

# Municipal Planning Commission Meeting Agenda



ROCKY VIEW COUNTY

262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB  
T4A 0X2

July 30, 2020

9:00 a.m.

**A CALL MEETING TO ORDER**

**B UPDATES/APPROVAL OF AGENDA**

**C APPROVAL OF MINUTES**

1. July 13, 2020 Municipal Planning Commission meeting minutes Page 3

**D SUBDIVISION APPLICATIONS**

1. Division 7 – File: PL20190176 (07308011) – Other subdivision

Staff Report Page 18

2. Division 5 – File: PL20190089 (04329003) – Other subdivision

Staff Report Page 43

3. Division 1 – File: PL20190168 (05821003) – Other subdivision

Staff Report Page 650

**E DEVELOPMENT APPLICATIONS**

1. Division 5 – File: PRDP20200869 (04329127) – Shopping Centre, Local

Staff Report Page 666

2. Division 5 – File: PRDP20201265 (04222018) – Single-lot regrading

Staff Report Page 712

3. Division 5 – File: PRDP20201460 (05204006) – Home-based Business, Type II

Staff Report Page 731

4. Division 5 – File: PRDP20201338 (05330003) – Dwelling, Moved-in

Staff Report Page 757

5. Division 6 – File: PRDP20201727 (07135001) – Dwelling, Moved-in

Staff Report Page 790



# Municipal Planning Commission Meeting Agenda



ROCKY VIEW COUNTY

262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB  
T4A 0X2

July 30, 2020

9:00 a.m.

## 6. Division 2 – File: PRDP20201385 (05705006) – Golf Course, Driving Range

Staff Report

Page 813

## F OTHER BUSINESS

### 1. Development Permits for Municipal Planning Commission Consideration

Staff Report

Page 850

## G ADJOURN MEETING

## H NEXT MEETING: September 3, 2020

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 1

A regular meeting of Rocky View County Municipal Planning Commission was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on July 13, 2020 commencing at 9:00 a.m.

Present:	Division 5	Member J. Gautreau (Chair)
	Division 4	Member A. Schule (Vice Chair)
	Division 1	Member M. Kamachi
	Division 2	Member K. McKylor
	Division 6	Member G. Boehlke

Absent:

Also Present:

- A. Hoggan, Chief Administrative Officer
- T. Cochran, Executive Director, Community Development Services Division
- B. Reimann, Executive Director, Operations
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning Supervisor, Planning and Development Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- J. Anderson, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- A. Panaguiton, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- S. Khouri, Development Officer, Planning and Development Services
- S. Vishwakarma, Development Officer, Planning and Development Services
- W. Van Dyck, Development Officer, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office
- E. Neilsen, Development Assistant, Planning and Development Services
- N. Robertson, Development Assistant, Planning and Development Services

**Call to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present.

**2020-07-13-01 (B-1)**

**Updates/Acceptance of Agenda**

MOVED by Member McKylor that the July 13, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

**2020-07-13-02 (C-1)**

**Approval of Minutes**

MOVED by Member Boehlke that the June 22, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 2

---

**2020-07-13-03 (D-1)**

**Division 5 – Subdivision Item – Other subdivision**

**File: PL20190183 (03336027)**

Presenter: The Applicant, Steve Grande

MOVED by Member Boehlke that condition 12 for subdivision application PL20190183 as noted in Administration's report be amended to read:

Transportation Offsite Levy C-8007-2020 will be deferred for Lot 1 and taken on Lots 2, 3, and 4.

Carried

MOVED by Member Boehlke that Subdivision Application PL20190183 be approved with the conditions noted in Appendix 'B', as amended:

- A. The application to create three (3)  $\pm$  0.809 hectare ( $\pm$  2.00 acre) parcels with a  $\pm$  3.667 hectare ( $\pm$  9.06 acre) remainder within NW-36-23-28-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the statutory policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the Province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions:

*Survey Plans*

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

*Transportation & Access*

- 2) The Owner shall construct a new (paved) mutual approach on Township Road 235A in order to provide shared access to Lots 2 and 3. The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and County Servicing Standards to which the approach is to be built. The Owner shall also contact County Road Operations for an interim-

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 3

---

construction inspection and a post-construction inspection for final acceptance. In addition, the Owner shall:

- a. Provide an access right of way plan; and
  - b. Prepare and register respective easements on each title, where required.
- 3) The Owner shall upgrade the existing (paved) approach on Township Road 235A in order to provide access to Lot 4. The Owner shall contact County Road Operations to arrange a pre-construction inspection to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to. The Owner shall also contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.

*Developability*

- 4) The Owner is to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within Lot 3;
  - a. Private Sewage Treatment System testing and analysis and/or the newly drilled water well shall be located within the defined contiguous developable acre;
- 5) The Owner shall provide an Erosion & Sedimentation Control (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.
- 6) The Applicant/Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the County Servicing Standards.
  - a. If onsite improvements are required, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County for the construction of the improvements as per the SSIP accepted by the County, which shall be registered on title.
  - b. Should the on-site improvements involve the use of a stormwater pond, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan.

*Servicing*

- 7) Water is to be supplied by an individual well on Lot(s) 2-4. The subdivision shall not be endorsed until:
  - a. A Phase 2 Aquifer Testing Report that includes Well Driller's reports is provided confirming that the flow in each well exceeds or is equivalent to 1 igpm; and,
  - b. If the results of the testing do not meet the requirements of the *Water Act*, the subdivision shall not be endorsed or registered.
- 8) The Owner is to provide a Level 4 Assessment in accordance with the Model Process Reference Document for Lot (s) 2-4 in accordance with the County Servicing Standards;
  - a. In accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be required on the future lots as the proposed lots are less than 4 acres in size.
- 9) The Owner shall provide a Level 1 variation assessment for Lot 1.
- 10) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for Lot 2-4 and shall include the following:

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 4

- 
- a. For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment in accordance with Policy 449;
- 11) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 to 4, indicating:
- a. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

*Payments and Levies*

- 12) Transportation Offsite Levy C-8007-2020 will be deferred for Lot 1 and taken on Lots 2, 3, and 4.

*Municipal Reserve*

- 13) The provision of Reserve in the amount of 10 percent of the gross area of Lots 2-4 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group file number 03336027, dated May 3, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
- a. That reserves owing on Lot 1 shall be deferred by caveat; and,
  - b. That the existing Deferred Reserve Caveat (Instrument #831 136 439) shall be discharged.
- 14) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.

*Other*

- 15) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of Atco Gas.

*Taxes*

- 16) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

**D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

**2020-07-13-04 (D-2)**

**Division 9 – Subdivision Item – Other subdivision**

**File: PL20190195 (06836003)**

Presenter: The Applicant, Jorie Mckenzie

MOVED by Member Schule that Subdivision Application PL20190195 be approved with the conditions noted in Appendix 'B':

- A. The application to create  $\pm 10.00$  ac (Lot 1) and a remainder lot ( $\pm 149.46$  ac) at SE-36-26-04-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 5

- 
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation; and
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

*Development Agreement*

- 2) The Owner shall enter into a Development Agreement for all infrastructure and improvements required for the development pursuant to Section 655 of the *Municipal Government Act*, and shall include the following:
  - i) Extend Range Road 40 from Highway 567 to the access point of the subject land (approximately 125 m in length) using a Regional Low Volume Standard in accordance with the County Servicing Standards, including but is not limited to:
    - (a) Cul-de-sac at the termination point of Range Road 40;
    - (b) Road approach(es);
    - (c) Appropriate signage; and
    - (d) Dedication of necessary easements and right-of-way.
  - ii) Upgrade the intersection of Range Road 40 and Highway 567 to a Type IIIA standard in accordance with Alberta Transportation's requirements and the approved Traffic Impact Assessment to the satisfaction of Rocky View County and Alberta Transportation;
  - iii) Implementation of the recommendation Erosion and Sediment Control Plan; and
  - iv) Implementation of the recommendations of the Construction Management Plan.

