



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

February 8<sup>th</sup>, 2023

**ATTN: Jessica Anderson, Policy Supervisor, Planning**

RE: Janet ASP Amendment (Long Term Development Area), Project: 1015-251, Bylaw: C-8020-2020

We are writing this letter to express our **support** for the Janet ASP Amendment (Long Term Development Area) as proposed under Bylaw C-8020-2020.

In November 2018 Beedie approached Rocky View County (RVC) with a request to proceed on a major amendment to the Janet ASP. Since this time, Beedie has fully funded and worked closely with RVC Administration to develop the amendments before you today.

As we believed in 2018, and continue to believe now, the Janet ASP Amendment provides a unique opportunity for RVC to further strengthen and increase their role in the rapidly expanding industrial marketplace. Market demand continues to outstrip building supply in the Calgary Metropolitan Area with vacancy rates falling from 6.17% to 2.34% in the past two years. Additionally, over the same time period 20MM square feet of industrial buildings has been absorbed, with only 15MM square feet being constructed. Increased availability of developable land in the Janet ASP area will prove to be a key resource in meeting the intense, and importantly, sustained market demand for industrial product. To validate this fact one doesn't need to look further than the neighbouring development of the Heatherglenn Industrial Park that has gone from marketing to only 1 lot remaining in just under 2 years.

We would also like to stress that the Janet Long Term Development Area (Janet LTDA) is an extension of a high performing existing industrial development that utilizes a well-functioning and efficient 'limited service' strategy. The Janet LTDA offers a unique product in the region while providing a master planned industrial park approach to a historically underserved and highly discontinuous product. Although pursuing a 'limited service' approach, the Janet LTDA makes efficient and cost-effective use of existing infrastructure in the region and we believe this will attract high quality best-in-class users to the development.

We thank you for your attention on this item and look forward to continuing our partnership well into the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorden Dawson", with a long, sweeping horizontal line extending to the right.

Jorden Dawson  
Vice President, Industrial

**From:** [Alex Potvin](#)  
**To:** [Legislative and Intergovernmental Services](#)  
**Cc:** [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Janet ASP - Public Hearing date February 21, 2023  
**Date:** February 2, 2023 7:08:29 PM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Alex Potvin and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the democratic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to

the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,  
Alex Potvin

On Wednesday, January 25, 2023 at 11:04:23 a.m. MST, Jessica Anderson <janderson@rockyview.ca> wrote:

Good morning Alex,

Just a quick note to let you know that we have confirmed the public hearing date for the Janet ASP amendments, it will be held **Tuesday, February 21, 2023 at 1:00PM**. Details on how to provide feedback including written submissions, audio/video submissions and attendance at the public hearing were mailed to residents and will be posted to the webpage.

Letters were mailed to residents yesterday, an email to our subscribers is on the way, and the project webpage is being updated to include the revised ASP draft, a summary of community feedback and responses, and other supporting materials.

Please let me know if you have any questions at all.

Kind regards,

**Jessica Anderson**  
Policy Supervisor | Planning

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
DIR: 403-520-8184  
[janderson@rockyview.ca](mailto:janderson@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

recipient, any dissemination, distribution or copying of this information is strictly prohibited and unlawful. If you received this communication in error, please reply immediately to let me know about the error and then delete this e-mail. Thank you.

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

Janet ASP – Long Term Development Area Compiled Feedback &  
Responses  
Fall 2022

\*17 responses were received with the following general comments

Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows: <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and

		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.

9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.



**Jenn Burton**

---

**To:** Todd Kosek  
**Subject:** RE: [EXTERNAL] - PSE Janet Area Structure Plan Draft (ASP)

From: Todd Kosek [REDACTED]  
Sent: February 7, 2023 10:03 AM  
To: Legislative and Intergovernmental Services <LegislativeServices@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Jessica Anderson <JAnderson@rockyview.ca>; PSE All residents [REDACTED]  
Cc: Todd Kosek [REDACTED]  
Subject: [EXTERNAL] - PSE Janet Area Structure Plan Draft (ASP)

My name is Charlene Strome-Kosek and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they DO NOT address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is NOT what was proposed by PSE, and it WILL NOT satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the importance of the 6m berm as the main item of concern. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or open space, as described in the ASP. The Business-Residential Interface should be an area used SPECIFICALLY to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

