

**From:** [Don Leepan](#)  
**To:** [Jasmine Kaur](#)  
**Subject:** [EXTERNAL] - Am objecting to having any religious institute in proximity to my property (file#0657011; application#PL20200015 and PL20220088)  
**Date:** September 9, 2022 10:28:57 AM

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

I am a God lovin citizen and believe in harmony id est to have a peaceful arrangement and to live side by side with my fellowman. Having said that, I am contesting to the fact that i am not encouraged to entertain the thought of a religious sect located in proximity to my property, only to offset the ambience and rustic lifestyle, the peace and quiet of country living.

I also question an institute of this nature not contributing to property tax. How are the roads and street lights being maintained by some of the resident taxpayers and not by others?

Will there be congregations forming from time to time and will there be a noise factor or tolling of bells etc.?

I still maintain that the acreage was acquired for being able to remove myself from the hustle and bustle of urban life , from large groups of people and to enjoy the solice and be in commune with nature.

In short , I am against the rezoning( file #06507011; application #PL20200015 andPL20220088)

Yours truly

Don Lee Pan

15 Mountain View PL.

**From:** [Newmillenium Tire](#)  
**To:** [Jasmine Kaur](#)  
**Subject:** [EXTERNAL] - File # 06507011/ Application#PL20200015ANDPL20220088 DIVISION : 5  
**Date:** August 31, 2022 6:59:21 PM

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

Hi ,

I would say no that we want this area to be quite no traffic

Thanks

Davinder Deol

August 30, 2022

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

Attention: Jasmine Kaur

Re: Redesignation Application No. PL20200015 and PL20220088  
File 06507011

We are providing this letter in opposition to the proposed redesignation of the property in the above application from Residential, Rural District (R-RUR) to Special, Public Service District S-PUB) to allow the development of a religious assembly. Our residence is on the Park Lane road to the west of the application property and this will have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. The entire area is currently entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

Having reviewed the application there are a number of inaccuracies and concerns with the information provided in the application.

- *“...Benefit is evident from the size of the congregation...”* – the size of the congregation is 10 – 20 people - none of whom are from the immediate vicinity. How is this a benefit to the County or nearby residents?
- *“...Compatibility is evident from having a positive history with neighbours over the last 3.5 years....”* - the redesignation is not approved and no meetings should have taken place over the past 3.5 years – especially with the Covid restrictions in place. As the house is being used as a personal residence there have been no issues – not a good comparison
- *“...SLBSC members and the monks have engaged with the neighbours over the last 3.5 years...”* - we have not had any engagement with SLBSC members- ever- and when we meet a monk on the road while walking there has never been any engagement – only a passing hello
- *“...mailouts including an information brief and survey were distributed to the neighbouring landowners in May, 2021...”* – The letter sent out by Mr. Carswell in May 2021 was misleading and implied that the letter was from the County and was to be used by the County in developing County policies which was not the case. I sent an email to Mr, Carswell pointing this out, but the letter was not clarified or retracted.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased traffic that will result in safety issues and increased noise in the area

- in general - increased traffic in our area by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and all of our neighbours we have spoke to are opposed to this redesignation
- basic services to support the people at the assemblies – water, sewage, etc. have not been identified and should not be put in place in this type of rural setting
- the potential for additional structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- a parking lot – pavement or gravel that would not be in keeping with the acreages in the area
- we believe that this type of development would have a negative impact on property values in the area. Especially those close to the development
- from the information that we have, the people using this facility are not part of the Rocky View area or community
- as this is to be used for religious purposes, how will this impact the taxes that are currently being contributed to the Rocky View County – will this be a tax exempt facility? Again – the people who will be using the facility are not from the Rocky View area so no tax or other monetary contribution is being made to the overall area infrastructures, etc.
- There is another application for redesignation at 15205 that we are also opposed to and have sent in our letter of opposition

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area. We will be attending the hearing and will be providing a presentation in opposition to this application.