*Geotechnical Study*

- 3) The Owner shall provide a revised geotechnical report prepared by a qualified professional geotechnical engineer that provides the California Bearing Ratio reflective of actual site conditions and a revised pavement design based on the actual CBR value.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 6

---

*Payments*

- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

*Taxes*

- 5) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

**2020-07-13-05 (D-3)**

**Division 6 – Subdivision Item – Other subdivision**

**File: PL20190165 (07104002)**

The Chair called for a recess at 9:19 a.m. and called the meeting back to order at 9:35 a.m. with all previously mentioned members present.

MOVED by Member Boehlke that Subdivision Application PL20190165 be approved with the conditions noted in Appendix 'B':

- A. The application to create  $\pm 20.01$  ac (Lot 1) and a remainder lot ( $\pm 100.96$  ac) at SE-04-27-26-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation; and
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 7

---

*Survey Plans*

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

*Municipal Reserves*

- 2) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Perry Appraisal Associates Ltd, File#030186, dated December 20, 2019, pursuant to Section 666 (3) of the *Municipal Government Act*.

*Payments*

- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

*Taxes*

- 4) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

**2020-07-13-06 (D-4)**

**Division 4 – Subdivision Item – Other subdivision**

**File: PL20200046 (02315006)**

Presenter: The Applicant, Larry Marshall

MOVED by Member Schule that Subdivision Application PL20200046 be approved with the conditions noted in Appendix 'C':

- A. That the application to create two  $\pm$  8.5 hectare (21 acre) parcels with a  $\pm$  43.7 hectare (107.99 acre) remainder be approved. The application was evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the County Plan;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be



ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 8

---

submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.

- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

*Plan of Subdivision*

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

*Developability*

- 2) The Owner shall construct a new (gravel) approach on Rge. Rd. 282 in order to provide access to Lot 3 (the remainder). The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach is to be built. The Owner shall also contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.
- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
  - a. The Owner has provided confirmation of a New Well Drilled and a corresponding Well Driller's Report to determine whether an adequate supply of water is available for Lot 2 via a 24 hour pump test;
  - b. Verification is provided that each new well is located within each respective proposed lot boundaries; and,
  - c. It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

*Payments and Levies*

- 4) The Transportation Off-Site Levy (TOL) shall be deferred by caveat on:
  - a. Lot(s) 1 and 2, as shown on the tentative plan; and
  - b. Lot 3 (the remainder).
- 5) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new Lots.

*Municipal Reserve*

- 6) The provision of Reserve in the amount of 10 percent of the area of Lot 1 & 2, as determined by the Plan of Survey, are to be deferred by Caveat pursuant to Section 669(2) of the *Municipal Government Act*; and the remainder is to remain deferred without caveat pursuant to Section 663 of the *Municipal Government Act*.

*Taxes*

- 7) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 9

- 
- 1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

**2020-07-13-07 (E-1)**

**Division 3 – Development Item – Single detached dwelling with fill**

**File: PRDP20201271 (04714163)**

MOVED by Member McKylor that Development Permit Application PDRP20201271 be approved with the conditions noted in the Development Permit Report, attached:

**Description:**

1. That the construction of a dwelling, single-detached, may commence on the subject parcel, in general accordance with the drawings prepared by New Century Design (A1, A3, A5, A7, dated 2020-05-22),(Site Plan, Site Plan w/fill area, dated May 26, 2020) and Site Plan prepared by Jones Geomatics, dated March 18, 2020 that were submitted with the application, as amended and conditions noted herein:
  - i. That the maximum height requirement for the proposed dwelling, single detached is relaxed from **10.00 m (32.80 ft.) to 11.43 m (37.51 ft.)**.
  - ii. That the single-lot regrading (to a depth of approximately 1.30 m (4.27 ft.) and the placement of clean fill, approximately 2000 m<sup>3</sup> (70,629.33 cu. ft.), may take place on the subject lands.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to issuance of this permit, the Applicant/Owner shall obtain and submit a building grade slip and analysis, conducted by MPE Engineering Ltd., that verifies that the proposed grading plan aligns with the stormwater management plan for the subdivision.
4. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

**Permanent:**

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including the submitted Geotechnical Investigation report, as prepared by Lone Pine Geotechnical Ltd, dated January 30, 2019.
6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 10

- 
7. That the Applicant/Owner shall submit compaction testing results verifying that the fill was placed in accordance with the Geotechnical report accepted by the County.
  8. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.
  9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.
  10. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
  11. That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
  12. That the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the subject site onto adjacent lands or roadways at all times.
  13. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
  14. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
  15. That no topsoil shall be removed from the site.
  16. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup

**Advisory:**

17. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
18. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
19. That a Building Permit and subtrade permits shall be obtained, through Building Services, prior to any construction taking place.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
22. That if this Development Permit is not issued by **January 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 11

---

**2020-07-13-08 (E-2)**

**Division 3 – Development Item – Single detached dwelling with fill**

**File: PRDP20201042 (04714165)**

MOVED by Member Kamachi that Development Permit Application PRDP20201042 be approved with the conditions noted in the Development Permit Report, attached:

**Description:**

1. That the construction of a dwelling, single detached, may commence on the subject parcel, in general accordance with the drawings prepared by CCC Design (A-6, A-7, S-1) and submitted with the application.
  - i. That the single-lot regrading (to a depth of approximately 1.20 m (3.28 ft.) and the placement of clean fill, approximately 200 cu. m (7062.93 cu ft.), may take place on the subject lands.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Deep Fill report, conducted and stamped by a professional geotechnical engineer, that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing standards.
3. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity, including the accepted stormwater letter, as prepared by MPC Engineering Ltd., dated June 2, 2020.
6. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That if any fill is to be imported onto the property, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
9. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
10. That no topsoil shall be removed from the site.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 12

- 
11. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
  12. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
  13. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
  14. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
  15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
  16. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

**Advisory:**

17. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
18. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
19. That a Building Permit and subtrade permits shall be obtained through Building Services, for construction of the dwelling, single detached, prior to any construction taking place.
20. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
22. That if this Development Permit is not issued by **January 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**2020-07-13-09 (E-3)**

**Division 1 – Development Item – Accessory building**

**File: PRDP20200872 (03925062)**

MOVED by Member Kamachi that Development Permit Application PRDP20200872 be approved with the conditions noted in the Development Permit Report, attached:

**Description:**

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 13

- 
1. That construction of an accessory building (oversize storage) may commence on the subject site in accordance with the Site Plan and Elevation Drawings prepared by Remuda Building (Project No. Q10820) dated April 15, 2020 as submitted with the application.
    - i. That the maximum building area for the proposed accessory building is relaxed from **80.27 sq. m (864.01 sq. ft.) to 254.18 sq. m. (2,736.00 sq. ft.)** in area.
    - ii. That the maximum total building area for all accessory buildings is relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 254.18 sq. m. (2,736.00 sq. ft.)** in area.
    - iii. That the minimum rear yard setback requirement for the proposed accessory building is relaxed from **7.00 m (22.96 ft.) to 3.04 m (10.00 ft.)**.
    - iv. That the maximum height for the proposed accessory building is relaxed from **7.00 m (22.96 ft.) to 8.94 m (29.33 ft.)**.

