

Logan Cox

From: Terry Manum [REDACTED]
Sent: February 2, 2022 7:18 PM
To: Logan Cox
Subject: [EXTERNAL] - Fwd: Application# PL20210124

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

RE: City Trend Planning & Approvals application #PL20210124 to redesignate on file#08410002.

Dear Logan,

We received a letter from Rocky View County to advise of an application to redesignate a parcel of land in the next quarter to ours. We have listed our concerns and opposition about this redesignation below:

- The proposed plan and redesignation to Direct Control does not align with the area's agricultural use and the three residences across the road from the subject property. This is farmland not commercial.
- The proposed installation of solar panels, charging station, and data processing would be harmful to the nearby residents for the following reasons:
 - the installation of panels for a large portion of the property is unsightly and will decrease adjacent property values
 - the electromagnetic radiation produced from the solar farm is a known health risk and reduces life expectancy for those in proximity to the field
 - data processing typically refers to cryptocurrency mining and would require auxiliary generators to supply the additional required power to work through the algorithms. These generators are noisy, create pollution, and require extra buildings to house them along with their cooling systems.
 - Direct Control redesignation would allow buildings without height and size restrictions; this further reduces the property value and beautiful views that we currently cherish.
- Access to the land has not been specified for the redesignation application. If the access is to be from RR292, it will create undue traffic and congestion on the narrow roadway. If the application is to proceed, the roadway should be upgraded. A further proposal for a charging station will result in 24 hours a day traffic in the area. This creates a security and safety concerns for the existing residents. Drivers using the commercial charging station would be waiting in the area while their cars charge with no other offered services.
- There is no commercial water in this area and any development plan requires a predictable water source. The recent fire at the neighbouring Highland Mushroom plant is evidence that water is a major concern for any new development. The mushroom plant had to truck water in load after load to extinguish the fire. Before any redesignation is granted, a water source should be proven.
- The application is very vague on a few items of interest:
 - the application does not specify which parcel of land is going to have the solar panels with the charging station
 - the application does not specify the use or future plan for the remaining 46.43 acres; this could lead to further subdivision requests and a remaining parcel that is prime for commercial redesignation or some other unwanted usage.
 - the application provides a future plan if the application is successful, unfortunately the Direct Control zoning would give latitude to develop the property in many other forms besides the suggested solar panel and charging station.
- The owner, Riverton Construction, has already applied successfully to subdivide the 132 acre parcel into the 44 acre parcel and the 88 acre parcel which is now on the application. If the owner wanted a charging station and to designate a ~40 acre parcel for District Control, why didn't they use the smaller portion of the 44 acre subdivision to make that proposal and leave the 88 acres as farmable land? Why are they again subdividing the

land to make this designation? This application is strictly a ploy to slowly divide this previously farmable land into small unusable portions of land paving the way for future applications and development that will greatly disrupt the narrow roadway and quiet neighbourhood.

- Currently, there is a yield sign for the east bound traffic on the service road at the corner of RR 292 and the entrance to highway 72. If the future applications go through, this intersection will need to be revised with better traffic control as traffic coming off highway 72 going southbound on RR292 will collide with unyielding vehicles from the service road.
- The proposed construction of this development would create a dusty environment which is harmful to the mushroom grow operation nearby as well as the residents.
- There is buried pipeline infrastructure throughout the property which should not have permanent structure built above.

Thank you for the chance to express our opposition to the proposed redesignation of the application #PL20210124. We enjoy our agricultural surroundings and hope that it will continue for years to come.

Sincerely,
Patty and Terry Manum
281242, NW1/4-11-28-29W4
[REDACTED]

Logan Cox

From: Troy Sanderman [REDACTED]
Sent: February 3, 2022 10:13 AM
To: Logan Cox
Subject: [EXTERNAL] - (PL20210124, file # 08410002)

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To whom it may concern:

My name is Troy Sanderman, My wife Leslee and 2 boys and I reside to the east of the parcel of land with the application to redesignate. (PL20210124, file # 08410002)

In this proposal it suggests that "Riverton construction" wants to redesignate the land from Agricultural to Direct control. From our understanding if this were to be approved they would not have to take the existing properties into consideration and open up a world of possibilities with less restrictions on what the land can be used for. It would not just limit them to the suggested solar farm, automobile charging station and data processing facility (which we are unclear on what exactly this is) and what health and safety concerns it may bring with it).

Regardless, any development would take away valuable farmland, be unsightly to our Mountain View and increased noise take away from our peaceful quiet community that we moved there for.

It will cause increased traffic to an already under maintained road. We already have to be cautious of traffic at the intersection of the service road and highway 72 as most vehicles on the service road fail to yield to traffic on our road way. The school bus has to turn around on the road after picking up kids at the end of our driveway which we personally take our time to ensure the road way is clear in the winter so she can do so safely.

