

Logan Cox
Planner / Planning & Development Services
Rocky View County

RE: File Number PL20220014 – Redesignation from Agricultural to Residential

Good morning Mr. Cox

This document is in response to the application for redesignation of the property at 255014 Range Road 282, Rocky View County from Agricultural Small Parcel to Residential, Rural District, to allow for future subdivision of lands.

We, the owners and residents of properties on Range Road 282 and/or close neighbours, have significant concerns and many questions with respect to the applicant's proposal for subdivision:

- The access/roadway to the eastern portion of the property would require major earthwork, including suitable size Culvert and Fill to cross the seasonal wetland and enable year-round access to the proposed subdivision. The seasonal high/low slough/watershed affects all the property owners to the north on Range Roads 281 & 282. We have attached a Google Earth map of the 20-acre parcels that were subdivided from S35 -25-28 W04M in the 1970's, indicating the extent of the water margins in wetter years.
- These 20 Acre Parcels were approved in the 1970's by Rocky View County in part because of the wetland problems of access for large agricultural equipment to both east and west sides of the section, particularly in wet years. The soil classifications map also indicates that the land has limitations for growing cereal crops. The area is used mostly for grazing and is home to various wildlife species, including numerous varieties of waterfowl, and red-winged and yellow headed blackbirds, along with tiger salamanders, which are designated a "species of concern". (references attached). Additional subdivision equates to additional development and hastens the likelihood that some of these species will be included on the "endangered" list.
It is our understanding that when the 20 acre parcels were originally approved, it was also understood that there would be no further sub-divisions permitted.

In addition to the above concerns which relate directly to the proposed subdivision of the property, we would like to add that:

- There is already a non-permitted access road developed at the south-west corner of the property which is being used by heavy truck traffic on a regular basis.

- Recently, the owner submitted an application for a Garden Suite (PRDP 20191266), which was denied. During the hearing for this, it was noted that the property was in receivership? Has the ownership issue been resolved?
- Currently there is a permit for a “Home Based Landscaping Business” – **BUT THE OWNER DOES NOT, NOR HAS EVER RESIDED ON THE PROPERTY!** This has been reported to Rocky View County many times, but nothing has ever been done! Shouldn't the County be enforcing their own rules????
- When the owner purchased the property, we believe that he also accepted the responsibility of good land stewardship. He has not demonstrated this as indicated by the numerous complaints regarding lack of weed control, lack of appreciation for the standards of the community by erecting of a 6 ft. solid galvanized metal “security” fence around most of the property – This is an eyesore! There are bright security lights at night that are a distraction from our rural ambiance – it was a dark skies area. The 6-foot wooden fence across the front causes major snow drifting that often strands residents to the north, as there is no other exit. This required additional calls and plowing by the County, that we are pretty certain was not in your budget.
- **There are no advantages to the local residents to see this Application approved!!**

After reviewing the Application and Maps, we do not see how RVC can possibly approve this as there's obviously no access to the east end of the property without some “invasion” of the wetland area for access.

Please carefully consider all the residents concerns, as we continue to fight to maintain our Agricultural Lifestyle and the property value of our homes!

Thank you!

The Property Owners and Residents of Range Road 282 and close neighbours.
(Signatures attached)







REFERENCES ATTACHED:

Tiger salamander background information


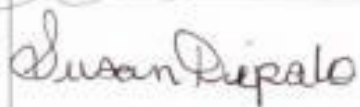
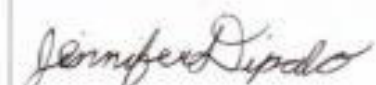



Google earth map of S35 acreages indicating extent of flooding in wet years

Photos of issues caused by the “solid” 6ft fence along the west property boundary

I am an Owner/Resident of Range Road 282 and/or close neighbour and DO NOT support the Approval of the Application PL20220014 to re-designate the subject lands from Agricultural Small Parcel District to Residential, Rural District to allow for the future subdivision.

Name	Address	Signature
Catherine Summerscales	254249 Range Rd 282 RV County	
Katherine Bezugley	255022 Range Rd 282	
Jeff Bezugley	255022 Range Rd 282	
Joshua Riker-Fox	253250 Range Road 275 Rocky View County, AB T1Z 0C7	
Elise Marcotte	253250 Range Road 275 Rocky View County, AB T1Z 0C7	
Kurt Adams	255103 Rge Rd 281 Rockyview County AB T1Z 0M1	
Sally Gien	255120 Rge Rd 282 Rocky View County AB T1Z 0L8	
Ron Kotchon	255120 Range Road 282 Rocky View County AB T1Z 0L8	
LAREN MONAGHAN	253114 Rge Rd 282 Rocky View County T1Z 0L8 SW 23 25 28 04	
Victoria Cape-Shubert	255046 Range Rd 282 Rocky View County AB T1Z 0L8	

I am an Owner/Resident of Range Road 282 and/or close neighbour and DO NOT support the Approval of the Application PL20220014 to re-designate the subject lands from Agricultural Small Parcel District to Residential, Rural District to allow for the future subdivision.

Name	Address	Signature
John Dipalo	255200 Rg Rd 282	
SUSAN Dipalo	255200 Rg Rd 282	
Jennifer Dipalo	255200 Rg Rd 282	
Douglas Wathall	255-074	
Steven Wathall	254 256 Rg RD 282	
Christian Baker Sarah Heckbert Adam Heckbert	255210 RR 282 T120L8	

References

Tiger Salamander

Despite their wide distribution and seemingly stable population, tiger salamanders are listed as a “special concern” species by the Canadian *Species at Risk Act*. Threats to amphibian populations are steadily increasing worldwide, and compounded perils could see the decline of even the hardiest of amphibians. In Alberta, tiger salamanders are affected by the loss and degradation of their habitats due to industrial development. Expanding residential areas and their subsequent road developments are causing more salamander road mortality as adults attempt to cross to fragmented wetlands to breed. Outdoor cats and recreational fish stocking are increasing predation, and the spread of disease such as rana viruses and chytrid fungus can devastate local populations. Clearly, there is a need for studies that not only monitor population trends but delineate favorable habitat for future land conservation.

This article originally ran in [Nature Alberta Magazine - Spring 2021](#).

Western tiger salamander (*Ambystoma mavortium*): COSEWIC assessment and status report 2012

Third party material

Further to the [Terms and conditions](#) for this website, some of the photos, drawings, and graphical elements found in material produced by COSEWIC are subject to copyrights held by other organizations and by individuals. In such cases, some restrictions on the use, reproduction or communication of such copyrighted work may apply and it may be necessary to seek permission from rights holders prior to use, reproduction or communication of these works.

- **Southern Mountain population**
- **Prairie / Boreal population**



**Southern Mountain population – Endangered
Prairie / Boreal population – Special Concern
2012**

Assessment Summary – November 2012

Common name

Western Tiger Salamander - Prairie / Boreal population

Scientific name

Ambystoma mavortium

Status

Special Concern

Reason for designation

This large salamander remains widely distributed in the Prairie provinces, but it faces numerous threats from habitat loss and fragmentation, fish stocking, and emerging diseases, such as the *Ambystoma tigrinum* virus that can decimate local populations. Salamander habitats are becoming increasingly fragmented by agricultural and oil and gas developments and associated infrastructures and roads. The disruption of migration routes, mortality through roadkill, and deterioration and loss of breeding and upland habitat for terrestrial adults and juveniles lead to concern for the species in a large part of its Canadian range.