**Permanent:**

2. That the existing trees and terrain shall be retained except as required to meet conditions of this permit and any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover in accordance with the replanting plan submitted with the Application.
3. That there shall be no disturbance of any vegetation within 20.00 m (65.61 ft.) of the buildings except as required to construct the accessory building. To ensure no disturbance, fencing shall be erected no more than 3.00 m (9.84 ft.) from the accessory building to prevent disturbance of the existing vegetation during construction.
4. That the color of the exterior siding and roofing materials of the proposed accessory building shall blend with the natural environment and/or be cohesive to the existing dwelling, single detached.
5. That the proposed accessory building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
6. That the proposed accessory building shall not be used for residential occupancy purposes at any time.
7. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
8. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

9. That a Building Permit and applicable sub-trades, for the proposed accessory building, shall be obtained through Building Services, prior to any construction taking place.
  - i. That flood proofing measures shall be followed in accordance with the Alberta Building Code and good engineering practice.
  - ii. That the roofing material shall be constructed of fire resistant materials in compliance with the Alberta Building Code.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 14

- 
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Carried

**2020-07-13-10 (E-4)**

**Division 7 – Development Item – Single detached dwelling with fill**

**File: PRDP20201227 (07602009)**

MOVED by Member Kamachi that Development Permit Application PRDP20201227 be approved with the conditions noted in the Development Permit Report, attached:

**Description:**

1. That construction of a *farm dwelling, single detached*, including *placement of clean fill and topsoil* over approximately 250.0 sq. m (2,691.0 sq. ft.) may take place on the subject lands, SE-02-27-02-05, in accordance with the submitted architectural drawings and Site Plan, including:
  - i. That the maximum fill and topsoil grade within 15.00 m (49.21 ft.) of the farm dwelling, single detached is relaxed from 1.00 m (3.28 ft.) to 1.30 m (4.28 ft.).

**Prior-to Issuance:**

2. That prior to issuance of the permit, the Applicant/Owner shall submit a Deep Fill Report, conducted and stamped by a professional geotechnical engineer, that provides recommendations on the placement of fill for all fill areas greater than 1.20 m (3.93 ft.), in accordance with County Servicing Standards.
3. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

5. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County
6. That upon completion of the proposed development, the Applicant/ Owner shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
7. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
8. That any topsoil removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 15

- 
9. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
    - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
  10. That the Applicant/Owner shall take effective measures to control dust in the re-grading area of the Lands, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
    - i. That if at any time the removal or handling of topsoil creates a visible dust problem, the removal or handling of topsoil shall cease immediately until remedial measures are taken.
  11. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
  12. That the topsoil shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
  13. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Authority.
  14. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to commencement.
16. That any other government permits, including a Roadside Development Permit through Alberta Transportation, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. That the grading activities shall be completed within twelve (12) months from the date of issuance of this permit.
18. That if this Development Permit is not issued by **January 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**2020-07-13-11 (E-5)**

**Division 2 – Development Item – Home-based business, type II**

**File: PRDP20201325 (05716013)**

MOVED by Member McKylor that Development Permit Application PRDP20201325 be refused as per the reasons noted:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
2. That the outside storage of Recreational Vehicles is considered as *Outdoor Storage, Recreational Vehicle*, which is not a listed use within the County's Residential Two (R-2) District.

Carried



ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 16

**2020-07-13-12 (E-6)**

**Division 2 – Development Item – Single detached dwelling with fill**

**File: PRDP20201284 (04726007)**

MOVED by Member Boehlke that Development Permit Application PRDP20201284 be approved with the conditions noted in the Development Permit Report, attached:

**Description:**

1. That the construction of a dwelling, single detached, may take place on the subject site, in general accordance with the submitted site plan and application drawings as prepared by RHM Drafting and Consulting Dated May 26, 2020.
  - i. That single-lot regrading (an area of approximately 344.14 sq. m [3,704.29 sq. ft.] and the placement of clean fill (approximately  $\pm$  1,111.8 cu. m [39,262.84 cu. ft.]), including a grade change up to 1.29 m (4.23 ft.)

**Prior to issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a signed affidavit, confirming the removal of the existing dwelling, single detached within 30 days of issuance of building occupancy of the proposed dwelling, single detached.
3. That prior to issuance, the applicant/owner shall submit a Deep Fill report conducted and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m in depth.
4. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
5. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That the Applicant/Owner shall submit compaction testing results verifying that the fill was placed in accordance with the Geotechnical report accepted by the County.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 17

- 
10. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
  11. That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
  12. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
  13. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
  14. That no topsoil shall be removed from the site.
  15. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
  16. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.

**Advisory:**

17. That a Building Permit and subtrade permits shall be obtained through Building Services, for the construction of the dwelling, single detached on the subject property.
18. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
19. That all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
22. That if this Development Permit is not issued by **February 28, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

The Chair called for a recess at 10:08 a.m. and called the meeting back to order at 10:22 a.m. with all previously mentioned members present.

**2020-07-13-13 (E-7)**

**Division 1 – Development Item – Accessory building**

**File: PRDP20201316 (03915002)**

MOVED by Member Kamachi that Development Permit Application PRDP20201316 be approved with the conditions noted in the Development Permit Report, attached:

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 18

---

**Description:**

1. That an accessory building (oversize shop), approximately **302.49 sq. m (3,256.00 sq. ft.) in area**, may be constructed on the subject land in general accordance with the approved plans.
  - i. That the maximum height requirement for the building is relaxed from **7.00 m (22.96 ft.) to 10.66 m (35.00 ft.)**;
  - ii. That the minimum required front yard setback is relaxed from **15.00 m to 12.19 m (40.00 ft.)**.

**Permanent:**

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for residential occupancy purposes at any time.
4. That the accessory building shall not be used for commercial purposes at any time except for a Home-Based Business, Type II. This approval does not include an *Equestrian Center, Type I or Type II* use and is only approved for residential or agricultural purposes only.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.

**Advisory:**

6. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
7. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
8. That a Building Permit and sub-trade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.
9. That any other Federal, Provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Application/Owner.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development.***

Carried

2020-07-13-14 (E-8)

Division 4 – Development Item – Show home

File: PRDP20201122 (03215004)

MOVED by Member Schule that Development Permit Application PRDP20201122 be approved with the conditions noted in the Development Permit Report, attached:

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 19

---

**Description:**

1. That construction of a dwelling, single-detached (show home) and signage, may be constructed at 7 North Bridges Road in accordance with the site plan provided by Theresa Wood Design dated April 21, 2020 with the application.

**Prior to Occupancy:**

2. That prior to occupancy of the Show home, municipal and private utility services shall be in place with Construction Completion Certificates (CCC's) issued by the County or the private utility company.
  - a. For those utilities that do not provide standard CCC's, the Applicant/Owner shall provide suitable confirmation from the utility providers that these services are installed and available for use, to the satisfaction of the County.

**Permanent:**

3. That the proposed show home shall be ultimately serviced via the Bridges of Langdon Lift Station, upon service availability. Discharge from this lift station to the East Rocky View Wastewater System is not permitted until such time that CCC's for the lift station is issued and registration of the lots is complete.
4. That connection to County Wastewater servicing shall be accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.
5. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

*Note: the Municipal Address is 7 NORTH BRIDGES ROAD*
6. That all advertising signage and features shall be removed immediately upon the cessation of use of the building as a show home.
7. That there shall be at least four off-street parking spaces for the show homes, to be constructed to a minimum standard of a compacted gravel surface in subdivisions that do not have curb and gutter.
8. That there shall be signs posted at adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing.
9. That the show home shall be closed to the public within 30 days of the date that 90% of the homes are occupied in the phase of the subdivision, or within 30 days of the date that 90% of all the lots in the subdivision are occupied, whichever occurs first.
10. That the advertised hours that the show homes are open to the public shall not be earlier than 9:00 a.m. or later than 6:00 p.m., except that during the first 14 days of the use of the building as a show home, extended public viewing hours may be permitted for no more than three days.
11. That conditions of the permit do not limit the private showing by appointment of the show home at any time.
12. That the developer shall be responsible to implement dust control measures for any County gravel roads used by construction traffic, to the satisfaction of the County.
13. That no residential occupancy of the show home shall occur until such time as all required utility services are installed, available, and working to service the show home, and the Building Department has issued an Occupancy Permit.
14. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 20

---

condition, shall be implemented and adhered to in perpetuity including any approved Geotechnical Reports for the subject lands.