This development and increased traffic sets up a bunch of security and safety concerns!

Recently there was a fire at our neighbours - Highland Mushroom farm. Without access to water they had to have several trucks transporting water to try and keep the fire from spreading, This lack of water is another thing that shows issues to any development especially one that has potential to produce heat, electrical fire or is in need of water in general.

Please consider our us and our neighbours when reviewing this proposal

The Sanderman Family

281204 Range road 292 (NW-11-28-029-04)

Feb 3/2022

To Whom it may Concern,

As per application #PL20210124

We live at 281220 RR292 and we oppose the proposed project at the location across the road from our property this will affect our day to day living. We have been living here for 12 years having freedom of the city life, which would be forever be taken away by this development.

The Traffic from the project will bring more people in the area which will bring the persons that will scope out the property for criminal intent as a possibility. We have been broken in before and the fear of our security is real. As well as the corner of highway 72 and RR292 with the connector RR291 is already an unsafe corner creating higher chances of incidences and accidents. The increased noise in this small community would make it difficult to conduct our day to day lives as we have.

The lack of water needed for emergencies is very much a reality, as the mushroom plant just experienced a fire and could not extinguish it due to lack of water, which in turn put our property at risk. We would like to know how the sewage will be handled as we do not want the soil to be contaminated.

The Value of the property will be decreased directly related to this project.

WE firmly oppose this development.

Mr. & Mrs. May

NW/ 11/28/29/04

[REDACTED]

Or

[REDACTED]

Logan Cox

From: Trent Beday [REDACTED]
Sent: February 4, 2022 9:44 AM
To: Logan Cox
Subject: [EXTERNAL] - Fwd: File 08410002

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>
> Hi Logan
>
> I am concerned with the amount of traffic at the north east corner intersection. I'm not sure if this is the best place for this sort of a business. If this was to go through where would the vehicle solar farm be located how big would it be and how many vehicles would be coming out of the north east corner per day?
> Will there be a set of lights at the north east corner and how will this affect the on and off traffic on Highway 72 and the overpass?
> I would be concerned that this could end up being a situation like the Balzac Mall overpass in the future. Rocky Veiw should look at this very carefully before any decision is made on this type of infrastructure this might be better if it was beside Petro Canada and Tim Hortons on the highway as it is already set up with an off an on ramp.
> Regards
> Alan Stojke
> [REDACTED]

Logan Cox

From: Trent Beday [REDACTED]
Sent: September 14, 2022 8:04 AM
To: Logan Cox
Subject: [EXTERNAL] - PL20210124

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I oppose bylaw 8280 72022 - A Bylaw of Rockyview county to amend land-use bylaw C – 8000–2020.

Alan Stojke- NW 14-28-29 W4
Box10158
Airdrie, Alberta
T4A0H5

I do not understand why this development wouldn't be beside Tim Hortons 7-Eleven Petro Canada the new McDonald's or Shell that are situated on the highway north of this parcel. The intersection of Highway 72 and Range Road 293 is one of the worst roads to cross in Rocky View. As the traffic becomes higher volume there will be a lot greater chance of a serious or fatal accident. I drive past this corner numerous times a day and it is always a challenge to get across safely in a timely manner.

Sent from my iPhone

From: [Troy S](#)
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - BYLAW C-8287-2022
Date: September 8, 2022 10:26:31 AM
Attachments: [Rockyview letter.docx](#)

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Regardless, any development would take away from valuable farmland, be unsightly to our Mountain View and increase noise which would take away from our peaceful, quiet community which is what we moved here for.

More importantly, it will cause increased traffic issues to an already under maintained road and confusing intersection. We already have to be extremely cautious of traffic at the intersection of the service road, highway 72 and range road 292 as most vehicles on the service road fail to yield to traffic on our roadway, there is often people parked at the no parking sign and it's next to impossible to indicate your direction when coming into the area from the highway. The new double yellow line through the turn has now made it even more confusing. Additionally, the school bus has to turn around on the road after picking up kids at the end of our driveway which we personally take our time to ensure it is clear in the winter so she can do so safely.

This development and increased traffic sets up a bunch of security and safety concerns!

Recently there have been 2 fire's at our neighbours - Highland Mushroom farm. Without access to water they had to have several trucks transporting water to try and keep the fire from spreading, This lack of water is another thing that shows issues to any development especially one that has potential to produce heat, electrical fire or is in need of water in general.

For these reasons we oppose the proposed by-law.

Please consider us and our neighbours when reviewing this proposal

The Sanderman Family

281204 Range road 292 (NW-11-28-029-04)

"Letter attached for your convenience "

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