Sincerely,

Charlene Strome-Kosek

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

**From:** [Christina Ciampanelli](#)  
**To:** [pse-residents@googlegroups.com](mailto:pse-residents@googlegroups.com); [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - RE: [PSE] Janet Area Structure Plan Draft (ASP)  
**Date:** February 6, 2023 9:49:48 AM  
**Attachments:** [cc\\_7db2d032-c7df-43c2-bac4-cb6a7c0f87be.png](#)  
[mg\\_rt\\_with\\_cci\\_15484e0e-625c-4ef1-b7c3-59a7f9c8c6b4.png](#)  
[valtec\\_with\\_cci-1\\_ae06a5db-e2fb-4d69-82ae-26cdd5b9d3e5.png](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Christina Ciampanelli and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very

unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

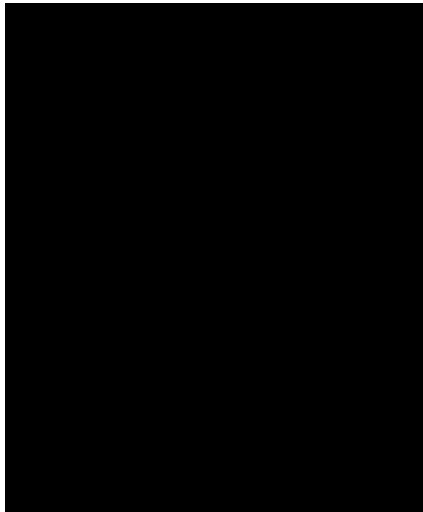
In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,

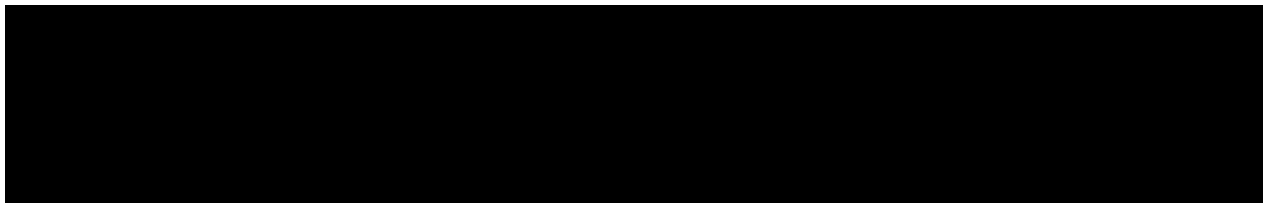
.



Christina Ciampanelli



[www.conceptcontrols.com](http://www.conceptcontrols.com)



**From:** [Dan Campeau](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#); [PSE All residents](#)  
**Subject:** [EXTERNAL] - Re: [PSE] PSE Janet Area Structure Plan Draft (ASP)  
**Date:** February 8, 2023 6:28:43 AM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is **Dan Campeau** and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to



the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,  
Dan Campeau

---

**From:** [REDACTED] on behalf of Phil Bauer [REDACTED]  
**Sent:** February 7, 2023 12:08 PM  
**To:** legislativeservices@rockyview.ca <legislativeservices@rockyview.ca>; krhanson@rockyview.ca <krhanson@rockyview.ca>; dkochan@rockyview.ca <dkochan@rockyview.ca>; ckissel@rockyview.ca <ckissel@rockyview.ca>; swright@rockyview.ca <swright@rockyview.ca>; gboehlke@rockyview.ca <gboehlke@rockyview.ca>; ssamra@rockyview.ca <ssamra@rockyview.ca>; aschule@rockyview.ca <aschule@rockyview.ca>; Jessica Anderson <janderson@rockyview.ca>; PSE All residents [REDACTED]  
**Subject:** [PSE] PSE Janet Area Structure Plan Draft (ASP)

My name is Phil Bauer and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were

apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent

residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Phil Bauer

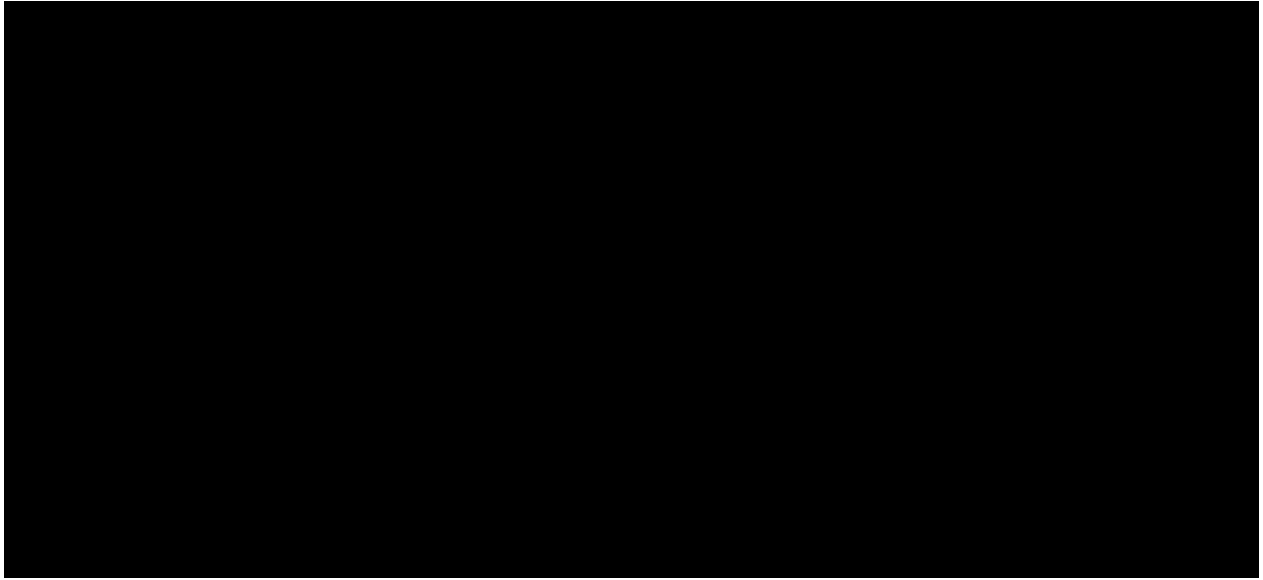
--  
--

You received this message because you are subscribed to the "pse-residents" group.  
To post to this group, send email to:

[REDACTED]

To unsubscribe from this group, send email to:

[REDACTED]



Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows:  <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and

		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.

9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.

**From:** [Doug Hartl](#)  
**To:** [REDACTED]  
**Cc:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - PSE Janet Area Structure Plan Draft (ASP)  
**Date:** February 7, 2023 7:57:03 AM

---

My name is Doug Hartl and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential



impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

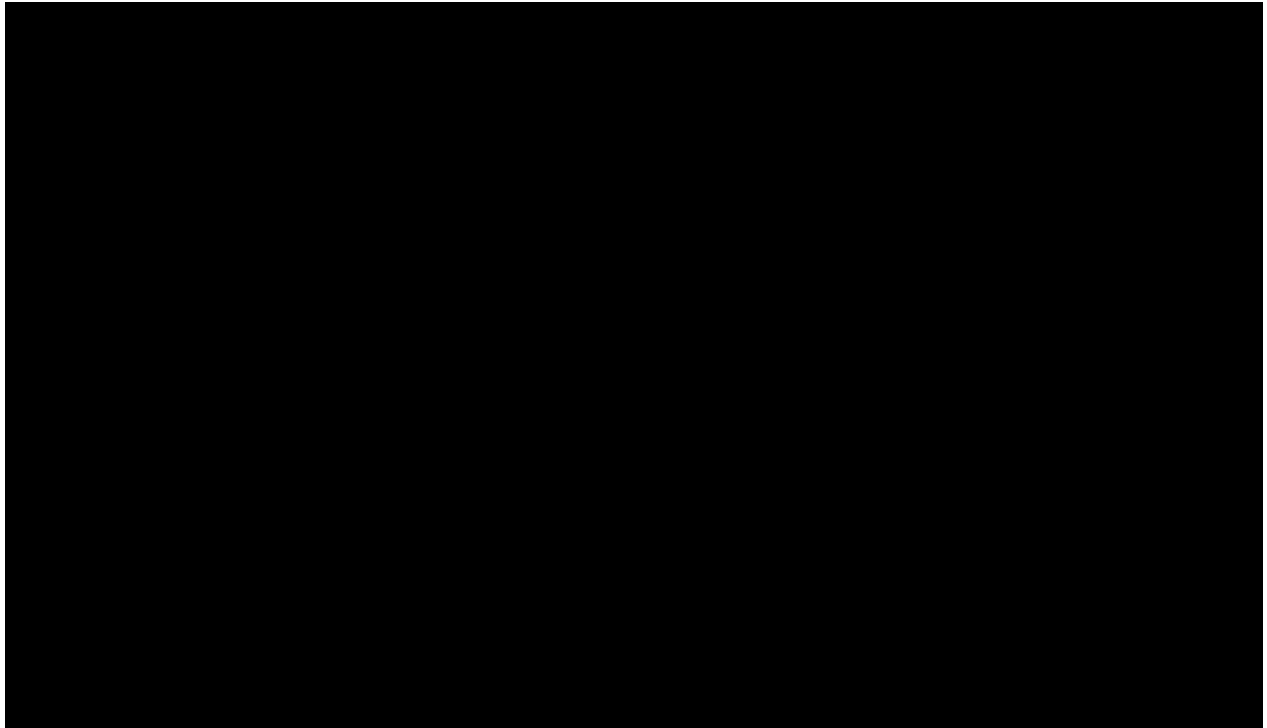
**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Doug Hartl

--  
--

You received this message because you are subscribed to the "pse-residents" group.



**From:** [Lisa Linton](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - RE: Janet Area Structure Plan Draft (ASP)  
**Date:** February 2, 2023 8:19:50 PM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Greg Linton and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to

the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Greg Linton

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

Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows:  <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and

		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.

9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.