**Advisory:**

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place, utilizing the single family dwelling checklist.
  - a. The Applicant/Owner shall ensure that the access to the Show Home meets any Fire Code regulations
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

**2020-07-13-15 (E-9)**

**Division 4 – Development Item – Accessory building**

**File: PRDP20201437 (03214255)**

MOVED by Member Schule that Development Permit Application PRDP20201437 be approved with the conditions noted in the Development Permit Report, attached:

**Description:**

1. That the existing accessory building (shed), approximately 9.67 sq. m (104.08 sq. ft.) in area, may remain on the subject parcel, in accordance with the with Real Property Report prepared by W. Pang Surveys Inc., dated October 22, 2018.
  - i. That the minimum side yard setback requirement (west) for the existing accessory building (shed), be relaxed from **0.60 m (1.97 ft.) to 0.38 m (1.25 ft.)**.
  - ii. That the minimum rear yard setback requirement (north) for the existing accessory building (shed), be relaxed from **1.00 m (3.28 ft.) to 0.18 m (0.59 ft.)**.

**Advisory:**

2. That the Applicant/Owner is advised that the proposed accessory building (shed) is located over an Overland Drainage Right-of-Way (Plan # 091 1276). If in the future, any maintenance that is required within the Right-of-Way or if any structure, building, or object is determined to be impeding drainage, the encroaching structure, building, or object may be removed or relocated by the County at the cost to the Owner.
3. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

**2020-07-13-16 (E-10)**

**Division 4 – Development Item – Single-lot regrading and placement of fill**

**File: PRDP20201038 (03213006)**

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 21

MOVED by Member Schule that Development Permit Application PRDP20201038 be approved with the conditions noted in the Development Permit Report, attached:

**Description:**

1. That single-lot regrading and the placement clean fill shall be permitted in general accordance with the drawings submitted with the application and includes:
  - i. Regrading of the western portion of the lands, approximately 8,000.00 sq. m (86,111.28 sq. ft.) in area, with approximately 5,280.00 cu. m (186,461.40 cu. ft.) of fill.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a grading plan conducted and stamped by a professional engineer that shows the pre- and post-development grades as well as the resulting changes in drainage patterns. The plan shall demonstrate that the development will not have a negative impact on existing drainage conditions and/or provide recommendations to mitigate any changes to the existing drainage conditions, to the satisfaction of the County.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss the proposed approach off Dead Horse Road and with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required application, agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

4. That the Applicant/Owner shall submit compaction testing results and verification by a professional geotechnical engineer that for areas where the depth of fill exceeds 1.2 m has been placed in accordance with the deep fills report accepted by the County.
5. That upon completion of the development proposal, the proposed development graded area (as per the approved site plan), shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
6. That upon County request, the Applicant/Owner shall submit as-built drawings, confirming that the post grades align with supporting technical reports as approved with the application.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands and/or adjacent infrastructure from drainage alteration.
8. That the Applicant/Owner shall take effective measures to control dust in the grading areas of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
9. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
10. That any topsoil hauled to or removed from the site, shall be hauled in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
  - i. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
July 13, 2020

Page 22

- 
11. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
  12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
  13. That any new constructed approach(es) shall be constructed per County standards and a final acceptance inspection shall be completed by County Road Operations.
  14. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.

**Advisory:**

15. That the Applicant/Owner shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].
16. That the Applicant shall contact Wheatland County to obtain any required road use agreements, if hauling occurs on Boundary Road.
17. That the County's Noise Bylaw (C-5772-2003) shall be adhered to at all times.
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required approvals or consent` from ATCO Pipelines prior to commencement.
19. That the Applicant/Owner shall be responsible to obtain all required Alberta Environment and Parks approvals should the proposed development have a direct impact on the wetland.
20. That all grading activities shall be completed within 12 months from date of permit issue.
21. That if this Development Permit is not issued by **January 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**Adjournment**

MOVED by Member Schule that the July 13, 2020 Municipal Planning Commission meeting be adjourned at 10:34 a.m.

Carried

---

Chair or Vice Chair

---

Chief Administrative Officer or Designate

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision Authority

**DATE:** July 30, 2020

**DIVISION:** 7

**APPLICATION:** PL20190176

**SUBJECT:** Subdivision Item: Residential

**APPLICATION:** To create a  $\pm 1.62$  ha ( $\pm 4.00$  acre) parcel (Lot 1) with a  $\pm 13.35$  ha ( $\pm 32.99$  acre) remainder (Lot 2).

**GENERAL LOCATION:** Located approximately 0.41 km (  $\frac{1}{4}$  mile) south of Hwy 567 and on the east side of Range Road 285.

**LAND USE DESIGNATION:** Residential Two District (R-2) and Ranch and Farm Three District (R-3)

**ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

**OPTIONS:**

Option #1: THAT Subdivision Application PL20190176 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20190176 be refused as per the reasons noted.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**Administration Resources**

Andrea Bryden / Prabh Sodhi – Planning and Development Services





**APPLICANT:** Carswell Planning (Bart Carswell)

**OWNER:** Edward & Myrtle G. Butler

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• City of Airdrie/Rocky View County Intermunicipal Development Plan</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Level II Private Sewage Treatment System prepared by Solstice Environmental Management (November 2019)</li> <li>• Phase 1 Groundwater Assessment prepared by Groundwater Information Technologies Ltd. (December, 2018)</li> </ul>
---	--

APPLICABLE FEE/LEVY	APPROXIMATE AMOUNT OWING
<i>TRANSPORTATION OFFSITE LEVY</i>	\$ 18,380.00
<i>MUNICIPAL RESERVE (\$/ACRE)</i>	\$ 5,406.87