Yours truly,



Ed Dyck  
15199 Park Lane NW  
Calgary, AB T3P 1A6



Pat Dyck

Rocky View County

Application Number: PL20200015 and PL20200088

File Number: 06507011

Proposed Redesignation Property Address – 15150 Park Lane Calgary, AB

Attention: Jasmine Kaur

September 2, 2022

The people listed below are opposed to the above land redesignation from Residential Rural District (R-RUR) to Direct Control District with Special, Public Service District guidelines to accommodate religious assembly. This use is not in keeping with the land use designation of the area – Residential Rural District (R-RUR)– single family homes. An application for a similar redesignation for this property in 2020 did not proceed forward. The people on this list reside along Park Lane or one of the connecting cul de sacs to Park Lane and are in the near vicinity of the property.

All these people would be directly impacted by the proposed redesignation and are opposed to the redesignation.

This list is being provided as per their request to the undersigned

Name	Address
Joe & Maria D’Orazio	15203 Park Lane NW Calgary
Omerino Dedominicis	261051 Mountain View Road Calgary
Kathy Kaszas	15197 Park Lane NW Calgary
Antonietta DiMaria	15204 Park Lane NW Calgary
Hugh Parsons	15230 Park Lane NW Calgary
Bruce & Jose Falk	12 Mountainview Close Calgary
Sera & Serafino Spadafora	15158 Park Lane Calgary
Jay Gill	16 Mountain View Close Calgary
Jim & Brenda Scott	11 Mountainview Place Calgary
Renee & Ryan Nowak	15226 & 15214 Park Lane Calgary
Ben & Jackie Bergen	19 Mountainview Place Calgary
Debbie & Steve Wan	8 Mountainview Close Calgary



Dwinder Deol	??Mountainview Place House number has not been assigned yet – acreage is north of 11 Mountainview Place
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I am submitting this opposition on behalf of above residents affected by the proposed redesignation of the property at 15150 Park Lane NW

  
Ed Dyck

  
15199 Park Lane NW  
Calgary

Application Number PL20200015 and PI20220088

File Number 06507011

Proposed Redesignation 15150 Park Lane NW Calgary Opposition.

To Whom it May Concern

My husband and I are strongly opposed to the above proposed redesignation by the Sri Lankan Buddhist Society Calgary from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB) to accommodate a religious assembly. We know many families on Park Lane and they are ALL opposed to this redesignation and are also sending in letters of opposition.

We live on Golden Key Estates which is a short distance away. We bought our home 8 years ago and moved away from the hustle and bustle of Calgary to a community of residential homes. It is so peaceful, and the traffic is minimal, and we want this to be our forever home. We love this little community of homes and families and we never thought we would be constantly writing letters of opposition to this or that to keep our little community just that.

As residents of this residential community, we strongly believe that these types of facilities are not in keeping with the residential country community feel that we have grown to love these past eight years. Please keep this residential community residential. We do not support or would ever support any redesignation from Residential to any other purpose in any of the acreages along Park Lane, Mountain View Road, or Valley View Road or any of their cul de sacs. Changing residential to business or special public service is not right.

We want to highlight some of the impacts of this decision to of redesignation:

1. Everyone I have spoken with, wants the community to remain residential and we are strongly opposed to any non-residential redesignation in this area.
2. If this change is allowed then this would in turn allow others to follow, (even those that have already been denied).
3. There is another property on Park Lane that is also being reviewed for redesignation from Residential Rural District (R-RUR) to Special Public Service District (S-PUB). A hearing is set for this in November/December 2022.
4. Increased traffic on both Park Lane and Mountain View roads. Mountain View Road is two lanes and no shoulder, and Park Lane is a road that services just the homes on Park Lane. It is not for a business. These roads are not designed to have excessive traffic. When the time comes to repairing the wear and tear on these roads the taxpayers of Rocky View County will pay, but not the congregation of the religious assembly, because they do not live in the community. This is not right.
5. The traffic survey that was conducted April 2021 was in the middle of the pandemic and the numbers are therefore not accurate.
6. Most of the members will be coming from NE Calgary and Airdre and this most definitely will increase traffic on our roads. This religious facility is not benefiting our community because the of the congregation comes from afar.