**From:** [Greg McAllister](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Janet Area Structure Plan (ASP)  
**Date:** February 8, 2023 12:42:06 PM

---

Attn: Jessica Anderson and Rocky View County (RVC) Council

Greg McAllister  
19 Prairie Schooner Estates  
Rocky View County, AB  
T1X 0J8

RE: Janet Area Structure Plan Draft (ASP)

As a resident at Prairie Schooner Estates (PSE), I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns. Unfortunately, they DO NOT address the concerns clearly expressed in writing ON MORE THAN ONE OCCASION. I am very disappointed that the ASP was pushed to council without further discussions with the PSE community in order to reach agreement moving forward. I feel this would have been in line with the demographic values we expect to live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is NOT what was proposed by PSE, and it WILL NOT satisfy the conditions to minimize the impacts from future development.

For the record, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson):

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the importance of the 6m berm as the main item of concern. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected, but entirely ignored, the main concerns noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or open space, as described in the ASP. The Business-Residential Interface should be an area used SPECIFICALLY to minimize the impacts of the developments to the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slope, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximity to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation - a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless, if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the

concerns of PSE in spite of meetings attended, petitions raised and letters sent. This plan should have been open for further discussion before being pushed to the council.

IN SUMMARY: The PSE community does NOT agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

The action to push forward the ASP without having further discussions with PSE calls in to question all the good, fair and democratic values we are to live by.

Sincerely,

Greg McAllister

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

**From:** [Harkaran Singh](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - [PSE] Response to the rocky view legislative regarding the ASP draft submission  
**Date:** February 2, 2023 9:13:33 PM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Harkaranveer Plaha and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to

the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Harakaranveer Plaha

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

Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows:  <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and

		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.



9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.

**From:** [Harpawan](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - [PSE] Response to the rocky view legislative regarding the ASP draft submission  
**Date:** February 2, 2023 9:08:37 PM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Harpawanveer Plaha and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main

concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the ***importance of the 6m berm as the main item of concern***. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m<sup>2</sup> of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38\text{m} \times 815\text{m} = \sim 31,000\text{m}^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

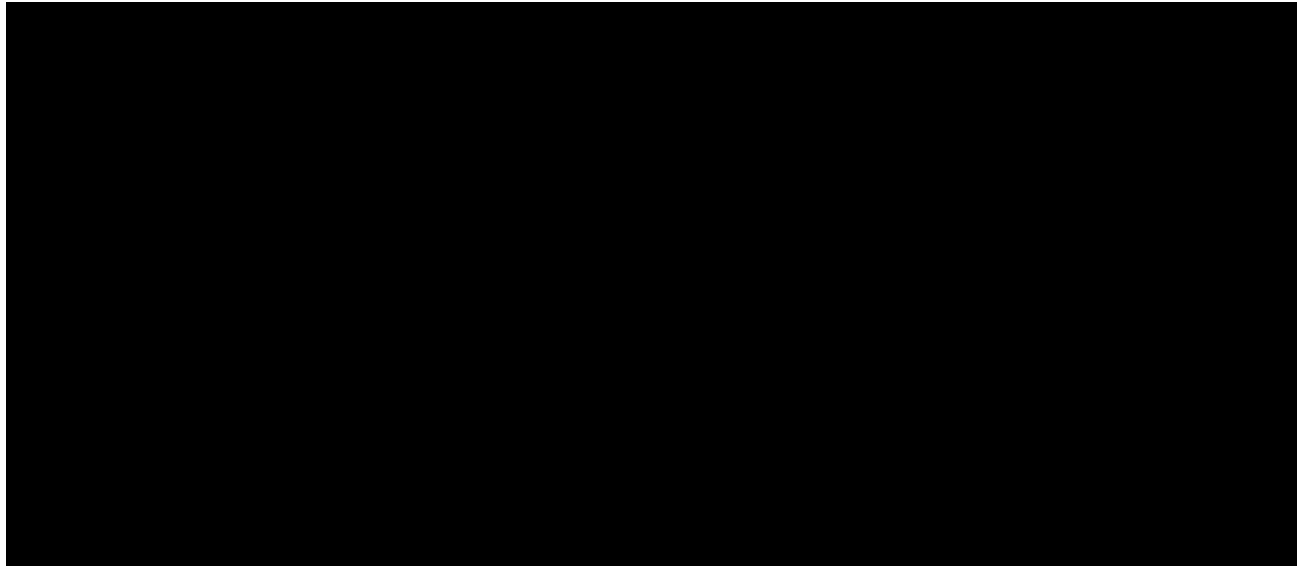
In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Harpawan Plaha



Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows:  <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and

		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.

9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.



**From:** [Harvinder Singh](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samanntha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - [PSE] Response to the rocky view legislative regarding the ASP draft submission  
**Date:** February 2, 2023 9:16:50 PM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Harvinder Plaha and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to

the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,  
Harvinder Plaha

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

Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows:  <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and

		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.

9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.

