

Logan Cox

From: Linda Bates [REDACTED]
Sent: May 9, 2022 11:10 PM
To: Logan Cox
Subject: [EXTERNAL] - File number 03219003, application # 20200191

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

Dear Logan Cox

I have received an application for development for Dante Inc to have the land changed from agricultural land to industrial. I am very surprised that this application is being processed to have heavy equipment placed on prime farm land. Not only will this new development be reckless with having large trucks going down a school route that is used daily by buses but at an area where the intersection of glenmore and junction 791 has had many treacherous accidents. We already see the bad planning decision near the chestermere turn off on glenmore trail where large trucks are turning to go to the container lot facility. Countless accidents at that location and by having this new location of large trucks turning on to a busy school bus route you will be asking for trouble. Most of the people that live out this way have enjoyed seeing the mountain and farm land views and enjoying the peace and quiet but now it will be an ugly industrial view and noise of loud trucks and containers . I am appalled at how this application ever was approved but as always money always seems to be the winner in the municipalities eyes.

Very disappointed

Jason and Linda Bates

Logan Cox

From: Zlata Weigert [REDACTED]
Sent: May 8, 2022 10:20 PM
To: Logan Cox
Subject: [EXTERNAL] - Comment on a subdivision

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Good morning Mr.Cox

I had time and studied "draft land use concept and vision" and we will call it a proposal. I have to say that I have never seen such a badly made proposal.

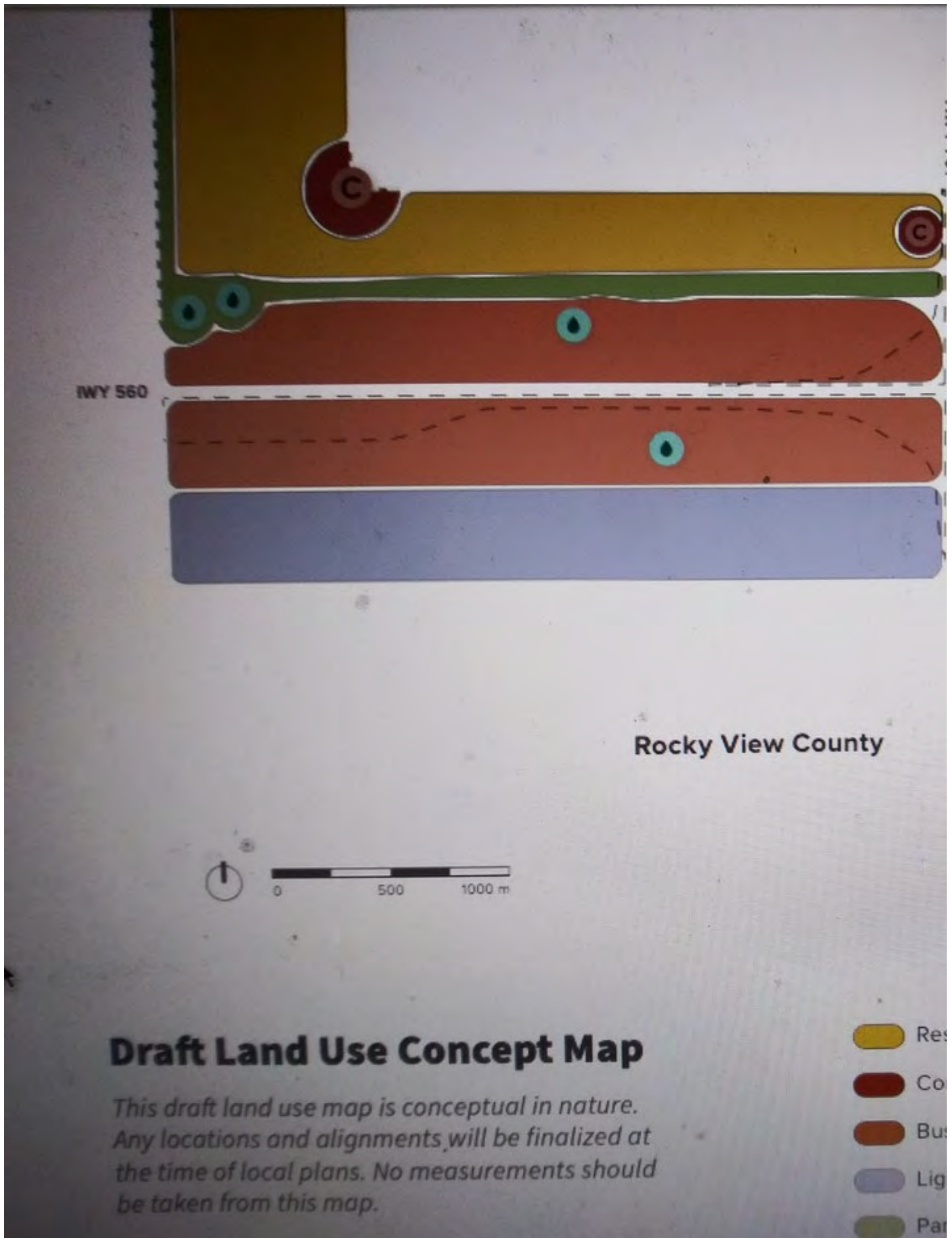
The ASP plan only describes that on both sides of the Glenmore trail they plan to build an industrial area, in front of which there will be business industrial and behind it will be a light medium industrial. This is planned from range road 282 about 8 -10 km long.