7. The application states 10- 54 parking stalls in the field. What field? What happens in the middle of winter and there is 2 or 3 or 4 feet of snow? Are they going to park in the field? Or will they park on the roads. On Park Lane, on Mountain View Road. What happens if there is 100 cars? How can you guarantee there will only be 10-54 and there is a big difference between 10 and 54.
8. It states in the application that it does not plan to expand, but.... Who is to say this is the first of many future changes?
9. What about water and wastewater? These lots are designed for residential use. Not for up to 54 families.
10. Properties on Park Lane, Mountain View Road and subsequently Golden Key Estates and other cul de sacs will have a decreased property values. As it is, properties that are within 500 m of this proposed religious facility are not being sold due to the potential of the construction a religious facility. This does not comply with the surrounding residential community and the feel of a residential community. If current residents cannot sell their home because of a potential religious assembly, this should tell you the community does not feel it is a proper fit.
11. Park Lane is a very quiet and locally used road in which the families along that road walk with their children and walk their dogs. If traffic increases this will not be something that they will be able to continue to do safely. People who live on that road know to reduce speed when people are walking on it. But will people who do not live in the area be as courteous as the local drivers.

Both my husband and I are struggling to understand why such applications are even being considered. This is residential. Keep it residential. If a community wants a religious assembly, it would be best to select an area that has no homes built, and when homes are to be built, they know what buildings are nearby.

We are so tired of fighting this potential business or that potential religious assembly. This is residential. Keep it residential. People bought homes here and live here because it is quiet, there is nature around us, and we are free to walk, and we feel safe. We should not have to fight over and over to keep this residential. Why do we have to keep fighting and writing letters after letters of opposition that want to change some properties to something other than residential.

Please stop allowing these businesses religious assemblies to put in applications to change what is, in our mind, “a little piece of heaven”.

Thank you for listening

Sincerely

Darwin and Stephanie Gabel



Date: September 7<sup>th</sup>, 2022

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

Attention: Jasmine Kaur

Re: Redesignation Application No. PL202000015 and PL20220088  
File 06507011

As residents of 261086 Mountain View Road my wife and I are providing this letter in opposition to the redesignation of the property in the above application by the SriLankan Buddhists Society Calgary, from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly. Our residence is in the area of this property and this change will have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in. We opposed this same application a couple of years ago for the same reasons below.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased traffic that will result in safety issues and increased noise in the area
- Park Lane does not have sidewalks to handle increased pedestrian traffic or to provide pedestrians with a barrier from the increased traffic to the property
- Mountain View Road is already experiencing increased traffic volumes with Calgarians using it as a short cut to Balzac and Hwy 2 as well as Airdronians using it to access NW Calgary. In the 8 years we have lived here we have seen a large increase in traffic. Any traffic studies during the pandemic should be disregarded.
- in general – this is a facility in our area that will be used by people who do not reside here or pay taxes to RVC.
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- the property will have a parking lot not fitting with the surrounding community
- lost tax revenue for the county with increased use put on county roads, infrastructure, etc.
- Septic system and drainage concerns to accommodate the increased number of people to the facility
- if this redesignation is approved – how will the redesignation application by the Al-Madinah Calgary Islamic Assembly for 15205 Park Lane not be approved – adding additional traffic and disturbance to the area.