**From:** [Jaime Besner](#)  
**To:** [PSE RESIDENTS](#)  
**Cc:** [Legislative and Intergovernmental Services; Division 1, Kevin Hanson; Division 2, Don Kochan; Division 3, Crystal Kissel; Division 4, Samantha Wright; Division 5, Greg Boehlke; Division 6, Sunny Samra; Division 7, Al Schule; Jessica Anderson](#)  
**Subject:** [EXTERNAL] - [PSE] Janet Area Structure Plan Draft (ASP)  
**Date:** February 6, 2023 10:27:15 AM

---

My name is Jaime Besner and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglenn golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**



The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

Sincerely,

Jaime Besner

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

**From:** [Joseph Lipp](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - RE: Janet Area Structure Plan Draft (ASP)  
**Date:** February 4, 2023 5:29:45 PM

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Joseph Lipp and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built

along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,  
Joseph Lipp

[Preview attachment Janet-ASP-Community-Feedback-And-Responses.pdf](#)



[Janet-ASP-Community-Feedback-And-Responses.pdf](#)  
[155 KB](#)

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

**From:** [Kelly Raven](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Development Concerns  
**Date:** February 7, 2023 9:21:05 AM

---

My name is Kelly Raven and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

*In addition, I wish to add that this is the place I (and many of us) have worked hard, put in time and considerable energy and cost in order to make our home and community a wonderful, quiet, and safe place for our children to grow up. It's the responsibility of the county to look out for the best interests of its residents. Please take the time to consider what is best for people before profits.*

Sincerely,

Kelly C Raven, M.Ed

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



**From:** [Laurena Poot](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Janet Area Structure Plan Draft (ASP)  
**Date:** February 6, 2023 9:30:30 AM

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Laurena Poot and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the ***importance of the 6m berm as the main item of concern***. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38\text{m} \times 815\text{m} = \sim 31,000\text{m}^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater

management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,  
Laurena Poot

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

**From:** [Lisa Linton](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - RE: Janet Area Structure Plan Draft (ASP)  
**Date:** February 2, 2023 8:15:23 PM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Lisa Linton and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to

the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Lisa Linton

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

Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows:  <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and



		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.

9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.

**From:** [Paramjit Plaha](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#); [pse-residents@googlegroups.com](mailto:pse-residents@googlegroups.com)  
**Subject:** [EXTERNAL] - [PSE] Response to the rocky view legislative regarding the ASP draft submission  
**Date:** February 2, 2023 9:02:44 PM  
**Attachments:** [Janet-ASP-Community-Feedback-And-Responses.pdf](#)

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Paramjit Plaha and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would

ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the ***importance of the 6m berm as the main item of concern***. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38\text{m} \times 815\text{m} = \sim 31,000\text{m}^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Paramjit Plaha

 *please avoid printing this email unless it's really necessary, thank you.*

|

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

Ref.	Comment	Response
1	The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely.	An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process.
2	Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i>	<p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows:  <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p>
	The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters:	
3	a. Minimum 6m in height from the current property line grade.	A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m <sup>2</sup> of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and

		<p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p>
4	b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side.	<p>The current requirement as stipulated in regulation 260 of the County's Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i>  <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p>
5	c. Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.	The County's Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.
6	d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.
7	e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events.	Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.
8	f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance.	Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County's responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.



9	I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents.	Please see responses 1 and 2 above.
10	The one thing that stood out to me is the berm height should be a minimum of three meters.	Please see response 3 above.

**From:** [Peter Lipp](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Prairie Schooner Estates PLAN  
**Date:** February 6, 2023 8:01:58 PM

---

My name is Peter Lipp and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglenn golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.

Sincerely,  
Peter Lipp

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

**From:** [Phil Bauer](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#); [PSE All residents](#)  
**Subject:** [EXTERNAL] - PSE Janet Area Structure Plan Draft (ASP)  
**Date:** February 7, 2023 11:08:27 AM

---

My name is Phil Bauer and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Phil Bauer

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

**From:** [Lipp, Clan](#)  
**Cc:** [Legislative and Intergovernmental Services; Division 1, Kevin Hanson; Division 2, Don Kochan; Division 3, Crystal Kissel; Division 4, Samanntha Wright; Division 5, Greg Boehlke; Division 6, Sunny Samra; Division 7, Al Schule; Jessica Anderson; PSE All residents](#)  
**Subject:** [EXTERNAL] - Re: [PSE] PSE Janet Area Structure Plan Draft (ASP)  
**Date:** February 7, 2023 10:03:34 AM

---

Dear Rocky View Councilors, Development Board Members, Fellow PSE Residents,

**Our family moved to Prairie Schooner Estates over 20 years ago because we were (and still are) convinced that home and community life matters in the raising of the next generation.**

You have already received many emails from my concerned neighbors with detailed calls to revise the Draft PSE Janet Area Structure Plan (ASP), which I hope you have read and are considering. **Please, do not ignore our community input. As RVC residents we pay the taxes, are and grow the human resources that work in industrial parks, consume the products/services for sale and vote in new council members.**

Remember your 2020 Vision and Mission Statement found here: <https://www.rockyview.ca/Portals/0/Files/Government/Council/StrategicPlan/Strategic-Plan.pdf>

***"To stand up for Rocky View residents and landowners and make sure that rural concerns are front and center in regional planning discussions. To help foster an innovative, inviting, thriving and sustainable County that balances the diverse make-up of Rocky View."***

Together with my husband and with God's help, we have raised and launched seven responsible adults from our home in Prairie Schooner Estates. We would like to continue this legacy for our last three children, for our fine neighbors and for future generations.