And I have already asked you this question. What do we think under bussiness industrial & Light medium industrial? It is not explained anywhere. All of these 8-10 KM are farm land that you want to allow and turn into an industrial area and it doesn't matter if it is business industrial or light medium industrial. In this case, I have to write to you from Canada farmers produce about 12% of the world's wheat exporting about to 70 countries. Wheat is higher quality & has more proteins then much of is grown somewhere else & is more expensive. Canada increased to 5.56 million in March 2022 from 2.40 million in February 2022. But if you disturb the farm land and allow them to build industrial areas so Canada will not export any wheat.

This is not a farm land 157.16 acres behind our residential area here is one of many more acres. That is irresponsible for us.

You write that it is now only 20 acres in our area, but you did not write that in your letter. That's why I think it's a tactic from the developer. They will get permission for 20 acres and then they will be able to do whatever they want with the rest of it.

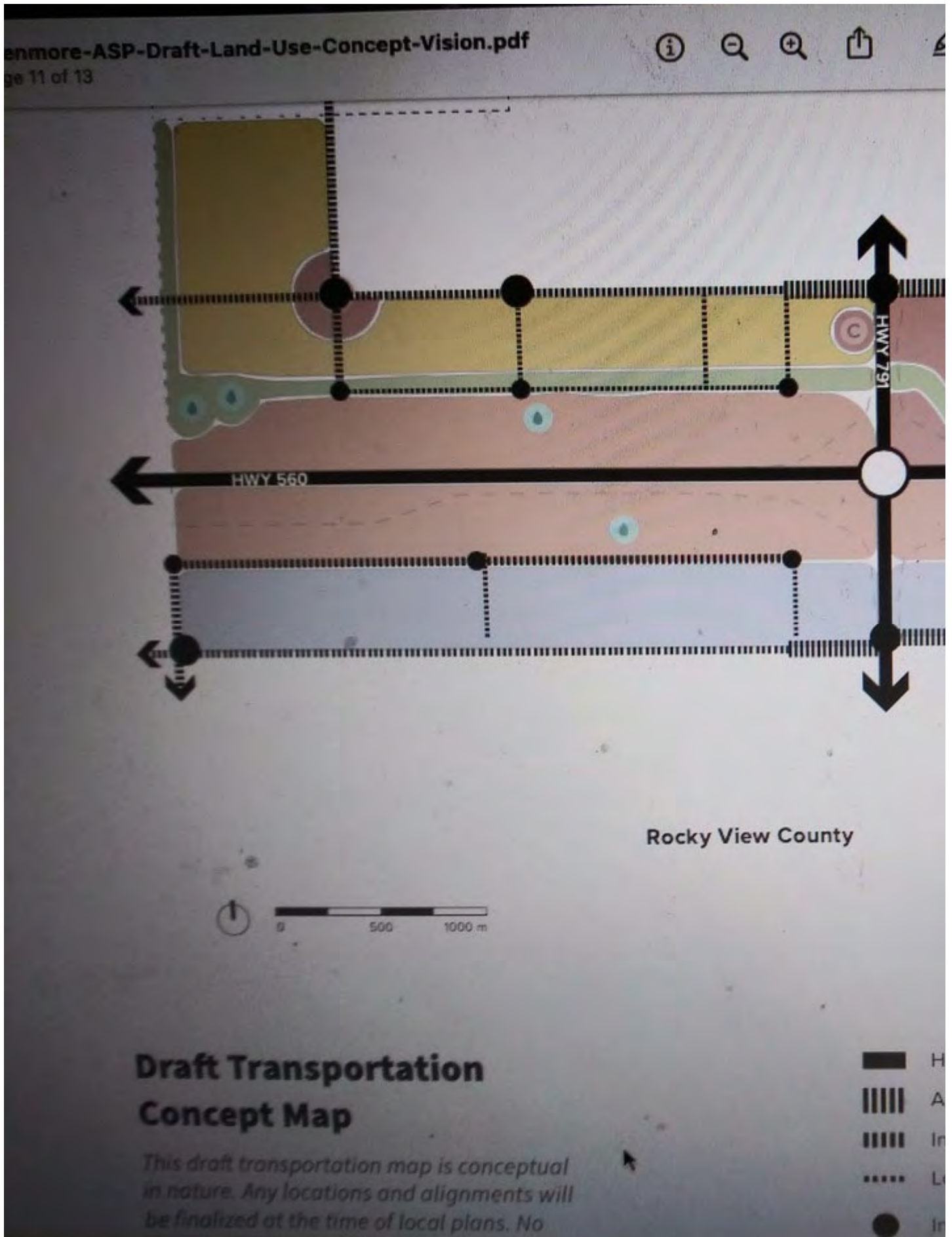
As you answered me, no bulding will be built here. How can you know ? The proposal only states that it will be business industrial & light business industrial and the same proposal does not state any parking area for large earth moving equipment. What should we think of this. As I wrote this proposal, they are incredibly imperfect and the 20 acres request is unacceptable to us.