The last point is an important point which really needs to be considered. There is no way this area can handle the increased traffic from 2 redesignations of this magnitude. Neither facility will benefit any of the current residents of the area with most of the members coming from the Calgary. The county will also lose the tax base and the increased traffic volumes on county roads will result in higher costs.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property. The neighbors applying for this redesignation are good neighbors and we enjoy having them as part of our neighborhood. We just don't want a change of this magnitude to what is a quiet, country lifestyle and community.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Mike and Michelle Eddy

September 8, 2022

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

Attention: Jasmine Kaur

Re: Redesignation Application No. PL202000015 and PL20220088  
File 06507011

We are providing this letter as opposition to the redesignation of the property in the above application by the Srilankan Buhhdist Society Calgary, from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly. Our residence is in the area of this property and this change would have impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Al-Madinah Calgary Islamic Assembly for 15205 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Nicole & Louis Priolo

September 8, 2022

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

Attention: Jasmine Kaur  
[JKaur@rockyview.ca](mailto:JKaur@rockyview.ca)

RE: File 06507011  
Redesignation Application No. PL20200015 and PL20220088  
Division 5

I am writing this letter as opposition to the redesignation of the property Lot 1 Block Plan 0010744, SW-7-26-1W5M from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB) to allow the development of a religious assembly.

My residence is on the west side of Mountain View Road, north of Park Lane.

I oppose this redesignation for the following reasons:

1. The community is currently and for the past 50+ years been comprised of single family dwellings on acreages. This type of development is not consistent or compatible with the overall development of the community.
2. Decreases property values and marketability of a **rural residential community**. Properties for sale within 500 m of proposed development are not being purchased because of the posted notification of the Srilankan Buddhist Society & buyers looking to build in a rural residential community do not want to purchase rural residential property that close to a religious gathering centre.
3. Increased traffic and noise on both Mountain View Road and Park Lane. Park Lane is currently a local traffic road, with no painted road markings or shoulders. Traffic survey data in the application PL20220088 is not accurate because the survey was conducted in April 2021 (middle of pandemic) & assumes that there will be no traffic using Mountain View Rd north of Park Lane.
4. There is no identified social need for this type of development in the existing community. It has been indicated that the members of the Srilankan Buddhist Society reside in Calgary and Airdrie.
5. I am opposed to this type of development in the area because it will have significant negative impacts on the country living conditions the community currently has.

Yours truly,  
Judy Bissell  
261087 Mountain View Road



Date: 6- Sept - 22

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

Attention: Jasmine Kaur

Re: Redesignation Application No. PL202000015 and PL20220088  
File 06507011

We are providing this letter as opposition to the redesignation of the property in the above application by the Srilankan Buhhdist Society Calgary, from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly. Our residence is in the area of this property and this change would have impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Al-Madinah Calgary Islamic Assembly for 15205 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name:



Address:

261087 Mountain View Road

Aug 7 2022

Jasmine Kaur:

As per your letter to me referring to File#06507011, application# PL20200015 and PL20220088 in Division 5.

The applicant being Upul Ranasinghe and the Owner, Srilankan Buddhist Society.

My wife and myself are definitely against this land use redesignation as well as any other religious redesignation in this neighbourhood. This is totally a residential neighbourhood and nobody that I know of is in favour of this. None of us want the extra traffic on this single lane road with no shoulders.

I live on the corner of Mountain view road and Park Lane and already notice the city people going to this underground operation, speeding through the park zone. We are not happy about that and certainly are not in favour of more city traffic on Park Lane. It is always people that don't live here that are speeding on Park Lane.

We have been communicating with Rocky View several times about being not in favour of any Church Groups redesignating residential lands for their Church Purposes. They need to go buy a piece of land elsewhere that is already designated or at the least be the first in and then the choice would be for the new people to choose whether they want to live around them. We were here first and it should be our choice whether we want to give up this peaceful country living which we all hold near and dear to our hearts.

We already have this group operating illegally and the Calgary Islamic Society is on Park Lane as well. They too have built a large building for future use.

Just because property is owned and buildings are built doesn't give any group the right to change our lives. We are sick of people trying to do things on the cheap by buying residential property and then applying for rezoning to operate anything other than residential.