*Transportation*

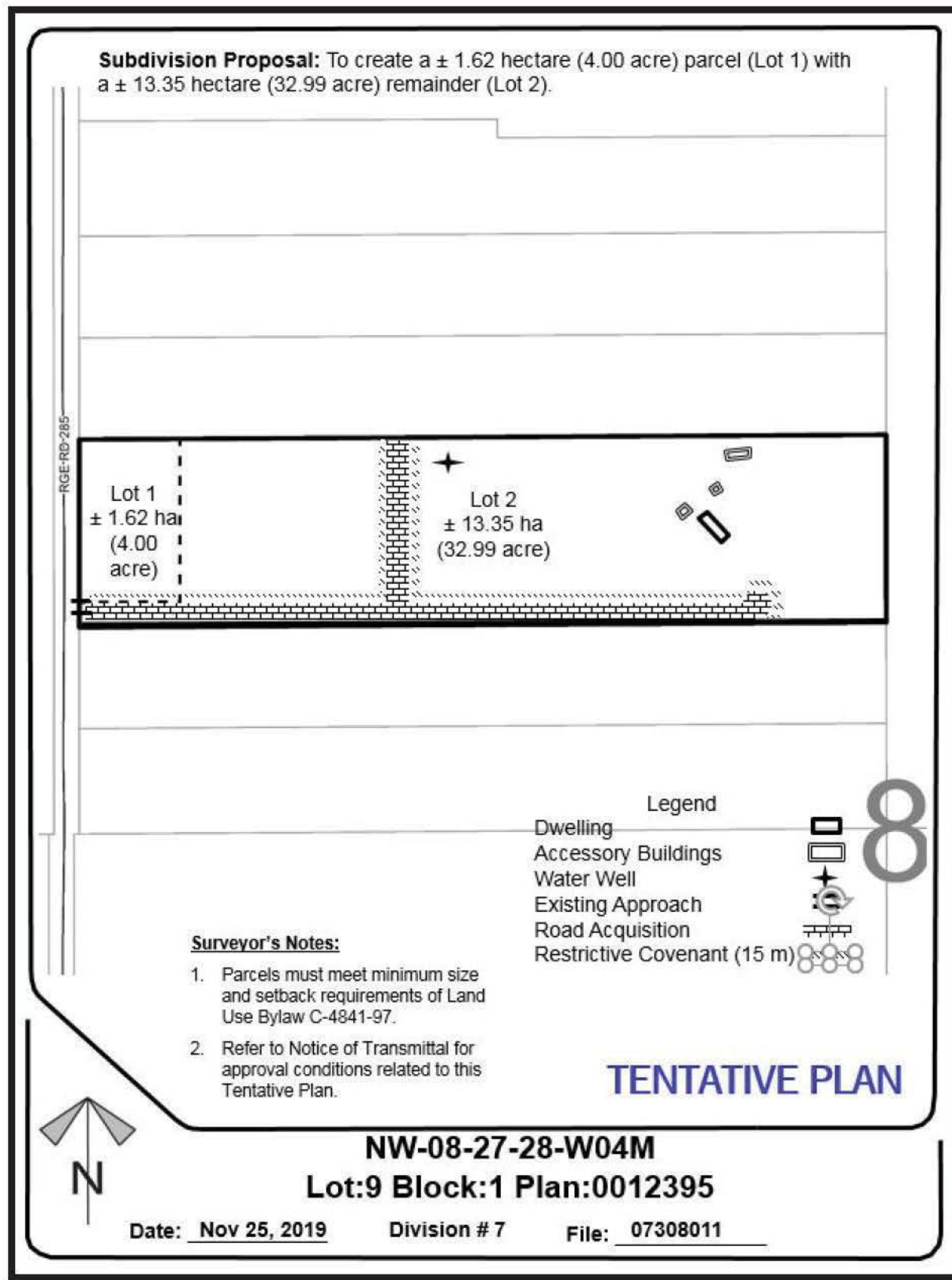
At time of redesignation, the Applicant submitted a Lot and Road Plan in support of their application. To implement the Lot and Road Plan, the Applicant would be required to enter into a road acquisition agreement with the County along the southern portion of the proposed Lot 2. Further, to prevent the construction of any structures within the future road right of way the Applicant would be required to enter into a Restrictive Covenant.

*Land Use*

The Residential Two District boundary and the subdivision boundary vary slightly; however, Section 5 of the Land Use Bylaw enables the District boundary to follow the lot or parcel line.



Tentative Plan





**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

---

Executive Director  
Community Development Services

---

Chief Administrative Officer

AB/llt

**APPENDICES:**

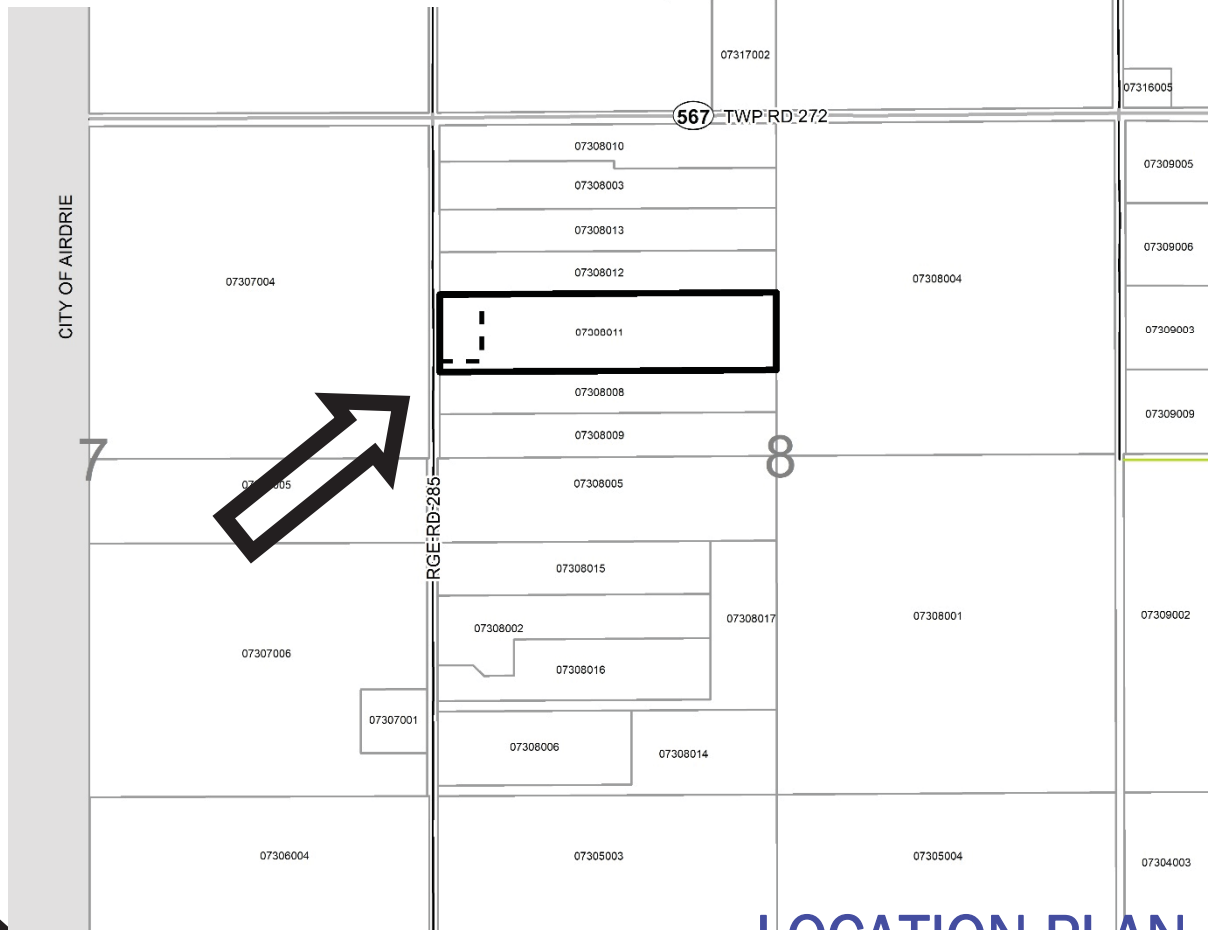
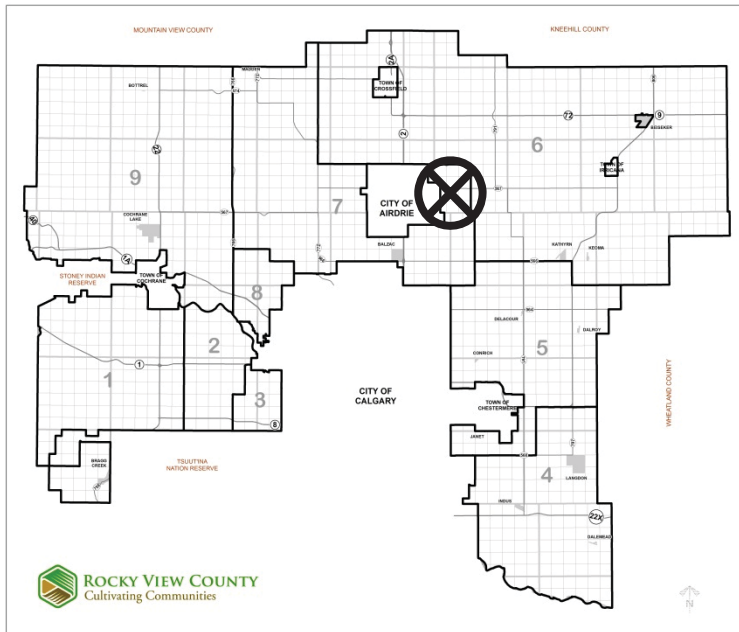
APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions

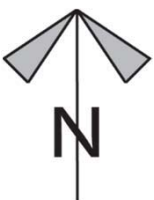
APPENDIX 'C': Letters

**APPENDIX 'A': MAPS AND OTHER INFORMATION**

<b>DATE APPLICATION RECEIVED:</b> November 15, 2019	<b>DATE DEEMED COMPLETE:</b> May 11, 2020
<b>GROSS AREA:</b> ± 14.97 HECTARES (± 36.99 ACRES)	<b>LEGAL DESCRIPTION:</b> Lot 9, Block 1, Plan 0012395 within NW 08-27-28 W4M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <b>SEPTEMBER 24, 2019:</b> Subject land was redesignated from Ranch and Farm Three District to Residential Two District.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to 29 adjacent landowners and no letters were received in response. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



LOCATION PLAN



NW-08-27-28-W04M  
Lot:9 Block:1 Plan:0012395

Date: Nov 25, 2019 Division # 7 File: 07308011

**Subdivision Proposal:** To create a  $\pm 1.62$  hectare (4.00 acre) parcel (Lot 1) with a  $\pm 13.35$  hectare (32.99 acre) remainder (Lot 2).

RGE-RD-285

Lot 1  
 $\pm 1.62$  ha  
(4.00  
acre)

Lot 2  
 $\pm 13.35$  ha  
(32.99 acre)

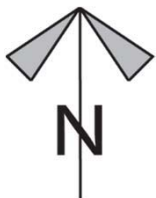
Legend

Dwelling  
Accessory Buildings  
Water Well  
Existing Approach  
Road Acquisition  
Restrictive Covenant (15 m)

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

**TENTATIVE PLAN**



**NW-08-27-28-W04M**  
**Lot:9 Block:1 Plan:0012395**

Date: Nov 25, 2019

Division # 7

File: 07308011



Plan 0012395, Block 1, Lot 9      Municipally known as  
NW-8-27-28-W4M                      271166 Range Rd. 285

**Please Name and Address**

Carswell Planning Inc.  
Bert.Carswell@carswellplanning.ca  
587 437-6750

Project	Read
Date	 <p>No hurdle too high!</p>

[illegible]