Occurrence

Alberta, Saskatchewan, Manitoba



Alberta Volunteer Amphibian Monitoring Program

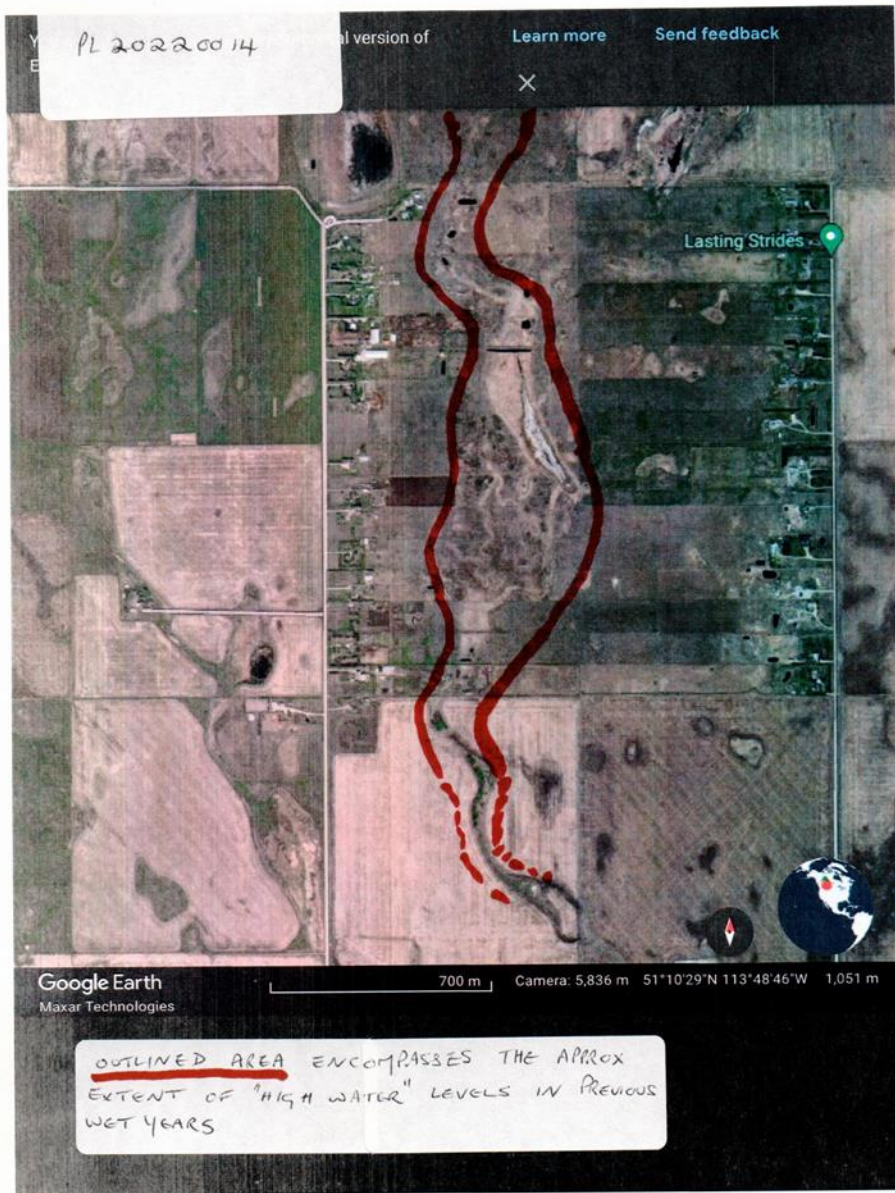
Kyle Welsh

Why does it matter what a salamander needs?

The prairie populations of the western tiger salamander, including all within Alberta, were recently elevated to “special concern” by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). Threats to this species include increased urbanization resulting in habitat loss, road mortality, emergent disease, and in some places, fish stocking, although the severity of the threat is unknown because there are significant knowledge gaps regarding the natural history of this species. To conserve our native salamanders, we have to protect where they live as well. To do so, we need to know exactly what they need to thrive in order to make effective and informed management decisions.

Central Alberta marks the northernmost occurrence of the western tiger salamander (*Ambystoma mavortium*). This salamander is one of only two species found in Alberta and is the largest terrestrial salamander in North America. It is a member of a group of pond-breeding terrestrial amphibians called the mole salamanders.

If you happen to have any questions about my study, please feel free to email me at: kjwelsh@ualberta.ca



Photos of issues caused by the “solid” 6ft fence along the west property boundary



Winter of 2020/21 – fence caused drifting and a neighbour got high centred and stuck in the drift



As you can see, the Range Road 282 to the south of the fence was clear of snow.

Joshua Riker-Fox and Elise Marcotte
253250 Range Road 275
Rocky View County, AB T1Z 0C7

October 31, 2022

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

Re: Application Number PL20220014
Bylaw C-8303-2022 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

Dear Rocky View County Council,

This letter is submitted as part of the application process to redesignate land within the County to allow for a future subdivision. We, the owners and residents in the vicinity of this parcel as noted below, are in opposition to the application.

We are concerned about the impact on the land, the community and future use. We are opposed to application to consider redesignation of 255010 RGE RD 282 from A-SML p 8.1 to R-RUR p 4.0, to facilitate a future subdivision of up to five properties.

Water and Environment

The land will be negatively affected by housing development, roadways, and potential commercial activity, affecting the water, land, and wildlife (ducks, geese, swans, yellow-headed blackbirds, deer, etc.).

The redesignation will allow up to five additional properties, each requiring a new well and waste-water management. This will strain the ecosystem. New wells will add pressure to the water table, impacting access and quality. [Rocky View County Council](#) declared a municipal agricultural disaster on August 3, 2021, due to droughts we've experienced in recent years. Additional properties drawing from a finite water supply will affect agriculture and current residences. More properties also add overland water risks given increased activity.

The property has wetland bisecting its west and east portions (Appendix A). An access and roadways to approach new subdivided properties will interrupt the flow of water above and below the surface. Fill and culverts will permanently affect the historical profile and property's ecosystem.

Access and Traffic

Additional properties will increase traffic considerably on this rural road. This will affect road quality, require more RVC services (maintenance and plowing), increase pollution and put additional pressures on the corridor. Further, the Township Road 254 - Range Road 282 intersection has seen several accidents, and has continual 'close-calls,' due to the speed of highway and increased commercial vehicle activity (some permitted and several for non-permitted uses). Additional residential traffic increases risk and unduly affects current property owners.

Precedent

Approving this property's land use bylaw amendment application, sets a precedent for future subdivisions, which does align with the historical use of properties and the lifestyle that attracted current owners to live here. This is a community for agriculture and rural living. Subdivision development in this area over the last several years has evidenced another considerable risk (and a worry to current owners); further enclaves similar to Sunshine Road or sections of Prairie Royale that are unsightly and operate non-permitted businesses.

Finally, this application is opposed given the property has a live-work permit (home based landscaping), whereby the owner does not (and has not) actually lived on the property. The essence of this permit-type is the property's primary use is as a residence, and the operation of a business is secondary. If there is a lack of sincerity in the usage of this permit, it suggests that any future development cannot be taken at face value.

This section of land is surrounded by agricultural properties. Developing into subdivisions would perpetuate the ongoing loss of agricultural land in Rocky View. It is our understanding that when the 20 acre parcels were originally approved in the 1970s, there would be no further sub-divisions permitted in this specific area.