That's what you answered my question.

25 meters from our house you have set out to build a path for the "industrial commercial collector" & "local collectors" which will lead across the canal to Langdon. What does this mean? I am not sure what this means exactly, this is a single application for redesignation. This application only looks to change the land use for this parcel; no overarching Area Structure Plan has been provided at this time that would look to change the area into an industrial area.

Here little map of the proposal. What does industrial commercial collectors & local collector's mean? Nothing is explained anywhere in the proposal!



My next question was about bird sanctuary. So it still exists and it is under the patronage of the city of Langdon. Rocky View had a plan to do a bird sanctuary here and plant trees here. Where did the plan you made 14 years ago go? The industrial area is probably convenient for you. (more profitable) I do not have any current applications on the subject parcel for a bird sanctuary. The landowner has made this submission to the County to consider based on their business aspirations for the parcel. so there will be a Habitat development for 12 acres and an industrial area next door. That's pretty nonsense. We have a lot of deers, foxes, coyotes and many kinds of birds. All this will be destroyed by this project. Therefore, I must repeat, we are absolutely against the destruction of farmland to the industrial area or from the farmland to make a parking zone.



Mr. Cox we just protect our property. And if anyone came up with the idea to buy a farmland and turn it into an industrial estate, that's his problem. I don't know who ASP is and I don't even care, I just know it's not right and if that happens and Rocky View approved it, it's a crime. Protect property values and avoid nuisance by providing distinct areas for certain types of development and use. Residential property zoning limits or eliminates commercial and industrial activity to reduce noise, pollution, traffic, and other nuisances so as to protect residential property values and improve quality of life for the people who live in that particular area.

Yes, I would like our comments and all the email communication I had with you to be included in the summary of comments for the Council and maybe there will be more of those emails.

Thank you very much

Vilem Zach
Zlata Wegert

Logan Cox

From: Zlata Weigert [REDACTED]
Sent: May 3, 2022 5:13 PM
To: Logan Cox
Subject: [EXTERNAL] - Comment on a subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

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Vilem Zach
138 Canal Court
Rocky View AB
T1X0H5

This is the comment on a subdivision in my area.
File # 03219003
Application # PL20200191
Division 6

To: Mr. Logan Cox

You want, my comment to be technical only. It's not that simple and you would probably like it, but unfortunately you have to hear everything what I think about it.