Joe and Karen Genovy

Rocky View County -Attn Planning Department  
262075 Rocky View Point  
Rocky View County, T4A 0X2

Attn: Ravi Jasmine Kaur and Greg Boehlke  
File Number: 06507011  
Application Number: PL20200015 / 20220088  
Division: 5  
Sri Lankan Buddhist Society

September 9, 2022

It is not only disconcerting, but a massive source of frustration that in a four-month time frame, we are receiving our third notification for a redesignation for a religious assembly in our community. Two of them; this one included, on the same cul-de-sac, and all of them within a 2 km radius. With that being said, we strongly oppose the redesignation of the land from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB).

Originally when the temple began operating prior to the neighbourhood being aware, several large events were held on the property which did draw concerns from many of the residents as traffic drastically increased, noise increased and vehicles were spilling onto other properties and the road. Since this time (during this application process) they have continued to operate as a temple and host events indoors and outdoors at the property despite not having the proper approval to do so. They currently have relocated large events to community centres and parks in Calgary (events that were previously held at the property). This organization appears to be another example in this county that would rather ask for forgiveness rather than ask for permission by continuing to operate from the land on a smaller scale for now and hope it goes unnoticed. It didn't happen if you didn't get caught.... seems to be the common theme these days.

In reading the 29-page document submitted by Sri Lankan Buddhist Society, we were left underwhelmed with its vagueness and had more questions than answers. Unfortunately, it looks like Carswell Planning Inc. was remiss and submitted a nearly identical proposal as they did for another temple in the county a few years ago but with less tangible information.

The Sri Lankan Buddhist Society-Calgary/ Ehipassiko Meditation Center was previously located in Calgary at 5107 Whitestone Road NE in what is a residential home noted to be 1600 square feet in size on a residential road with no adjacent homes. According to the submitted document, "the need for a bigger space grew as the following expanded. The site at 15150 Park Lane became the new location in July 2016 to accommodate the increasing community following." (Page 2). Seeing as the current dwelling on the property is smaller in size at 1322 square feet it would make one question how this is really a bigger space for their needs. We are all aware of the weather and temperatures we see here, this leads us to believe the intent is to build a new structure, or additional structures on the land in the foreseeable future.



The proposal mentions Public Engagement. We did have one of the resident monks come to our home very briefly one evening to say hello (after constant pressure from them on our neighbour to reach us as they were unsure about coming to our gated home). They did advise us that they plan to host Sunday School every week, and have various other events and meditations, that they host other monks from around the world and that all meals are donated from the community and are delivered throughout the day. We have never received a mail out with an information brief and survey as it states happened in May 2021, nor did an agent come to our home on November 13, 2021. No letter was left either. Reading this proposal was actually the first we had heard of such "public engagement" as none of our neighbours had mentioned they had been visited.

The traffic study that was performed for this proposal was done at the height of the Covid 19 Pandemic. Is this really an accurate depiction of reality? At the time there were many restrictions in place provincially including a work from home order and online school. There clearly was not a lot of traffic, anywhere, at this time. The proposal also states that "about 10 vehicles that will flow into the parking lot" "once a month throughout the year" (Page 7). However, it is noted in the Transportation Impact Assessment, page 8, 3.6 Parking - "The site will provide 54 parking stalls on-site along driveways and grass areas on the site. This will be sufficient to support the expected vehicles on site." This seems contradictory to the estimated 10 vehicles in the proposal. We have also noticed for several years that every vehicle seen coming and going from that property drives at excessive speeds, does not slow down for the playground zone on Park Lane, nor do they acknowledge pedestrians utilizing the road. It is because of the vehicles that come to and from that property that we stopped going for daily walks with our infant in a stroller as we felt unsafe to do so. The people who are attending this temple do not respect this neighbourhood or it's residents. Why should they, they don't live here and it doesn't affect them.

This property is located at the very end of Park Lane, which is a cul-de-sac. Frankly, this location does not make sense for this establishment. The Lao Buddhist Temple which was approved in 2019, has a property of similar size and an approved occupancy of 283 people. It is located directly off of Glenmore Trail SE and a short distance on a secondary highway near Langdon. To access it from Glenmore Trail one would only pass by a couple of farm fields, with almost zero impact to the nearby small acreages in the Canals. Contrary, to access the Sri Lankan Temple, every single resident on Park Lane, Mountain View Close, Mountain View Place and Mountain View Rd will be affected by this increased traffic.