Thank you for your work as Rocky View County councilors and in administering the affairs of our municipality. We look forward to a mutually beneficial working relationship.

**Please vote against the current draft PSE Janet Area Structure Plan and revise it in line with PSE community input.**

*Priscilla Lipp,  
91 Prairie Schooner Estates*

On Tue, Feb 7, 2023 at 7:56 AM Doug Hartl [REDACTED] wrote:

My name is Doug Hartl and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.



In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the *importance of the 6m berm as the main item of concern*. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglenn golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL**

REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

Sincerely,

Doug Hartl

--



**From:** [Richard Childs](#)  
**To:** [pse-residents@googlegroups.com](mailto:pse-residents@googlegroups.com); [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 4, Samantha Wright](#); [Division 3, Crystal Kissel](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Response to the rocky view legislative regarding the ASP draft submission  
**Date:** February 8, 2023 12:45:58 PM

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Richard Childs and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would

ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the ***importance of the 6m berm as the main item of concern***. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38\text{m} \times 815\text{m} = \sim 31,000\text{m}^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Richard Childs

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

**From:** [Darth Besner](#)  
**To:** [PSE RESIDENTS](#)  
**Cc:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - [PSE] Janet Area Structure Plan Draft (ASP)  
**Date:** February 6, 2023 10:25:02 AM

---

My name is Robert Besner and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglenn golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**



The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

Kind regards,

Robert Besner

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

**From:** [Ryan Wyatt](#)  
**To:** [REDACTED] [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - RE: [PSE] PSE Janet Area Structure Plan Draft (ASP)  
**Date:** February 8, 2023 6:51:42 AM

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Ryan Wyatt and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they DO NOT address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is NOT what was proposed by PSE, and it WILL NOT satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the importance of the 6m berm as the main item of concern. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or open space, as described in the ASP. The Business-Residential Interface should be an area used SPECIFICALLY to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglenn golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.

Thank you.  
Ryan Wyatt

---

**From:** [REDACTED] **On Behalf Of** Dan Campeau

**Sent:** February 8, 2023 6:28 AM

**To:** legislativeservices@rockyview.ca; krhanson@rockyview.ca; dkochan@rockyview.ca; ckissel@rockyview.ca; swright@rockyview.ca; gboehlke@rockyview.ca; ssamra@rockyview.ca; aschule@rockyview.ca; Jessica Anderson <janderson@rockyview.ca>; PSE All residents [REDACTED]

**Subject:** Re: [PSE] PSE Janet Area Structure Plan Draft (ASP)

**NOTICE:** This email originated from outside the organization. Do not click any links or attachments unless you know the content is safe.

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is **Dan Campeau** and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but

entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan

should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,  
Dan Campeau

---

**From:** [REDACTED] on behalf of Phil Bauer [REDACTED] >  
**Sent:** February 7, 2023 12:08 PM  
**To:** [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca) <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>; [krhanson@rockyview.ca](mailto:krhanson@rockyview.ca) <[krhanson@rockyview.ca](mailto:krhanson@rockyview.ca)>; [dkochan@rockyview.ca](mailto:dkochan@rockyview.ca) <[dkochan@rockyview.ca](mailto:dkochan@rockyview.ca)>; [ckissel@rockyview.ca](mailto:ckissel@rockyview.ca) <[ckissel@rockyview.ca](mailto:ckissel@rockyview.ca)>; [swright@rockyview.ca](mailto:swright@rockyview.ca) <[swright@rockyview.ca](mailto:swright@rockyview.ca)>; [gboehlke@rockyview.ca](mailto:gboehlke@rockyview.ca) <[gboehlke@rockyview.ca](mailto:gboehlke@rockyview.ca)>; [ssamra@rockyview.ca](mailto:ssamra@rockyview.ca) <[ssamra@rockyview.ca](mailto:ssamra@rockyview.ca)>; [aschule@rockyview.ca](mailto:aschule@rockyview.ca) <[aschule@rockyview.ca](mailto:aschule@rockyview.ca)>; Jessica Anderson <[janderson@rockyview.ca](mailto:janderson@rockyview.ca)>; PSE All residents [REDACTED]  
**Subject:** [PSE] PSE Janet Area Structure Plan Draft (ASP)