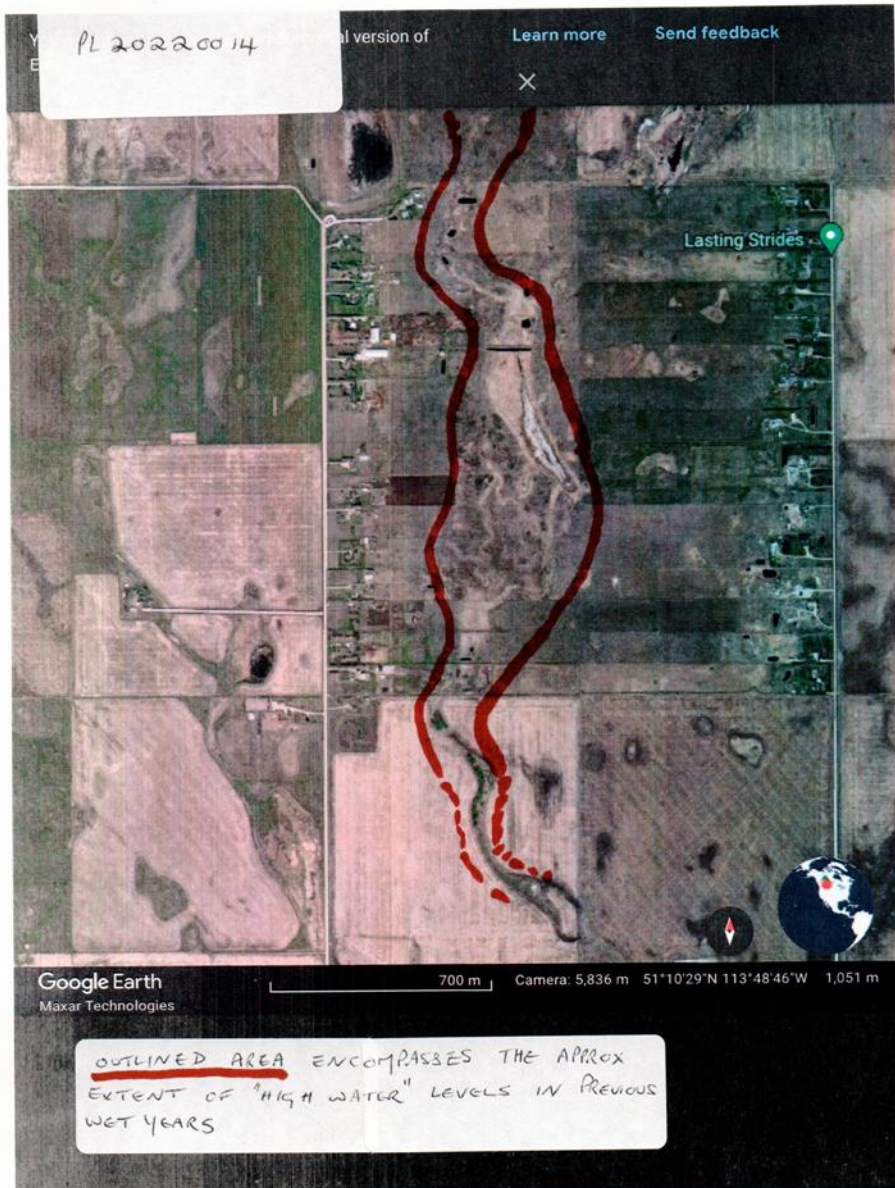
The development of a subdivision plus potential commercial activity, on this parcel would see an increase in population density, in a location that is not a County growth area. As one continues to move north, east, south, or west, the land use remains agricultural with large sections used for crops and cattle. Any division of this parcel of land will detrimentally impact the surrounding area and conflict with its intended use. There are simply no advantages to the residents in approving this application.

Due to the above considerations, we are hopeful the County will decline this application based on its environmental impact, safety, and its incongruence with the community profile. The redesignation would change the character of this area, and adversely affect the ecological well-being of the land.

Sincerely,

Name	Address	Phone Number
Joshua Riker-Fox	253250 Range Road 275, Rocky View County, T1Z 0C7	██████████
Elise Marcotte	253250 Range Road 275, Rocky View County, T1Z 0C7	██████████
Don Monaghan	253114 Range Road 282, Rocky View County, T1Z 0L8	██████████
Karen Monaghan	253114 Range Road 282, Rocky View County, T1Z 0L8	██████████

Appendix 1 – High Water Levels



Sally Giene
255120 Range Road 282
Rocky View County, AB
T1Z 0L8

Re: Bylaw C-8303-2022 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

Application Number: PL20220014 (05335005)

Application details: An application by ISL Engineering and Land Services (Sue Paton) on behalf of Rehana Shah to consider Bylaw C-8303-2022 to re-designate a portion of SW-35-25-28-W04M from Agriculture Small Parcel District (A-SML p.8.1) to Residential, Rural District (R-RUR p.4.0) to facilitate future subdivision. Located approximately 1.61 kilometers (1.0 mile) north of highway 564 and on the east side of Range Road 282.

I STRONGLY OPPOSE the application considering Bylaw C-8303-2022 to re-designate a portion of SW-35-25-28-W04M from Agriculture Small Parcel District (A-SML p.8.1) to Residential, Rural District (R-RUR p.4.0) to facilitate future subdivision, for the following reasons:

1. There is no plan to show how this subdivision will be developed. Will it be 1, 2, 4, 5, or 9 acre parcels? How will these parcels be accessed?
2. I am concerned about the deterioration of the quiet community we now live in. If this subdivision is allowed, it sets precedence for future such subdivisions which will turn our quiet community into a mini metropolis. This parcel already successfully applied for and were permitted to suite the existing home. This also sets precedence. So, what is stopping the rest of the parcels on in this subdivision from doing the same? We end up with multi-family homes in what is supposed to be a rural setting. I moved here to get away from the city and the cramped life style. I certainly do not want that sort of development to now surround me.
3. I am also concerned about the use of these new acreages. We have only to look at what has happened to Prairie Royal estates to see the results of excessive subdivisions. Massive homes with yards filled with construction equipment and large trucks. No livestock, gardens or agriculture of any kind. The present owners do not live on the property but are running a landscaping company from it. Is this what will happen with the additional acreages? Again, I did not move here to be part of an industrial area.
4. The portion of Range Road 282 from highway 564 to TWP 260 is already in poor shape. When I moved here it was a sealed road. Now it is gravel with washboard and dust. It is rarely groomed. It is only sprayed perhaps once a year with dust dampening solution and even then only part of the road is treated. The added traffic due to a new subdivision would only worsen the state of the road which is already an abomination.

5. I am also concerned about the stress these new properties would put on our water table. I know people in the area around Prairie Royal that have already experienced a drop in their well production. I personally had to drill a new well this year and the production was 1/3 of what my original well was. Presently a well has to produce 3 gallons per minute for the owners to qualify for a mortgage. Some banks are taking nothing less than 4 gallons per minute to qualify. My new well is only 3 gallons per minute. What happens when I go to sell if the production drops to less than that?
6. I am also suspect of the personal interest that the president of the "Professional Engineering" firm has in this application. In my experience if a firm is hired to do a report or study, they do just that. Once the report has been completed the firm is no longer involved and does not express an opinion. However in this case, the President, Van Ridout, is acting **on behalf of the applicants** and has in fact expressed his "prayer" that we support the owners. He also goes so far as to tell one of the neighbors that the Shah family has taken out a loan to do the restoration of the wetland. I am surprised, firstly, that the owners would share such intimate information with someone who is supposed to be completing a professional job for them, and secondly, that anyone would go into debt doing something like this BEFORE the application was approved. Do they know something we do not? And exactly what restoration does this wetland need that 50 truck and trailer loads of soil had to be hauled in?