1. Your information is insufficient ,not clear.
 - a) What should I understand expression "parking area for large earth moving equipment?
 - b) How many building will be there?
 - c)What should I think about "business industrial" and "light & medium industrial"?

My next question is environment and pollution? How will you solve it. We solved it by planting a lot of trees here and now you will come up with the fact that you are making an industrial area . 25 meters from our house you have set out to build a path for the "industrial commercial collector" & "local collectors" which will lead across the canal to Langdon. What does this mean ?

You want to talk about water. The water quality in this area is very poor and there is very little. But you have to know for yourself. Nobody has to write that to you. If you drill more wells we lose the water, it's probably clear to you. How will you (Rocky View) solve it when the whole residential area loses water? Will you fund our search for new wells? You should do this in this case if you want to build an industrial area next to the residential area.

2. How is it possible that you are willing to make a parking area for large equipment from the fertile land that feeds us all?

How can you approve of something like that?

Canal Court is a residential area and you allow an industrial area in addition to the residential area. Nobody wants to live next to the industrial area and our properties value will go down. Who will replace it for us? Rocky View? If you give permission for this nonsense industrial construction, our property tax, which we pay you every year, must go down 75%.

3. Rocky View had a plan to do a bird sanctuary here and plant trees here. Where did the plan you made 14 years ago go? The industrial area is probably convenient for you. (more profitable)

I am definitely against turning the fertile land into an industrial area. If you cancel all the fertile land and build industrial sites and residential sites on it, ask yourself what we will eat. Are we going to eat large earth moving equipment? Or we will bring grain from Russia and pay them in rubles and very expensive.

I hope there are smart and sensible people in your approval committee who will not allow this. Sometimes I wonder if the people who decide things like that have a brain. Destroy fertile fields and build industrial areas instead. What's left for next generation and the next generation ?

Think about it.

Please answer all my questions, this is very important for us all.

Thank you

Vilem Zach

Logan Cox

From: Anica McConkey [REDACTED]
Sent: May 11, 2022 8:42 AM
To: Logan Cox
Subject: [EXTERNAL] - File 03219003,PI20200191

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As one of the landowners adjacent to this property I would like to see a possible berm and trees to give some noise reduction and an adequate fence . Also I would hope there is not a lot of light pollution facing south at night .

Thank you.

Anica McConkey

Sent from my iPhone

May 13, 202

Logan Cox (County Contact)
Planning Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
LCox@rockyview.ca
403-520-6308.

Dear Logan Cox,

RE:

File number: 03219003

Application number: PL20200191

Division: 6

I am writing in regard to the re-designation of the subject parcel noted above from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) to accommodate the future development of a parking area for large earth moving equipment.

As a resident of a parcel of land that is immediately adjacent to this property, I take very seriously Rocky View County's commitment that this area of land within the previously designated Glenmore Trail area, will be thoughtfully integrated with residential communities, celebrate the area's rural character, and preserve it's rich regional connection to the Western Irrigation District Canal.

As such, I am not in agreement with the development of this parcel, unless the following conditions are met:

1. The development of a berm, that is at minimum maintained and preferably landscaped, on all aspects of the property that directly abut land with occupied dwellings. As residents of this area we already appreciate the unique, rural-character housing we currently live in as well as the scenic prairie landscape that surrounds us. The development of this property will disrupt the landscape and cause noise and dust. This must be mitigated. Likewise, we request that trees or shrubs be planted to surround the property on all sides lacking a berm to provide further mitigation of the change in landscape.

2. The property must be adequately fenced; ideally with 6 foot chain link fencing around the entire perimeter to deter any trespassing in either direction.
3. A commitment to completely eliminate light pollution from the site. An extremely important aspect of rural living is an avoidance of light pollution as much as reasonably possible.
4. A permanent decrease in speed limit to 80km/hr in the area immediately surrounding the intersection of Highways 560 and 791. Large earth moving equipment will be slow to cross or join highway 560 and will need additional time to cross this intersection. To improve the safety of this intersection for all users, especially given the increased traffic load of large equipment, the speed limit must be decreased.

As a resident of Canal Court, we recognize that Rocky View County intends to develop the parcel of land in question in an economically viable and sustainable fashion. One of the stated goals of this development is “to foster a distinctive community identity that is tied to the land’s rich agriculture history”. It would behove Rocky View County to recognize that a distinctive community identity already exists here and that our needs are just as important as any potential future residents or land users.