My name is Phil Bauer and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the *importance of the 6m berm as the main item of concern*. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM**



**TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT.** Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5."Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

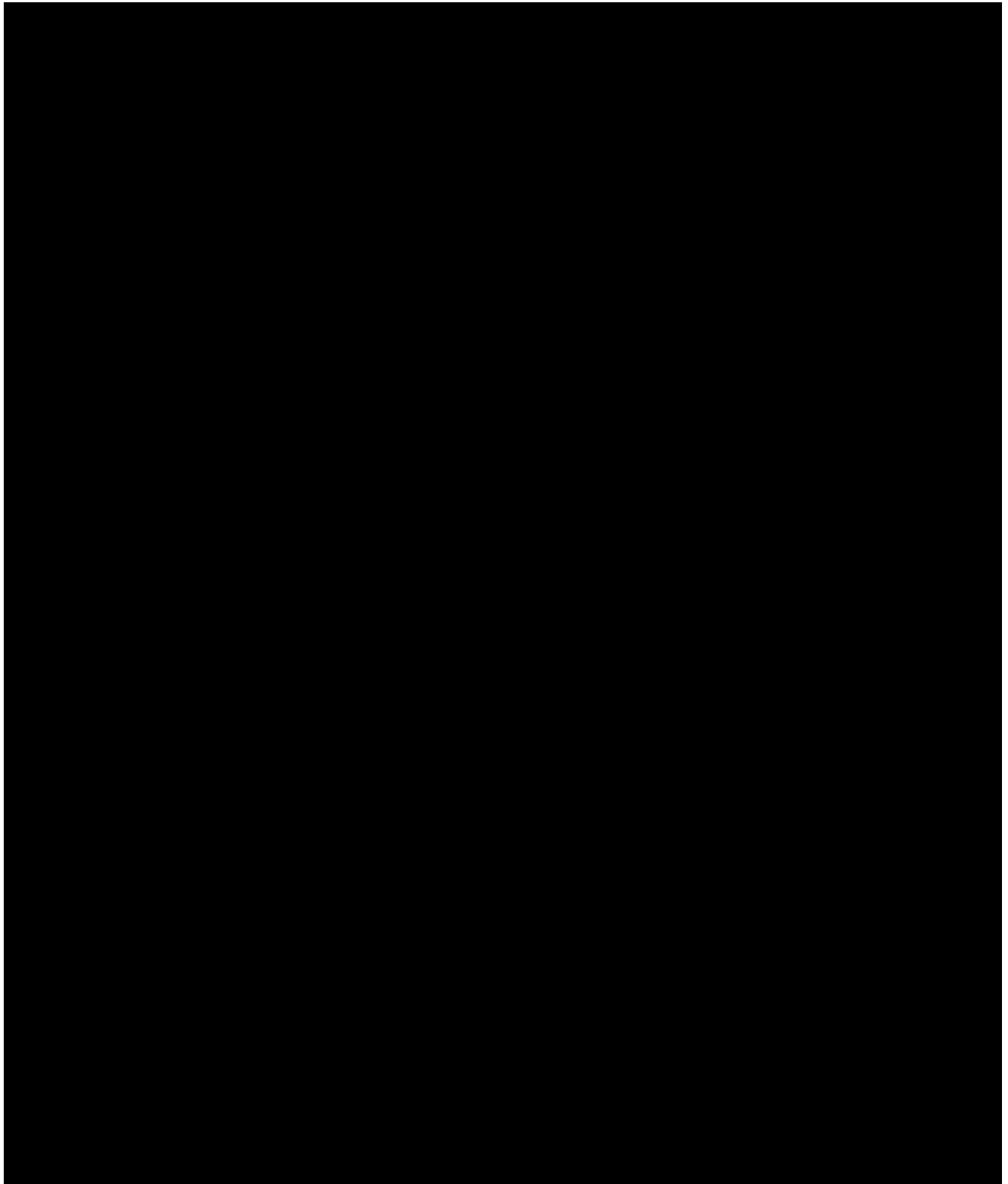
**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Phil Bauer





**From:** [S Brunt-McAllister](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Feedback on Janet Area Structure Plan Draft (ASP)  
**Date:** February 4, 2023 8:02:53 PM  
**Attachments:** [2023-02-04 ASP Rejection Request.pdf](#)

---

Please find attached for your review my letter with supporting details as to why you should REJECT the proposed ASP Draft.