In a letter to one of my neighbors, the President, Van Ridout stated that Rocky View County is supporting this proposal. Is this, therefore, a forgone conclusion and notifying the surrounding landowners just a formality?

This man has also gone door to door on behalf of the owners asking for support. I do not think this shows **impartiality nor professionalism**. What exactly is he getting out of this should the application be approved?

He also states in this letter that the rest of us are "fighting" with the Shahs when they only want to bring value to our neighborhood. I do not see how turning this rural area with room for livestock and agriculture into a "village" would bring value to my parcel. If you want to live in the country, then live in the country. If you want to live in the suburbs, live in the suburbs. But do not turn the country into the suburbs.

7. There are very few 20 acre parcels left within driving distance to Calgary so potential buyers looking for enough land for a few head of livestock will have to go even further away from the city which makes that idea less attractive if you have to commute for work. I believe having an acreage of this size close to the city is a definite advantage and adds value to the property.
8. The owners of the Shah farm **do not live on the property** yet they run a landscaping company from it. How can I be lead to believe they are trying to be good neighbors when they don't even want to live here. There have been complaints about this submitted to Rocky View County yet nothing has been done. Why are there such Bylaws if the Country refuses to enforce them?
9. The Shah farm is very close to being at the limit for allowable square footage of accessory buildings. Are they willing to rip down some of these buildings should the application be allowed, or is this something else the rest of the residents in the area will have to deal with

in the form of unheard complaints?

10. We are currently in a drought, but inevitably we will enter another heavy rainfall/snowfall cycle. Those acreages would be under water because they would be built on a flood plane. If the "restoration" currently under way is actually filling in the flood area then where will the water go? To the neighboring parcels of course. In the past "wet" years, the back part of the parcels along this road were completely cut off from the front. So, again, I ask, where will the water go?

If this application was submitted in Bear's Paw or Spring Bank there would not be a question of it being denied. The residents of that side of Rocky View would never stand to have the tranquility and beauty of their area defiled with six foot wooden fences, bright spot lights, construction equipment, ruined roads and multi-family residences. And the County would never let that happen. But here in the north east side of Rocky View, anything goes as is evident by our range road and the surrounding range roads. Perhaps we are not as financially blessed as our neighbors on the west and south side of the county, but that shouldn't mean we have to live in a slum.

It is my sincere hope that this application and any other similar applications to chop up these acreages will be denied and we can continue to enjoy the peace and quiet that we live here for.

Catherine M Summerscales
254249 Range Rd 282,
Rocky View County, AB T1Z 0L8
NE1/4 S27 T25 R28 W4

Jeff & Katherine Bezugley
255022 Range Rd 282
Rocky View County, AB T1Z 0L8
portion of SW-35-25-28-W04M

1 November 2022

Re: Bylaw C-8303-2022 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

Application Number: PL20220014 (05335005)

Application details: An application by ISL Engineering and Land Services (Sue Paton) on behalf of Rehana Shah to consider Bylaw C-8303-2022 to redesignate a portion of SW-35-25-28-W04M from Agriculture Small Parcel District (A-SML p.8.1) to Residential, Rural District (R-RUR p.4.0) to facilitate future subdivision. Located approximately 1.61 kilometers (1.0 mile) north of highway 564 and on the east side of Range Road 282.

We oppose the application considering Bylaw C-8303-2022 to redesignate a portion of SW-35-25-28-W04M from Agriculture Small Parcel District (A-SML p.8.1) to Residential, Rural District (R-RUR p.4.0) to facilitate future subdivision, for the following reasons:

- There has been **NO plan** provided for how potential future sub-division would be developed.
- There has been **NO permit** posted for the current earth work and multiple loads of fill that have been delivered to the property over the past few weeks
- We note that in the Biophysical report provided by Van Ridout that only information in favour of the potential subdivision has been included. Any information with respect to the high water table in the area, the extent of the aquifer supplying the current wells or the soil types, which would normally be included in a Biophysical report, has either not been researched or has been omitted from the report, which brings the credibility of the report into question.
There is no evidence of testing to monitor the water table (standard procedure: 4 x 10 meter holes monitored for 2 weeks)
Summerscales home has a sump pump in the basement and there has been a steady trickle of water into it for most of this very dry summer. It is only now dry in the sump.

- It is incumbent upon the applicant to prove sufficient potable water availability on the property to be subdivided. There is no Q20 report provided (drilled well and 24 hour pump rate).
- We are concerned that in heavy rainfall years every acreage north of the subject property could be affected by higher water levels in the seasonal wetland and subject to potential flooding. We understand that wetland remediation work is ongoing on the property and have spoken with the consultant – Van Ridout of Western Water Resources, who has apparently determined that the wetland drainage is to the north and not to the south as are all of the other drainages in the area. Satellite imagery would appear to support the locally observed pattern of drainage to the south – see attached satellite map and terrain map of the same area showing water courses. (Fig 1 & Fig 2)

We do not have a photographic record of the seasonal wetland between Range Roads 282 and 281, but do have photos of similar terrain, running on a parallel course on the Summerscales property (NE ¼ S 27) on the west side of Rg Rd 282 – photos attached showing high water levels in May of 2011, and a recent one in October of 2022 of the same area with not even a mudhole. The drainage definitely flows from the Twin Lakes area in the north, through the Summerscales quarter section and then south under Hwy 564 and towards the Bow river.

- Water availability for the potential subdivided property would require additional well(s) to be drilled into the same aquifer as the other 31 twenty acre parcels are likely drawing from, along with at least Summerscales and the neighbours Grant & Tanya Hart directly to the north of her. To our knowledge, there have not been any studies done on the extent, size or re-generation capabilities of the aquifer. At least one neighbour has needed to drill a new well recently and water flow from it was less than half of their original one.

One of the neighbours (Ralston/Norregaard family, who have also filed a letter of opposition) have a large farming operation including hay & grain production and also run around 300 head of cow/calf pairs which rotate through part of the Summerscales property as part of the grazing management plan. They also need water, between 40 & 100 litres per head per day depending on time of year, which is supplied from surface accumulation if available and otherwise from wells – that's a total requirement of up to 60,000 litres per day.

- Should this application be approved, it will set a precedent for the owners of the other 31 x 20ac parcels in section 35 to also request re-designation for sub-division. Since R-RUR district designation allows for a minimum parcel size of 1.6ha (3.95ac), potentially an additional $31 \times 4 = 124$ wells and septic fields could be added, which does not seem

wise given the soil types, historical permeability test results and the unknown aquifer capacity. Also, such high density of acreages on this section of land could lead to contamination of ground water, wells and indeed the aquifer itself – not a pleasant prospect as Rocky View should be well aware of after dealing with the contamination issues in the **Lakes of Muirfield** development a few kilometers to the east in the Lyalta area.

- As previously mentioned earlier this year when the application for re-designation was initially made, when S 35 was originally sub-divided into 20ac parcels, Rocky View confirmed that no further sub-division would be permitted as it would negatively affect the wetland area between Range roads 281 and 282.
- Re-designation and eventual sub-division would also increase the volume of traffic especially at the junction of Range Road 282 and Hwy 564 which is a quite blind intersection in both directions on to a highway with a 100Km speed limit. There has already been one fatality at this intersection.
- On reviewing the land use bylaws as posted on the Rocky View County website, we note that A-SML permits accessory buildings up to 930 m²(item 311) however R-RUR , item 322 a, has an allowance for a maximum accessory building parcel coverage of only 380 m² for parcels over 4.0 hectares (9.88 ac). The subject property currently has 4 outbuildings of significant size- from largest to smallest approximately 335 m² ,220 m², 182 m², and 84 m², for a total of 821 m² (measurements made using satellite mapping tool). This is close to the maximum allowable for the current land designation and more than double the allowance for R-RUR. Council would be contravening their own Bylaws to approve this re-designation with the current outbuildings in place.
- We are also concerned about the lack of impartiality demonstrated by Mr Van Ridout, the Western Water Resources consultant who has been hired to advise on the wetland remediation. He is actively soliciting the support of the neighbours towards supporting approval of Bylaw C-8303-2022 to redesignate the land use by visiting their homes and by emails.

