highway 566 from 10 m (32.8 ft.) to 15 m (49.2 m.) affecting potential Building Sites #1 - #4
 2. An increase to the maximum permitted building coverage directly south of Highway 566 to from 25% to 48% affecting potential Building Sites #1 - #4
 3. An increase to the maximum permitted building coverage directly south of Wagon Wheel Blvd from 40% to 55% affecting potential Building Site #5
 4. A decrease to the minimum required landscape buffer directly south of Highway 566 from 10 m to 9 m affecting potential Building Sites #1 - #4
 5. Various policy amendments to the adopted Commercial Campus Conceptual Scheme relative to these items #1 - #4
- Beedie will present this information to Council at a Public Hearing expected Fall 2022



Want more information?

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