Sincerely,  
Sandie Brunt-McAllister

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

February 4, 2023

Rocky View Legislative Services,  
Attn: Jessica Anderson and Rocky View County (RVC) Council

Sandie Brunt-McAllister  
19 Prairie Schooner Estates  
Rocky View County, AB  
T1X 0J8

RE: Janet Area Structure Plan Draft (ASP)

As a resident at Prairie Schooner Estates (PSE), I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns. Unfortunately, they **DO NOT** address the concerns clearly expressed in writing ON MORE THAN ONE OCCASION. I am very disappointed that the ASP was pushed to council without further discussions with the PSE community in order to reach agreement moving forward. I feel this would have been in line with the demographic values we expect to live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the record, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson):

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received

from PSE residents. At that time, PSE reiterated the *importance of the 6m berm as the main item of concern*. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected, but entirely ignored, the main concerns noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m<sup>2</sup> of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slope, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m. 38m x 815m = ~31,000m<sup>2</sup>. In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless, if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE in spite of meetings attended, petitions raised and letters sent. This plan should have been open for further discussion before being pushed to the council.

**IN SUMMARY: The PSE community does NOT agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good, fair and democratic values we are to live by.**

Sincerely,



Mrs. Sandie Brunt-McAllister

**From:** [Tara Wyatt](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samanntha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Janet Area Structure Plan Draft (ASP)  
**Date:** February 6, 2023 9:24:19 AM

---

Rocky View Legislative Services,

Attn: Jessica Anderson and Rocky View County (RVC) Council

RE: Janet Area Structure Plan Draft (ASP)

My name is Tara Wyatt and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documenting of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regards to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, that RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significant different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis of its size.

Please allow me to break down the particular response to the 6m berm proposal (see attached response matrix for reference):

1. "A berm of this scale would equate nearly 2-storeys in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments to the long standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all do respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built



along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls in to question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Tara Wyatt

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

**From:** [REDACTED]  
**To:** [REDACTED] [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - RE: [PSE] PSE Janet Area Structure Plan Draft (ASP)  
**Date:** February 7, 2023 11:15:45 AM

---

To whom it may concern

My name is Terry Lane and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the ***importance of the 6m berm as the main item of concern***. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m<sup>2</sup> of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to

have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Regards,

Terry Lane

**From:** [Todd Kosek](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#); [PSE All residents](#)  
**Cc:** [Todd Kosek](#)  
**Subject:** [EXTERNAL] - PSE Janet Area Structure Plan Draft (ASP)  
**Date:** February 7, 2023 9:58:54 AM  
**Attachments:** [image.png](#)

---

My name is Todd Kosek and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well

represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m.  $38m \times 815m = \sim 31,000m^2$ . In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is

unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

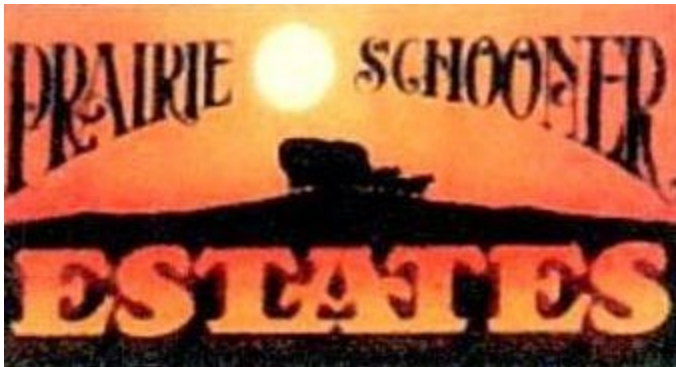
In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

**The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.**

**The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.**

Sincerely,

Todd Kosek  
President of Prairie Schooner Estates LTD



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

**From:** [Tom Lipp](#)  
**To:** [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)  
**Subject:** [EXTERNAL] - Janet Area Structure Plan  
**Date:** February 6, 2023 8:14:42 PM

---

Dear Leadership Team for the MD of Rockyview: Please read the following carefully.

The draft Structure Plan for the Janet area is just plain wrong. Why are the clear wishes of the residents of Prairie Schooner Estates (PSE) being ignored? Do we not live in a democracy? Have you not read what was sent to your planning team last fall?

In my opinion, here's what you must do to fix the draft.

**1. Make the berm much larger, especially on the east and west sides.** The 1.22m berm as proposed is a joke. It does nothing to shelter PSE from noise and light pollution. Think 6 meter berm in some places and 3 meters in others. You have enough topsoil nearby to make this happen.

**2. Make the berm much wider.** Think about 40 meters. This can be done. Even the City of Calgary understands how to use larger wider berms effectively to honour and protect the privacy of its residents in choice communities.

**3. Remember that most sunlight comes to PSE from the South.** Therefore the loss of sunlight due to high berms running North-South will be minimal and temporary.

Does the MD of Rockyview not care about its current residents? Are the planners thinking more about tax profits than about people? Please go back to the drawing board and rework your draft while it is easy and inexpensive to make changes.

Let's keep the reputation of the MD of Rockyview untarnished. Let's keep the PSE community as a desirable verdant oasis, well sheltered from commercial and industrial influences. Let's design a WIN-WIN plan for the Janet Area !

Surely your professional planning team can make this happen - NOW - during the planning process when mistakes can easily be avoided.

Sincerely  
Tom Lipp (Resident of PSE for 20 years.)

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