Should you wish to discuss any of these conditions please contact me directly via email or phone.

Sincerely yours,



Marina McConkey, DVM PGCert VetEd
Diplomate, American College of Veterinary Surgeons - Small Animal

Logan Cox

From: Chris [REDACTED]
Sent: May 11, 2022 9:19 AM
To: Logan Cox
Subject: [EXTERNAL] - File No. 03219003. Application No. PL20200191

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Dear Mr. Cox,

I wish to opposite above application for redesignatin of N 19 23 27 W4

First of Council has a policy of protecting good farmland.

Second Approving this would just open the door for more loss of good farmland

Third Glenmore Trail can not handle any more traffic.

Forth Bringing heavy equipment from who knows where from, could bring in soil Born deseases like Club root which would severely impact the production of canola to all surrounding area.

Fifth The owners have already dumped dirt & gravel on this land & I doubt that they have a permit to do so.

I wish to oppose this application very strongly

Yours Truly
Gordon Bishop

May 16, 2022

Attn:

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

Attention: Logan Cox

To whom it may concern,

I have several concerns regarding File Number 03219003, Application number PL20200191, and Division 6. As a resident of the Canal Court area for 20 years, several factors come to mind when suggesting the change in land designation for the parcel to the north of us. I, at this time, oppose this change in designation.

Firstly, I am concerned about the change to Future Urban Development District as it indicates an increase in traffic in the area. We have a lot of accidents at Highway 791 and Glenmore Trail (Highway 560) and I am not sure how heavy equipment moving in and out of that piece of property will go considering the current traffic flow patterns. The mess made on the road last year as the owners of the property began to bring infill into the property is not an encouraging sign of how things will continue.

Furthermore, I would have concerns about the purposed use of the area as a parking lot. This is to the West of us and we are also downhill from the site. I would be concerned about increases in dust and noise from the area as the machinery is brought in and out. If the redesignation goes ahead, this does not fit with current uses of acreages and small agricultural holdings in the area which is primarily a residential area. I would also like to know how runoff is going to be dealt with. As a resident at the bottom of Canal Court, we already deal with annual flooding on our property and I would like to know how this would be dealt with in the future with a large operation to the north of us.

Another concern I have is the required lighting that would be required to keep this area secure especially with the high value of the proposed vehicles that would be stored here. We are already losing a lot of our night time sky and this will only continue to erode this ability to see the skies.

Last of all, I am concerned that this change in designation will give more permanency to the proposed Glenmore Trail Area Structure Plan. I do not understand why the area to the North of us would be currently being designated as medium to light industrial with the number of residents in the Canal Court area. I do realize that this land will need to be used differently in the future but the addition of heavy equipment storage right away seems to indicate to me that this area will never be seen as a possibility for the business industrial/commercial area that the north side of Glenmore seems to be considered for.

Why, with so many close neighbours bordering this property and more being developed all the time, would this area not be given the same consideration than the area to the north of Glenmore where they

are fewer residential neighbours bordering the property? I have added this feedback to the comments for the ASP but feel the comments also pertain to this application.

Thank you for your time and considering my concerns,

Sincerely,

Diana Baker
136 Canal Court
Rocky View, AB

Dwayne Oneski & Pamela Dombowsky



Rocky View County AB T1X 0H5

September 12, 2022

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

Attention: Jasmine Kaur

Via Email: JKaur@rockyview.ca

Dear Jasmine Kaur,

Application Number: PL20200191 (03219003)

We are sending this letter to vehemently OPPOSE the above listed redesignation of ± 63.60 hectares of farmland within N1/2-19-23-27-W04M. This land is on the corner of Glenmore Trail and Highway #791 and at this intersection a great many accidents have occurred over the last few years due to the high volume of traffic that these roads now see. The last horrific accident was on February 26, 2021 when a father and his son were transported to hospital with serious injuries after having been T-boned by a vehicle crossing Glenmore Trail around a semi tracker trailer.

This is not the first accident at this corner and so far, no one has died but with the prospect of large earth moving equipment coming and going from this parcel, I am sure that there will be a great many more, and hopefully none fatally. This is an extremely busy corner which sees many school buses from three area schools using the intersection daily and has many young drivers travelling to the high school and with the increase of large equipment the danger will greatly increase.