This is unprofessional and inappropriate.

Here is a copy of a couple of his emails:

[REDACTED]
Sent: October 21, 2022 9:32 AM

[REDACTED]
Subject: FW: Amended Biophysical Impact Assessment (BIA) + Resolution of Concerns

Good morning, Cathy,

I see that I made a typo and had house instead of hose! Lol.

Warmly,

Van A. Ridout, P.Eng.

President & CEO – Senior Water Resources Engineer

Suite 200 – 1201 5th Street SW, Calgary, Alberta T2R 0Y6

From: Van Ridout

Sent: Thursday, October 20, 2022 11:27 AM

Subject: Amended Biophysical Impact Assessment (BIA) + Resolution of Concerns

Good morning, Cathy,

I inadvertently sent an older version of the BIA report. Please see the attached for you and the other neighbors to read through. Please let me know when you and the other neighbors would like to meet to address any other concerns that you or they might have. I would also welcome the opportunity to have you and the other neighbors join me at the site to observe the wetland restoration works and ask any questions that you like. Everything is open, honest, and transparent, and the Shah family are making every concerted and reasonable effort do what is necessary to restore and bring peace and harmony with their neighbors. I hope and pray that you will do the same as there is no good reason to fight with people who are earnestly working towards improving and bringing value to their neighbors. The county understands this and are in support of what the Shah family are doing, and so if you can find it within your heart to support them, which will only help you and the neighbors in the short and long-term, then I would encourage you to do that by signing the letter of support.

I can assure you as a Professional Engineer who has been consulting on these types of projects for almost 22 years in RVC, that I will hold them to what they have agreed and said that they will do, and I have a very good reputation for what I do and intend to keep it that way!

Kindest regards,

Van

Warmly,

Van A. Ridout, P.Eng. President & CEO – Senior Water Resources Engineer, Suite 200 – 1201 5th Street SW, Calgary, Alberta T2R 0Y6

- In addition, the items listed on the initial application for sub-division of this property in March 2022, have not been addressed including:
 - 1 The live/work permit for a “Home Based Landscaping Business” which has been renewed by the County despite objections from adjacent land owners–

BUT THE OWNER DOES NOT, NOR HAS EVER RESIDED ON THE PROPERTY!

Neither does he have relatives residing there. This has been reported to Rocky View County many times, but no action has ever been taken.

- 2** Lack of weed control
- 3** Lack of appreciation for the standards of the community by erection of a six foot high solid galvanized metal “security” fence around most of the property which is an eyesore and does not fit within the normal scope of agricultural fencing
- 4** Bright security lights at night that are a distraction from our rural ambiance – it was a dark skies area.
- 5** The 6-foot wooden fence across the west side of 255010/255014, adjacent to Rge Rd 282, causes major snow drifting that often strands residents to the north, as there is no other exit.

As part of “due diligence” by the applicant, we had hoped to see remediation of at least some of these items prior to any other applications even being considered.

Cathy Summerscales

Jeff & Kathy Bezugley

Fig 1 Screen shot – satellite view of 20 acre parcels between Rg Rd 282 and Rg Rd 281

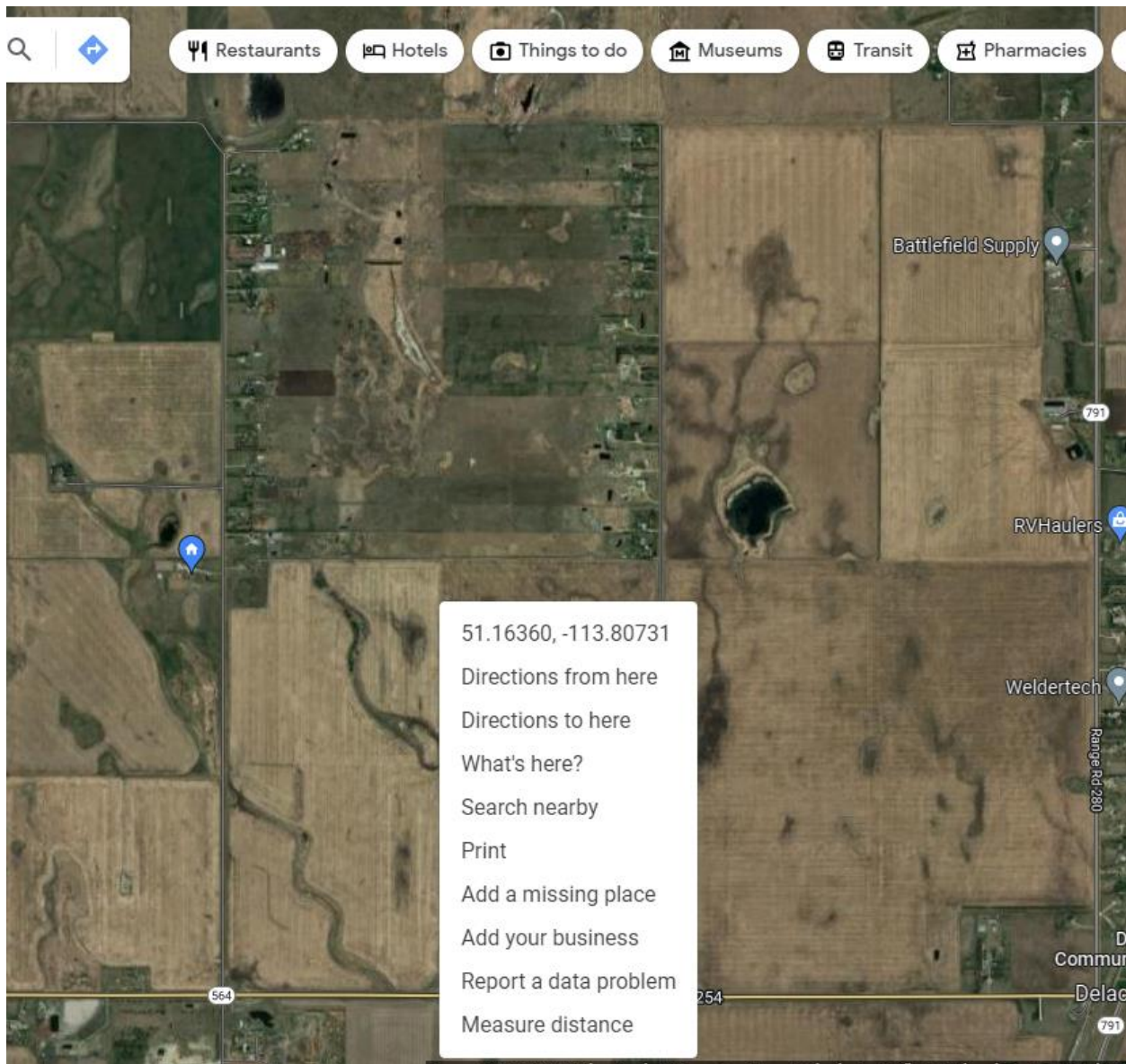
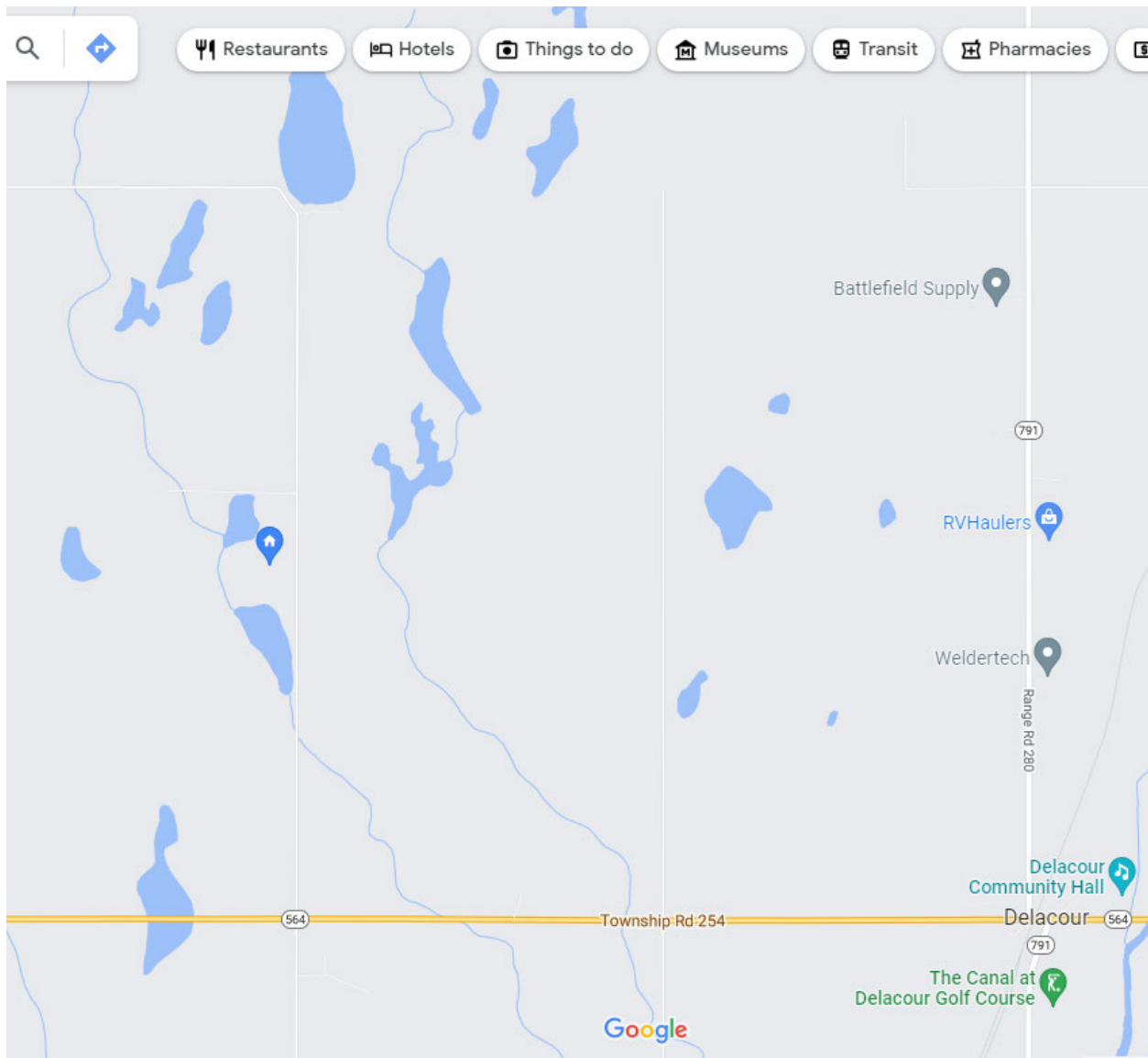