The location for this proposal seems inappropriate. In any city, town or rural area where there is a place of religious assembly, it is almost always located on a major thoroughfare. Whether it is a boulevard or drive, main street or center street. They are usually 2-4 lanes wide and are divided roadways. It seems absurd that any place of religious assembly would be found off of a 2-lane undivided road like Mountain View Rd, then turn into a residential cul-de-sac lined with private homes, with no exit, through a playground zone on a 7-meter-wide road. Residents have also already expressed concerns about increased traffic and traffic speeds on Park Lane, which has only worsened with the Buddhist Meditation Center. A more appropriate location for these types of enterprises would be in the Balzac Development area as there is already proper infrastructure in place and multiple major highways to access the area from Calgary, Airdrie and all surrounding areas they wish to serve.

Based off of the online social activities of this organization, as well as past behaviour and events and current scheduled events at the temple, this proposal feels like a sheep in wolfs clothing. It does not honestly reflect the current use of the land or the organization and its needs. It expresses zero future intentions with many potential variables. It is stated throughout the proposal a timeline of 3.5 years with no complaints. Considering the past 2.5 years events, this is not a true reflection of activities. And what about the years prior, they have been there since 2016. Should this land be redesignated for the purpose of religious assembly, it is certain that expansion and development of structures and a parking lot will be inevitable and this current proposal dictating that 10-15 people on site, will and can, increase to nearly 300 people like the other temple has.

There are multiple reasons the residents of Park Lane and Mountain View Rd have chosen to live here and raise families or enjoy their retirement. For us, part of that was living in a peaceful cul de sac that encourages residential traffic only. We benefit from the added privacy and being in a quiet area, away from the hustle and bustle of Calgary. We have increased security in knowing our neighbours, knowing who is coming and going from the area and see decreased levels of crime. Our children can safely play and ride bikes and access the park without the worry of traffic a main road sees, and has added safety of less strangers in the area. The residents here don't want to lose this peace, we want it to remain a rural residential area. That is why we all chose to live here in the first place and make this place our home.

To put it simply, we do not want anything other than this area to remain a rural residential area. No places of religious assembly, or community centers or commercial development.

In conclusion, the proposed redesignation and development proposal to adopt a master plan to guide future development at this site would not enrich or enhance our neighborhood or community. It does not align with the rural values and lifestyle we have all chosen to live here for. It is not compatible with the existing neighborhood, nor is there infrastructure for future development currently in place or proper access or egress to the aforementioned property.

Regards,

A Dove and M Thomson

Date: September 9, 2022

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

Attention: Jasmine Kaur

Re: Redesignation Application No. PL202000015 and PL20220088  
File 06507011

We are providing this letter as opposition to the redesignation of the property in the above application by the Srilankan Buhhdist Society Calgary, from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly. Our residence is in the area of this property and this change would have impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Al-Madinah Calgary Islamic Assembly for 15205 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

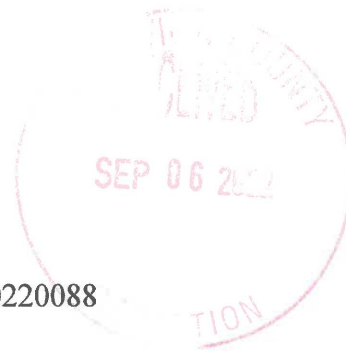
Name: Brian and Ellen Engbers

Date: Sept 9, 2002

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

Attention: Jasmine Kaur

Re: Redesignation Application No. PL202000015 and PL20220088  
File 06507011



We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased use on the water and septic system on the property
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Al-Madinah Calgary Islamic Assembly for 15205 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: BRUCE FALK