This proposal is adjacent to Canal Court where we residents have moved out to, to enjoy and value the quiet rural lifestyle. We are NOT an industrial area and do not wish to become one with the Light Pollution and Noise Pollution that would be generated. We do not want what has occurred in the Conrich area. Canal Court residents either have small children who up to now do not have to worry about large vehicles pulling in and out of this parcel of land day and night causing a huge increase in traffic and noise. This will also impact the semi-retired and retired people who also value the peacefulness of the country that we now enjoy.

A great concern is the impact this kind of usage will have on the ground water in the area. Three acreages adjacent to this parcel have had wells dry up and have had to either drill new wells or truck water in weekly from the city. Upon moving to Canal Court 30 years ago I had approximately 5 gallons a minute of water, it is now down to 1.5 gallons or less. The ground pollution that these large vehicles will produce will impact what little water we currently have.

There currently is a Wildlife Sanctuary that is on the east edge of this parcel of land which would be greatly harmed with large vehicles coming and going on this property. The noise and light pollution will impact it greatly. Also, the WID Irrigation Canal borders this parcel and the resident's access this water for their livestock and gardens and lawns. If there should be a Chemical Spill or a Hazardous Materials Spill this could and mostly likely will flow into the canal and compromise the viability of this irrigation water.

Thank you for taking the time to consider our concerns in this extremely important matter.

Sincerely,

Dwayne Oneski
Pamela Dombowsky

Box 169,
Langdon, AB
T0J 1X0

September 14, 2022

Rocky View County

Dear Sirs:

Re: ByLaw C-8299-2022. - A Bylaw of Rocky View County to Amend Land Use ByLaw
C-8000-2020
Application Number: PL20200191 (03219003)

For many years Rocky View County has had a policy to protect good agricultural land and our hope and expectation is that our current Council will honour that policy and commitment.

There is a perfectly appropriate lot for heavy equipment storage by the weigh scales on Highway No.1 in Wheatland County.

The question that bears asking very seriously is "why should we destroy productive farm land in Rocky View when there is already a site suitable for this kind of equipment in Wheatland?"

Our family farm, west of Langdon, has been in production since 1908, five generations of the Bishop Family, caring for our land, and we agree totally with Dr. Grant MacEwan who wrote that the land is "entrusted to our care", to use as we need to earn a living and enhance our community. However, as good stewards of the land we have an obligation to pass the land to future generations in at least as good a productive condition as it was received.

Recent studies from the Alberta Faculty of Agriculture document the reality that productive food producing land is being converted to other uses at an alarming rate. This is to the detriment of present and future generations in Alberta, across Canada and the whole world.

The subject property is a prime example of highly productive agricultural land with good location, sufficient water and other resources to produce much needed high quality food.

Glenmore Trail, in its current two lane configuration, simply cannot handle a higher volume of traffic.

We ask those who make these change of bylaw decisions to also be good stewards of the land to ensure it remains productive agricultural land. Changing the land use designation as proposed will result in the permanent loss to our society of this valuable land as a food producing asset.

In conclusion, we OPPOSE the proposed bylaw amendment for all the reasons stated above.

Yours truly,

Gordon and Chris Bishop
[REDACTED]
NE1/4-29-23-27 W4M

Meet the man who gets paid to do nothing

**TOM BATEMAN
AND RIKADO MARUYAMA**
in Tokyo

Shoji Morimoto has what some would see as a dream job: he gets paid to do pretty much nothing.

The 36-year-old Tokyo resident charges 10,000 yen (US\$71) per booking to accompany clients and simply exist as a companion.

"Basically, I rent myself out. My jobs to be wherever my clients want me to be and to do nothing in particular," Morimoto said, adding that he had handled some 4,000 sessions in the past four years.

With a lanky build and average looks, Morimoto now boasts nearly a quarter of a million followers on Twitter, where he finds most of his clients. Roughly a quarter of them are repeat customers, including one who has hired him 270 times.

His job has taken him to a park with a person who wanted to play on a see-saw. He has also beamed and waved through a train window at a complete stranger who wanted a sendoff.

Doing nothing doesn't mean Morimoto will do anything. He has turned down offers to move a fridge and go to Cambodia, and doesn't take any requests.

Last week, Morimoto sat opposite Aruna Chida, a 27-year-old data analyst clad

in a sari, having a sparse conversation over tea and cakes.