Fig 2 Screen shot of terrain view of Fig 1 showing wetlands and general water flow from north to south






28 May 2011 – looking south from Summerscales residence (254249 Rg Rd 282) towards Hwy 564



28 October, 2022 – looking south from Summerscales residence towards Hwy 564

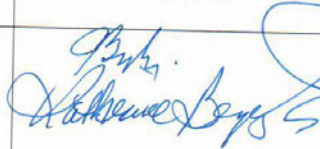
SIGNATURES

I am an Owner / Resident and/or close neighbour of Range Road 282 in Rocky View County and am **in opposition** to the proposed Bylaw C-8303-22 to amend Land Use Bylaw C-8000-2020 to re-designate a portion of SW-35-25-28-W04M (specifically 255010 / 255014 Range Rd 282 as noted on the area maps) from Agriculture Small Parcel District to Residential, Rural District to facilitate future subdivision.

NAME	MUNICIPAL ADDRESS OR LEGAL LAND DESCRIPTION	SIGNATURE
Catherine M Summerscales	254249 Rge Rd 282 Rocky View County	



SIGNATURE PAGE

I am an Owner / Resident and/or close neighbour of Range Road 282 in Rocky View County and am **in opposition** to the proposed Bylaw C-8303-22 to amend Land Use Bylaw C-8000-2020 to re-designate a portion of SW-35-25-28-W04M (specifically 255010 / 255014 Range Rd 282 as noted on the area maps) from Agriculture Small Parcel District to Residential, Rural District to facilitate future subdivision.

NAME	MUNICIPAL ADDRESS OR LEGAL LAND DESCRIPTION	SIGNATURE
JEFFREY GRANT BEZUGLEY KATHERINE MARIE BEZUGLEY	255022 Range Road 282 Rocky View County, AB T1Z0L8	

SIGNATURE PAGE

I am an Owner / Resident and/or close neighbour of Range Road 282 in Rocky View County and am **in opposition** to the proposed Bylaw C-8303-22 to amend Land Use Bylaw C-8000-2020 to re-designate a portion of SW-35-25-28-W04M (specifically 255010 / 255014 Range Rd 282 as noted on the area maps) from Agriculture Small Parcel District to Residential, Rural District to facilitate future subdivision.

NAME	MUNICIPAL ADDRESS OR LEGAL LAND DESCRIPTION	SIGNATURE
L. Keith Adams	255103 Rge Rd 281 Rocky View County	
Christine Adams	255103 Rge Rd 281 Rocky View County	

SIGNATURE PAGE

I am an Owner / Resident and/or close neighbour of Range Road 282 in Rocky View County and am **in opposition** to the proposed Bylaw C-8303-22 to amend Land Use Bylaw C-8000-2020 to re-designate a portion of SW-35-25-28-W04M (specifically 255010 / 255014 Range Rd 282 as noted on the area maps) from Agriculture Small Parcel District to Residential, Rural District to facilitate future subdivision.

NAME	MUNICIPAL ADDRESS OR LEGAL LAND DESCRIPTION	SIGNATURE
SUSAN Dipalo Jennifer Dipalo JOHN J DIPALO	255200 Rg. Rd. 282 " " " "	Susan Dipalo Jennifer Dipalo John J Dipalo

Adam and Sarah Heckbert

255210 Range Road 282
RockyView County, AB
T1Z 0L8
[REDACTED]

2nd November, 2022

Legislative Services

Dear Kristen Tuff,

I am writing this letter regarding application number PL20220014 (05335005) made on behalf of Rehana Shah. At this point in time we would like to express opposition to this project until more information is made available or can be clarified.

-What are the official plans about how much the owners would like to subdivide, and what they plan to do with the property? How many buildings do they intend to build? How many wells will they drill? How many septic tanks/fields will be created?