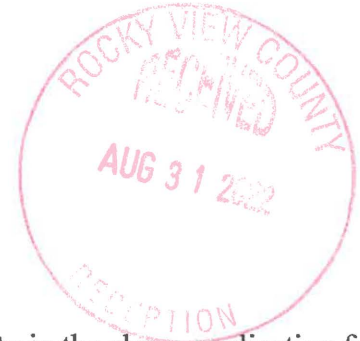
Address: 12 - Mountain View Close  
NW  
CALGARY T3P 1A6

Date: August 28, 2022

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

Attention: Jasmine Kaur

Re: Redesignation Application No. PL202000015 and PL20220088  
File 06507011



We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

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- increased use on the water and septic system on the property
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Al-Madinah Calgary Islamic Assembly for 15205 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Sukhwinder Gill

Address: 16 Mountain View Close  
T3P-1A6

**From:** [BEN BERGEN](#)  
**To:** [Jasmine Kaur](#)  
**Subject:** [EXTERNAL] - PL20200015 (06507011)  
**Date:** February 2, 2023 4:23:16 PM

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Hi there Jasmine, Bernardo(Ben) Bergen here. We spoke on the phone this week in regards to this application. To reiterate, we strongly oppose this application to redesignate this to accommodate a religious assembly. This is a residential neighborhood and should remain that way. New family's have moved in recently and I'm sure they did for peace and quiet. Not commercial traffic and business. We don't want more traffic down the road for when we go for walks. Water and waste management would affect our property. Having strange people and vehicles in the neighborhood poses also a safety issue. Now we recognize each other and what we drive. It changes our neighborhood watch in that then there could shady people driving around and we would not know none the wiser who they are. Posing a risk to ourselves and our neighbours. None the less the roads were built to handle residential traffic not commercial traffic 24/7.

Bernardo(Ben) Bergen & Jacqueline  
19 Mountain View Place  
Calgary Ab T3P 1A6

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

February 5 2023

Attention: Legislative Services  
Jasmine Kaur

Re: Bylaw C-8377-2023 to Amend Land Use ByLaw C-8000-2020  
Application Number: PL20200015 (06507011)  
Sri Lankan Buddhist Society – Calgary – Land Redesignation

We are submitting this letter in opposition to the above Application by the Sri Lankan Buddhist Society – Calgary to redesignate the identified property from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB) to accommodate Religious Assembly.

Our address is: 14 Golden Key Estates

We sent in an opposition letter last year regarding this Land Redesignation, and here we are again. We are strongly opposed to this and we as well as our neighbors are very concerned if this application goes through. Not only would it change the feel for our residential community but we also worry that this would set a precedent for other applications for current residential acreages to non residential such as Car dealerships, religious assemblies, community centres.

The property in question located at:  
15205 Park Lane  
Calgary  
Redesignation Application No. PL20190177/2020068  
File 06507009  
Application by the Al-Madinah Calgary Islamic Assembly

It could and will also set a precedent for other types of requests for redesignations that are not in keeping with the residential neighbourhood of this area. My husband and I moved from the city almost 8 years ago, and we love the quiet, small community feel.

With Al-Madinah Calgary Islamic Assembly close by, traffic will increase not only on Park Lane but on Mountain View Road, which is two lanes and no shoulder.

We believe that approval of this redesignation for the Sri Lankan Buddhist Society – Calgary could provide support to other applications that are not in keeping with the residential area that we live in and want to maintain. Also look at the name Al-Madinah Calgary Islamic Assembly. This is not serving the people of this community but people will be traveling from Calgary.

We stated in our initial opposition. **Both my husband and I are struggling to understand why such applications are even being considered. This is residential. Keep it residential. If a community wants a religious assembly, it would be best to select an area that has no homes built, and when homes are to be built, they know what buildings are nearby.**



We are so tired of fighting this potential business, car lot or that potential religious assembly. This is residential. Keep it residential. People bought homes here and live here because it is quiet, there is nature around us, and we are free to walk, and we feel safe. We should not have to fight over and over to keep this residential. Why do we have to keep fighting and writing letters after letters of opposition that want to change some properties to something other than residential.