Chida wanted to wear the Indian garment out in public but was worried it might embarrass her friends. So she turned to Morimoto for companionship.

"With my friends I feel I have to entertain them, but with the rental guy (Morimoto) I don't feel the need to be chatty," she said.

Before Morimoto found his true calling, he worked at a publishing company and was often chided for "doing nothing."

"I started wondering what would happen if I provided my ability to 'do nothing' as a service to clients," he said.

The companionship business is now Morimoto's sole source of income, with which he supports his wife and child.

Although he declined to disclose how much he makes, he said he sees about one or two clients a day. Before the pandemic, it was three or four a day.

As he spent a Wednesday doing nothing of note in Tokyo, Morimoto reflected on the bizarre nature of his job and appeared to question a society that values productivity and derides uselessness.

"People tend to think that my 'doing nothing' is valuable because it is useful (for others)... But it's fine to really not do anything. People do not have to be useful in any specific way," he said.

Reuters

From: [Todd&Diana Baker](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - BYLAW c-8299-2022 application
Date: September 7, 2022 10:04:16 PM
Attachments: [Development Redesignation 2022- Sept.docx](#)

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

Hello Jasmine,

This is my written submission for Bylaw C8299-2022 which is being considered at a Public Hearing on September 27, 2022. I will not be able to attend in person due to work commitments but I have several concerns listed in my letter attached. I am opposed to the redesignation.

Thank you for your time and consideration.

Diana Baker
136 Canal Court
Rocky View County

September 6, 2022

Attn:

Legislative and Intergovernmental Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Jasmine Kaur

To whom it may concern,

I have several concerns regarding File Number 03219003, Application number PL20200191 and Bylaw C-8299-2022. As a resident of the Canal Court area for 20 years, several factors come to mind when suggesting the change in land designation for the parcel to the north of us. I **oppose** this change in designation.

Firstly, I am concerned about the change to Future Urban Development District as it indicates an increase in traffic in the area. We have a lot of accidents at Highway 791 and Glenmore Trail (Highway 560) and I am not sure how heavy equipment moving in and out of that piece of property will be manageable considering the current traffic flow patterns. The mess made on the road last year as the owners of the property began to bring infill into the property is not an encouraging sign of how things will continue. As well, we are now seeing the storage of 40-50 jersey barriers being dropped on the property prior to any redesignation being completed.

The original proposal was also for 20 acres and I now am concerned that the whole 63.60 hectares will now be used for storage. Looking to the west on Glenmore where some redesignations have occurred and businesses have moved in, the mess, the weeds, the dirt on the roads and the general lack of care of these properties is not promising in terms of appearance or upkeep.

Furthermore, I would have concerns about the purposed use of the area as a parking lot. This is to the North and West of us and we are located downhill from the site. I would be concerned about increases in dust and noise from the area as the machinery is brought in and out. I would also like to know how runoff is going to be dealt with. As a resident at the bottom of Canal Court, we already deal with annual flooding on our property and I would like to know how this will work with a large operation to the north and west of us.

If the redesignation does go ahead, this does not fit with current uses of acreages and small agricultural holdings directly to the south of the property. The area is also becoming a primarily residential area with more and more young children now living on Canal Court and new houses being added all the time. I do not feel this is a good fit for our neighbourhood.

Another concern I have is the lighting that would be required to keep this area secure especially with the high value of the proposed vehicles that would be stored here on the corner of a busy intersection. We

are already losing a lot of our night time sky and this will only continue to erode this ability to see the skies.

Last of all, I am concerned that this change in designation will give more permanency to the proposed Glenmore Trail Area Structure Plan. I do not understand why the area to the North of us would be currently being designated as medium to light industrial with the number of residents in the Canal Court area. I do realize that this land will need to be used differently in the future but the addition of heavy equipment storage right away seems to indicate to me that this area will never be seen as a possibility for the business industrial/commercial area that the north side of Glenmore Trail seems to be considered for.

Why, with so many close neighbours bordering this property and more being developed all the time, would this area not be given the same consideration than the area to the north of Glenmore where they are fewer residential neighbours bordering the property? I have added this feedback to the comments for the ASP but feel the comments also pertain to this application.

Thank you for your time and considering my concerns,

Sincerely,

Diana Baker
136 Canal Court
Rocky View, AB