-If the property is subdivided into rural-residential, will they take down buildings? The amount of buildings that currently exist in the primary parcel would exceed what is permitted in the proposed zoning.

-What studies have been done to indicate water table and regeneration of aquifers?

-What studies have been done to examine potentiality of water contamination from a high water table being contaminated by increased installation of septic fields. Once the precedent has been set, it may follow that multiple acreages will seek to sub-divide, sharply increasing the amount of wells that are drilled and septic fields installed.

-Is the County prepared to manage or take responsibility for a decrease in water supply or contaminated drinking water?

In summary, at this time, we are unable to support this rezoning for future subdivision.

Sincerely,

Adam and Sarah Heckbert.

Twin Lakes Ranch Ltd
Patricia and Brenda Ralston
Phil Norregaard
202073 TWP RD 262 RVC
Alberta, T4A 2L6

October 25, 2022

Legislative Services
Rocky View County

Subject: Opposition to BYLAW C-8303-2022 to redesignate a portion of SW-35-25-28-W4M from Agricultural, Small Parcel District (A-SML p.8.1) to Residential, Rural District (R-RUR p.4.0) to facilitate future subdivision.

I am the owner of 800 acres of farm land (E ½-10-26-28 W4, E ½ -3-26-28 W4, NE ¼ -34-25-28 W4) adjacent to the proposed redesignation parcel (SW ¼ -35-25-28 W4). I farm this area with my daughter (Brenda Ralston) and son-in-law (Phil Norregaard) under Twin Lakes Ranch Ltd. They also rent an additional 480 acres of adjacent farmland one of which is the SE ¼ 34-25-28 W4 directly across from the proposed redesignation) for a total of 1280 acres to constitute our 104-year-old operation currently of 300 breeding cows, 640 acres of annual crop land and 640 acres of hay/pasture.

The redesignation of parcel SW-35-25-28 W4 from A-SML p.8.1 to R-RU p.4.0 for future subdivision purposes is not compatible with existing adjacent land parcel uses of animal and cropping agriculture. Issues of concern and reasons why we are opposed to this application include the following:

1. **Current Limited Ground Water Availability** – Access to water for the proposed future subdivisions is an issue which would constitute an additional strain on an already depleted and limited ground water supply. The current holdings (32 individual 20-acre holdings on section 35-25-28 W4) and our livestock operations on quarter sections directly west and northwest from the proposed redesignation/subdivisions are already experiencing water limitations that are creating pressures for our 100+ year old livestock operation that relies solely on ground/surface water to water cattle for food production. Further strain on this water supply by small holding development in this area, which do not contribute to the production of food in any significant way would cause undue hardship on our primary based agriculture operation. Trucking in water for 300+ cow calf pairs 7500 gallons per day and investing in a distribution system that would service all pastures in our rotational grazing operation would be economically unfeasible and would necessitate the abandonment of livestock production on our ranch, which is our primary source of income. Through the development and continual upgrading of our 10+ year Twin Lakes Ranch Environmental Farm Plan in consultation with Rocky View County and Alberta Agriculture we have identified water availability and access as a critical component to our operation's sustainability to continue to provide food for the Alberta/Canadian population. The application does not have a water access plan for the subdivisions, such as accessing a water pipeline. If this redesignation is approved for the parcel in question, that sets a precedent for all of the current 20 acre holdings to apply for similar redesignations and future

subdivisions, doubling or tripling the drain on ground water from an already strained Aquaphor.

2. **Limitation on Surrounding Parcel's Agricultural Pursuits** – I appreciate the applicants' openness about future development of the property for further subdivision, however the section that the parcel seeking redesignation is located is surrounded by unsubdivided farm and ranch land, it is in a productive and primarily agriculture area of the County where there is cropping operations that utilize herbicides, insecticides (mainly aerially applied), equipment operations into the night, livestock operations that include manure production and spreading, noise during weaning and aversion to dogs. As Agriculture evolves and needs to become more and more competitive, producers often find themselves needing to become more intensive to maximize efficiencies which in our case and neighbouring livestock operations may involved feedlots. The redesignation of this parcel from Agriculture, Small Parcel to Residential, Rural District is a stepping stone to further urbanization of the agricultural landscape with residents that are not involved in food production and whose vision for their property and surrounding area is divergent from commercial livestock and cropping operations which cause conflict and inhibit the agricultural community from being profitable and sustainable. Instead of re-subdividing and intensifying agriculture, small parcels, in farming areas perhaps subdivision should be focussed on quarters that are already heavily subdivided and currently serviced with water pipelines and sewage disposal systems that do not pollute existing ground water. It has been demonstrated within Rocky View County that small parcels are an issue for weed control, garbage accumulation, costly to maintain such as road up keep, these parcels are often too small to contribute significantly to food production.

We do not support the redesignation proposal due to the current limited ground water availability in the area and the additional strain the proposed redesignation and future subdivision would have on adjacent agricultural operations and current small residential holdings in the area; also the limitation on surrounding agriculture operations ability to intensify their operations (feedlots etc.). For these reason we do not support this application for redesignation and we would be happy to discuss our concerns further at your convenience.

Sincerely,

Patricia & Brenda Ralston
Phil Norregaard
Twin Lakes Ranch Ltd.

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, GARY RITCHIE (Full name), am a landowner at
255014 R.R. 282 (address), as highlighted in the plan below, and I have no
objection to this land use redesignation application.



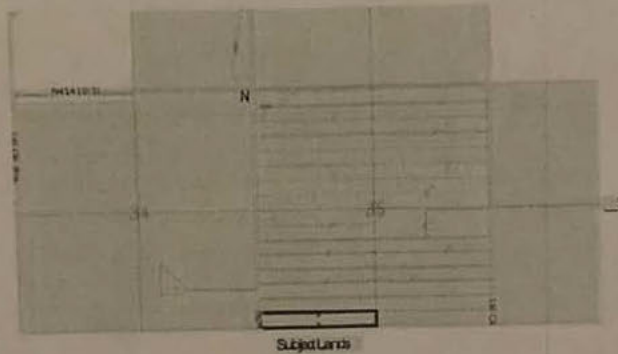
Signature: G. Ritchie Date: Oct. 30/22

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Email address-svishwakarma@rockyview.ca

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision of 20 acres into two (2) 10 acre lots.

Parminder Kaler
Jiwan Kaler (Full name), am a landowner at
255192 Rge Rd 282 Rocky view County (address), and I have no objection to this land use
AB T12 0 L8
redesignation application on the land as highlighted in the plan below.



Parminder Kaler

Signature: Jiwan Kaler Date: 30 oct. 2022

cc. Mike Shah email
Cameron Wallace

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

GB I, GURJANT BASRAM (Full name), am a landowner at
1028 - MAP RD PLAN 0913119 BLK 2 Lot 2 (address), as highlighted in the plan below, and I have no
objection to this land use redesignation application.



Signature: Gurjant Basram Date: 29 Oct 2021

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, JENNA SALEM (Full name), am a landowner at
32 PLEASANT RANGE PL RVC (address), as highlighted in the plan below, and I have no objection to this land use redesignation application.