Please stop allowing these businesses religious assemblies to put in applications to change what is, in our mind, "a little piece of heaven".

Sincerely,

Darwin and Stephanie Gabel

14 Golden Key Estates

**From:** [Nicole Priolo](#)  
**To:** [Legislative and Intergovernmental Services](#)  
**Subject:** [EXTERNAL] - BYLAW C-8377-2023  
**Date:** February 7, 2023 9:16:43 PM  
**Attachments:** [Land Redesignation - Sri Lankan Buddhist Society - Letter in Opposition - MVR.docx](#)

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Please find attached our Letter of Opposition for Land Redesignation -Sri Lankan Buddhist Society.

Thanks,

Nicole & Louis Priolo

261140 Mountain Vie Road

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

February 6, 2023

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

Attention: Legislative Services  
Jasmine Kaur

Re: Bylaw C-8377-2023 to Amend Land Use ByLaw C-8000-2020  
Application Number: PL20200015 (06507011)  
Sri Lankan Buddhist Society – Calgary – Land Redesignation

We are submitting this letter in opposition to the above Application by the Sri Lankan Buddhist Society – Calgary to redesignate the identified property from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB) to accommodate Religious Assembly.

Our address is: 261140 Mountain View Road

Our opposition is over our (and our neighbours) concerns that if this application is approved - that it would set a precedent for other applications that are currently with the county and are close to our property with proposals to redesignate acreages from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB) to allow the development of a religious assembly/community center

The property in question located at:  
15205 Park Lane  
Calgary  
Redesignation Application No. PL20190177/2020068  
File 06507009  
Application by the Al-Madinah Calgary Islamic Assembly

It could also set a precedent for other types of requests for redesignations that are not in keeping with the residential neighbourhood of this area

We believe that approval of this redesignation for the Sri Lankan Buddhist Society – Calgary could provide support to other applications that are not in keeping with the residential area that we live in and want to maintain.

Please contact the undersigned if you have any questions

Regards,

Louis & Nicole Priolo





"No Hurdle too high"

May, 2021

Attention: Rocky View County, Planning & Development Services  
Fax: 403.277.3066  
[development@rockyview.ca](mailto:development@rockyview.ca)

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Re: Recognition of Sri Lankan Buddhist Society – Calgary using existing building for continued religious services at 15150 Park Lane, T3P 1A6 in Rocky View County (RVC)

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To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. We understand the intent is to:

- Use the existing building as a place of religious assembly as it has been for the last 3.5 years with landscaping of trees, shrubs and grass that is aesthetically pleasing.
- Following approval of the Land Use, a Development Permit will be applied for.

Thank you,

Vishavdeep Warring of address 27 Mountain View Place , dated 09/30/2022 .



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

*Bart Carswell*

Bart Carswell, MA, MCIP, RPP  
Carswell Planning Inc.



"No hurdle too high"

Office Address: #209, 1324 – 11 Ave, SW Calgary, AB T3C 0M6  
Mailing Address: Box 223, 104-1240 Kensington Rd. NW Calgary, AB T2N 3P7  
Phone: (587) 437-6750 (Bart)

[bart.carswell@carswellplanning.ca](mailto:bart.carswell@carswellplanning.ca)

## Letter of Support

November, 2021

Attention: Rocky View County, Planning & Development Services  
 Fax: 403.277.3066  
[development@rockyview.ca](mailto:development@rockyview.ca)

Re: Recognition of Sri Lankan Buddhist Society – Calgary using existing building for continued religious services at 15150 Park Lane, T3P 1A6 in Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for using the existing building as a place of religious assembly with a small congregation.

Thank you, \_\_\_\_\_ signature

DENNIS ELLIS of address 20 MOUNTAIN VIEW <sup>CLOSE</sup>, dated \_\_\_\_\_.