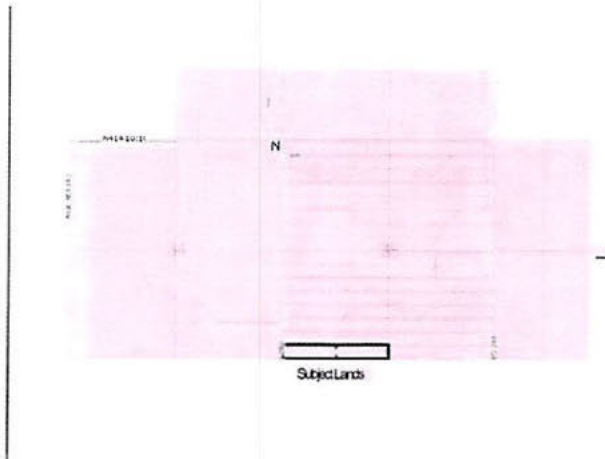
Signature: *Jenna Salem* Date: 30 Oct, 2022

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Email address-svishwakarma@rockyview.ca

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision of 20 acres into two (2) 10 acre lots.

KULDIN BRAR (Full name), am a landowner at 255133 Range Road #281
Dulhisi (address), and I have no objection to this land use
redesignation application on the land as highlighted in the plan below.



Signature: Dulhisi Date: 29/03/22

cc. Mike Shah email [REDACTED]
Cameron Wallace [REDACTED]

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, SALMAN SALEM (Full name), am a landowner at
32 PLEASANT RANGE PL RVC (address), as highlighted in the plan below, and I have no objection to this land use redesignation application.



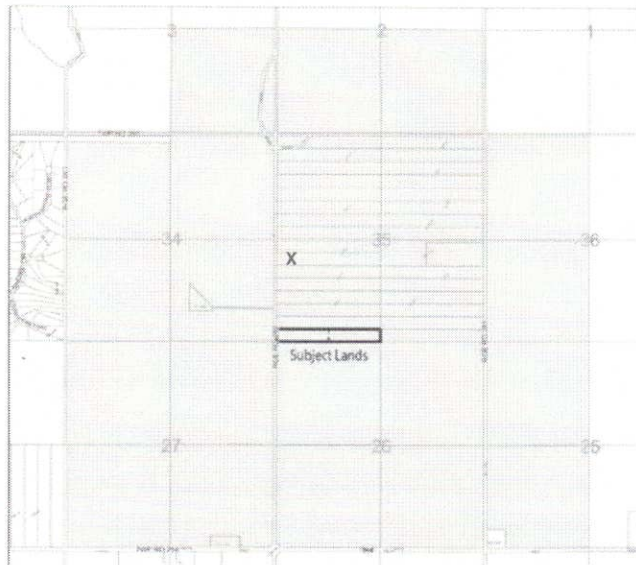
Signature: Salman Date: 30 Oct, 2022

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, Balkaran Warring (Full name), am a landowner at
255104 Rge Rd 282 (address), as highlighted in the plan below, and I have no
objection to this land use redesignation application.



Signature: Balkaran Warring Date: 11 AUGUST 2022

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, MOHAN BADWAL (Full name), am a landowner at
255052 RGE RD 282 (address), as highlighted in the plan below, and I have no
objection to this land use redesignation application.



Signature: _____

Date: _____

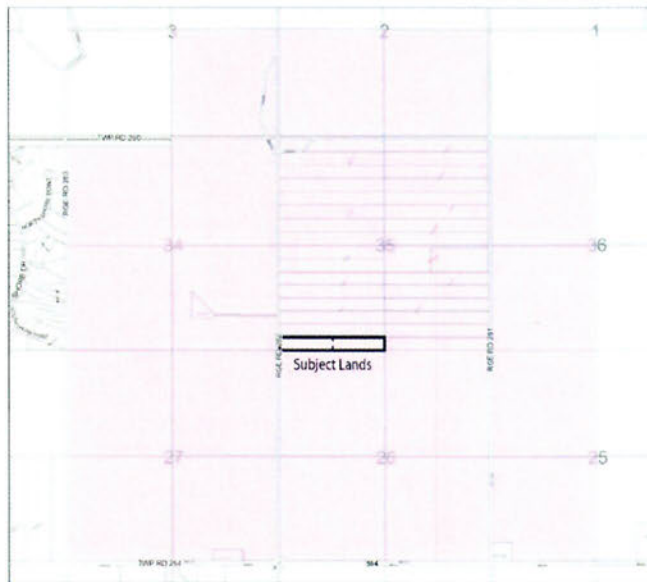
[Handwritten Signature] *[Handwritten Date: Oct 3/22]*

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, NAHEED ALI (Full name), am a landowner at
108 SOUTH SHORE PL, RVC (address), as highlighted in the plan below, and I have no objection to this land use redesignation application.



Signature: _____

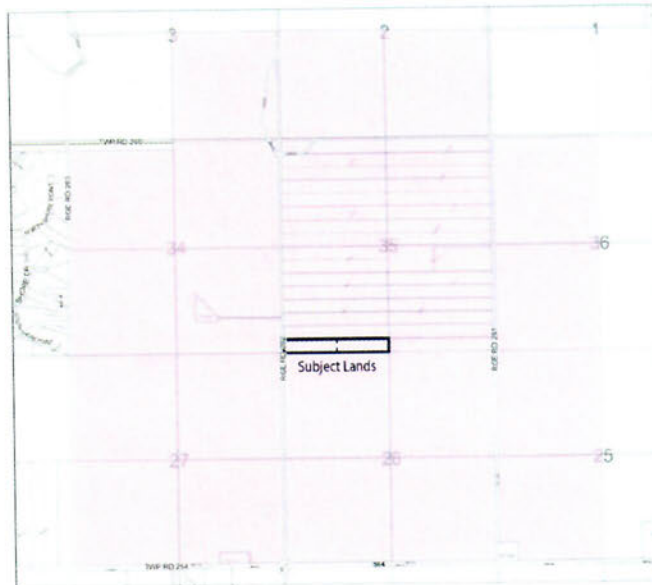
Date: 7th Oct, 2022

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, KHURRAM ANSARI (Full name), am a landowner at
250257 CONRICH RD, RVC (address), as highlighted in the plan below, and I have no
objection to this land use redesignation application.



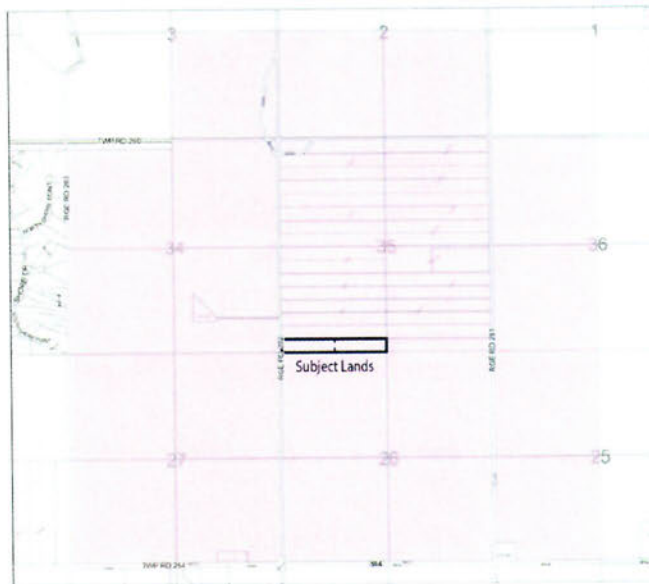
Signature: *Khurram* Date: Oct 6/22

Sangeeta Vishwakarma.
Planner, Planning and Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Reference: File Number PL20220014

This letter is in response to the application to redesignate 255014 RGE RD 282 from Agricultural, Small Parcel (ASML) District to Residential Rural District (RRUR) to accommodate a future subdivision.

I, TAZIM ANSARI (Full name), am a landowner at
32 PLEASANT RANGE PL, RVC (address), as highlighted in the plan below, and I have no
objection to this land use redesignation application.



Signature: Tazim Ansari Date: Oct 6/22