Butler, Myrt & Ted



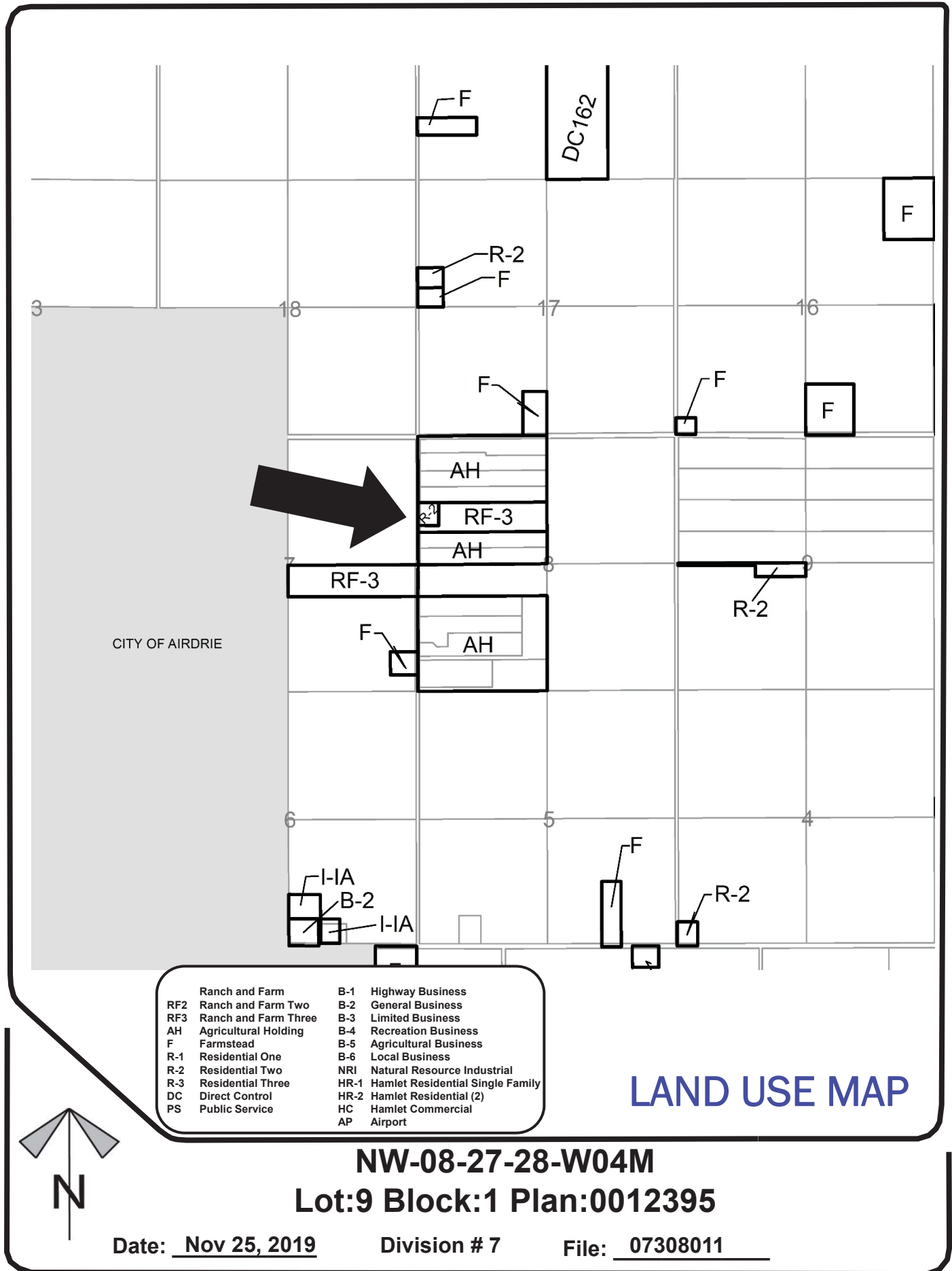
**NW-08-27-28-W04M**

**Lot:9 Block:1 Plan:0012395**

**Date:** Nov 25, 2019

## Division # 7

**File: 07308011**

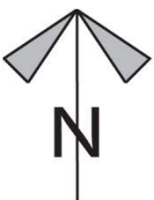






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**  
Contour Interval 2 M



**NW-08-27-28-W04M**  
**Lot:9 Block:1 Plan:0012395**

Date: Nov 25, 2019

Division # 7

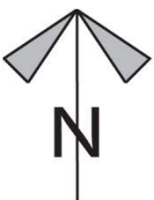
File: 07308011





Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

**AIR PHOTO**  
*Spring 2018*

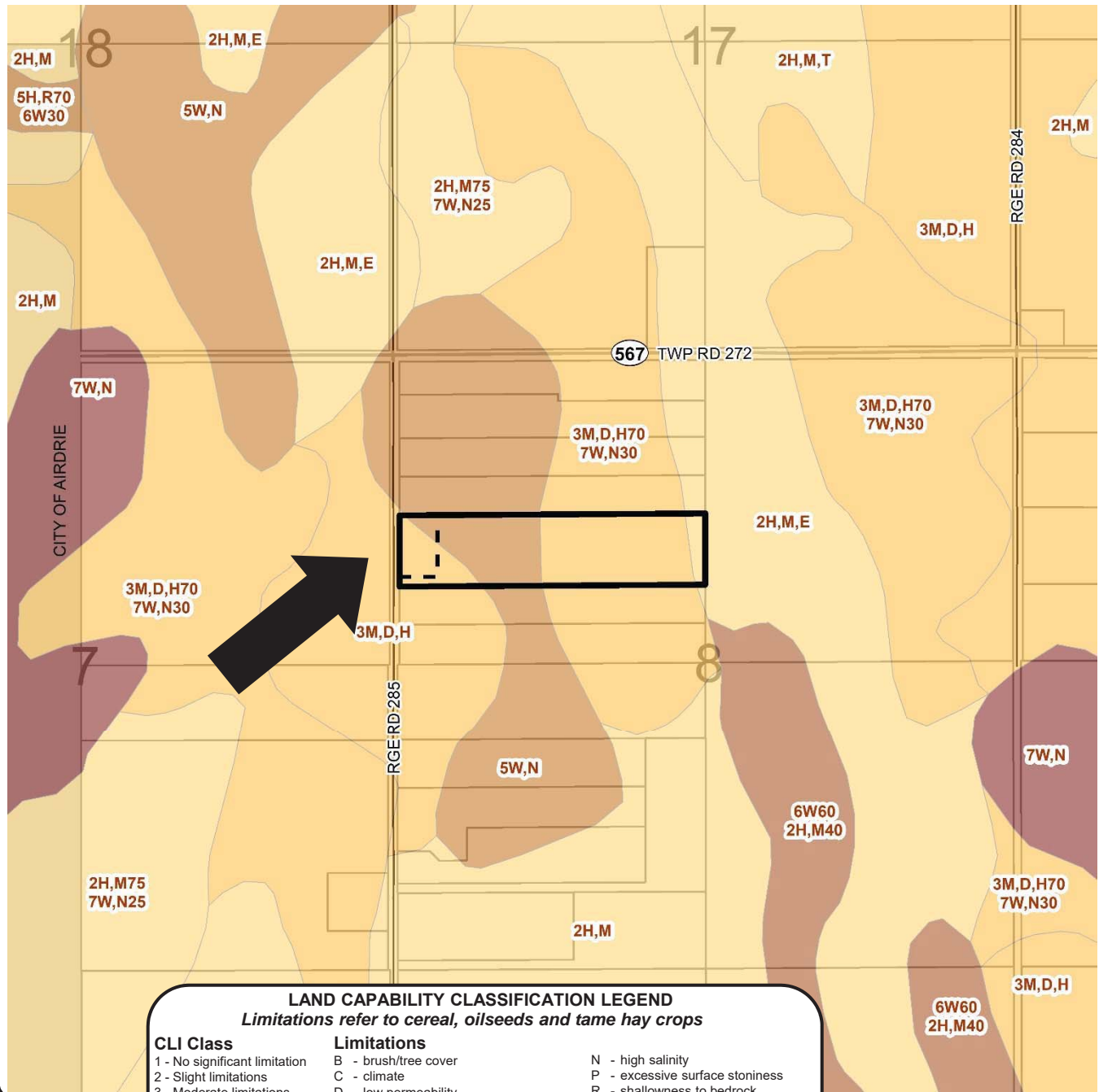


**NW-08-27-28-W04M**  
**Lot:9 Block:1 Plan:0012395**

Date: Nov 25, 2019

Division # 7

File: 07308011



**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

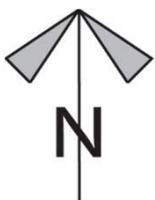
**CLI Class**

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

**SOIL MAP**

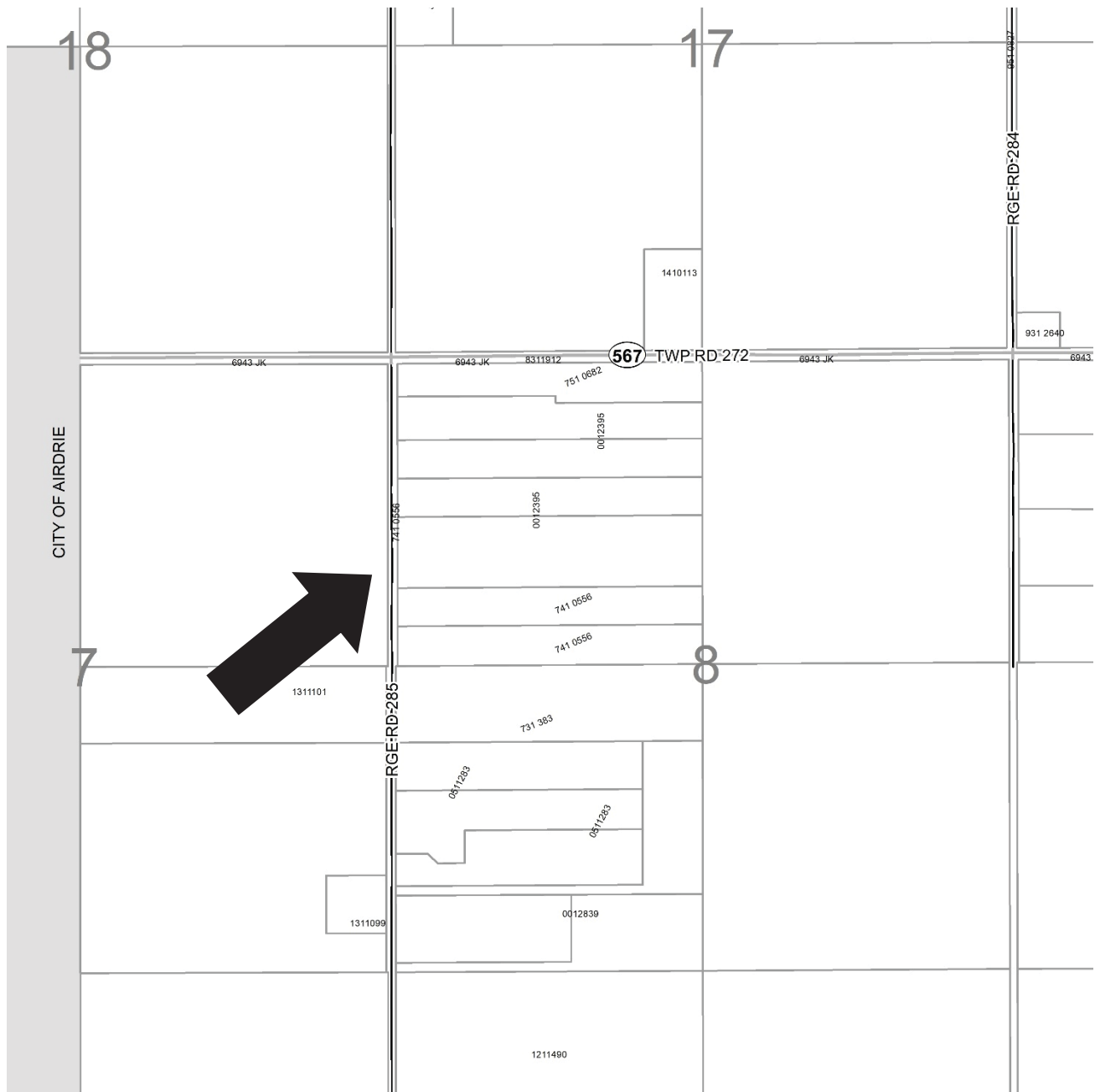


**NW-08-27-28-W04M**  
**Lot:9 Block:1 Plan:0012395**

Date: Nov 25, 2019

Division # 7

File: 07308011



**Legend – Plan numbers**

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

## HISTORIC SUBDIVISION MAP

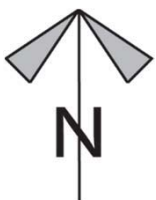
**NW-08-27-28-W04M**

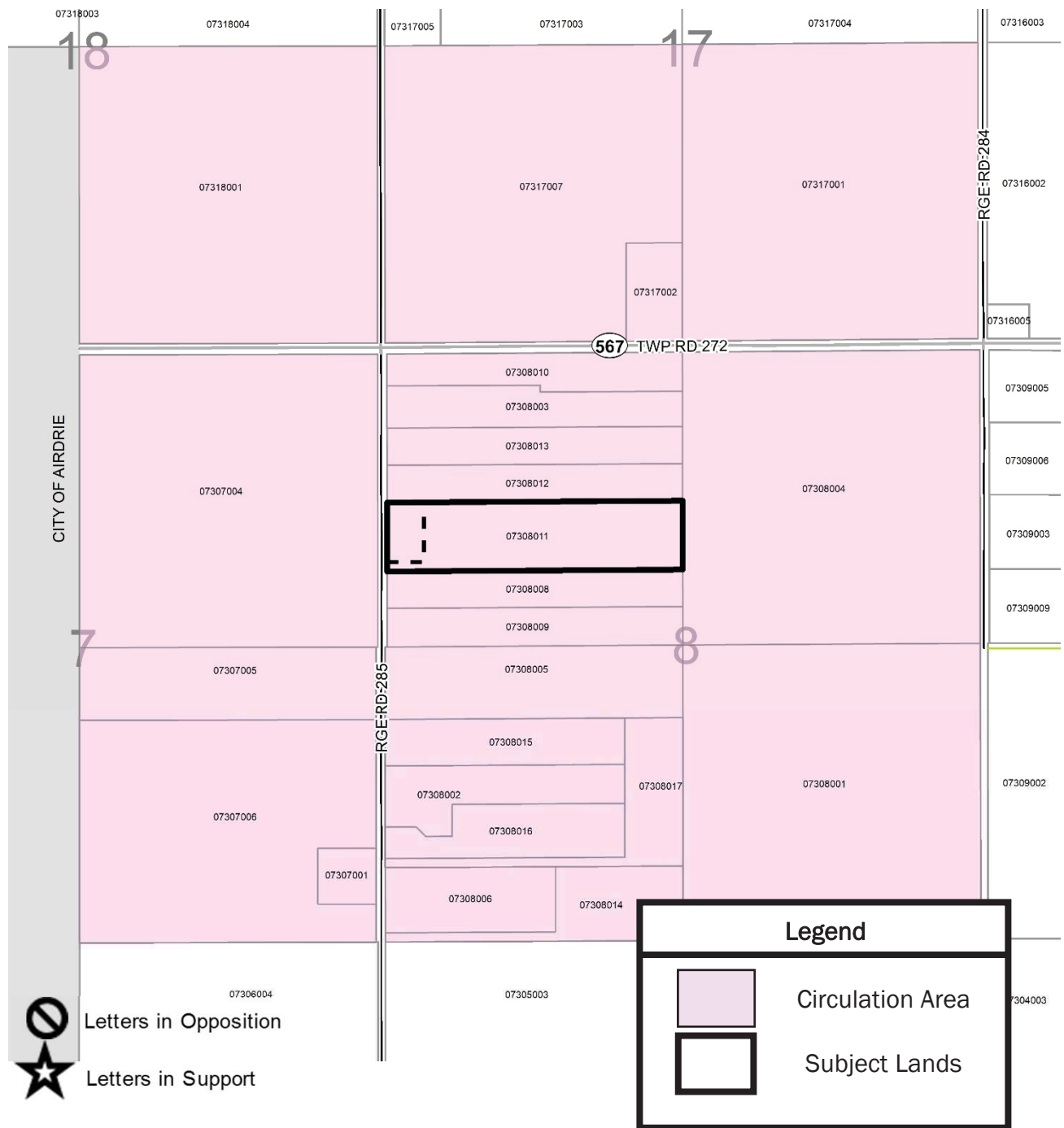
**Lot:9 Block:1 Plan:0012395**

Date: Nov 25, 2019

Division # 7

File: 07308011





## LANDOWNER CIRCULATION AREA

NW-08-27-28-W04M

Lot:9 Block:1 Plan:0012395

Date: Nov 25, 2019

Division # 7

File: 07308011



**APPENDIX 'B': APPROVAL CONDITIONS**

- A. The application to create a  $\pm 1.62$  hectare ( $\pm 4.00$  acre) parcel (Lot 1) with a  $\pm 13.35$  ha ( $\pm 32.99$  acre) remainder (Lot 2) at Lot 9, Block 1, Plan 0012395 within NW 08-27-28 W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The subject lands hold the appropriate land use designation;
  2. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

**Transportation and Access**

- 2) The Applicant/Owner shall upgrade the existing road approach to a mutual gravel standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 & 2. In addition, the Applicant/Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title, where required.
- 3) The Applicant/Owner is to enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The agreement shall include:
  - a) The provision of approximately 25 m x 630 m ( $\pm 1.57$  hectare/ $\pm 3.89$  acre) road acquisition along the southern portion of the lands;
  - b) Land is to be purchased for \$1.00 by the County.
- 4) The Applicant/Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 & 2 that restricts the erection of any structure on or within 15m of a future road Right of Way, as shown on the approved Tentative Plan.



### *Site Servicing*

- 5) The Applicant/Owner has provided a Level 2 Assessment in accordance with the Model Process Reference Document for Lot 1;
  - a) The Applicant/Owner shall comply with the improvements recommended in the Model Process Assessment, prepared by Solstice Environmental Management, dated November 11, 2019, and if required enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 6) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
  - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1.
  - b) Verification is provided that each well is located within each respective proposed lot's boundaries.
  - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

### *Developability*

- 7) The Owner is to provide and implement a (Site Specific) Stormwater Management Plan, which meets the requirements outlined in the Nose Creek Water Management Plan and the Nose Creek Internal Drainage Areas Study. Implementation of the Stormwater Management Plan shall include:
  - a) Registration of any required easements and / or utility rights-of-way;
  - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
  - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
- 8) Should the (Site Specific) Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

### *Municipal Reserves*

- 9) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (RDS Appraisal Group; File 209985; May 10, 2020), pursuant to Section 666(3) of the Municipal Government Act;
  - a) Reserves for Lot 2 are to be deferred by Caveat pursuant to Section 669(2) of the Municipal Government Act.

### *Payments and Levies*

- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of Lot 1, as shown on the Plan of Survey.
- 11) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.



*Taxes*

- 12) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

**D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw





**APPENDIX 'C': LETTERS**

NO LETTERS RECEIVED

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision Authority  
**DIVISION:** 5  
**SUBJECT:** Subdivision Item: Commercial Subdivision

**DATE:** July 30, 2020  
**APPLICATION:** PL20190089

**APPLICATION:** To create 6 business lots ranging from  $\pm 4.20$  ac to  $\pm 7.44$  ac, as well as one 5.07 ha (12.53 ac) Public Utility parcel (PUL); and 9.97 acres of municipal reserve lands (MR).

**GENERAL LOCATION:** Located approximately 1 km north of the Town of Chestermere; located on the east side of Range Road 285, approximately 0.81 km (1/2 mile) north of Highway 1.

**LAND USE DESIGNATION:** B-BC and PS

**ADMINISTRATION RECOMMENDATION:**  
Administration recommends approval in accordance with Option #1.

### OPTIONS:

- Option #1: THAT Subdivision Application PL20190089 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190089 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



**Administration Resources**  
Oksana Newmen/Nathan Madigan –Planning and Development Services



**APPLICANT:** Amar Development Ltd./Rani Duhra

**OWNER:** Duhra Financial Ltd.

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b>	<b>TECHNICAL REPORTS SUBMITTED:</b>
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Conrich Area Structure Plan</li> <li>• South Conrich Conceptual Scheme</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Transportation Impact Assessment prepared by Bunt &amp; Associates (June 12, 2019)</li> <li>• Conceptual Storm Water Management Plan prepared by Jubilee Engineering (May 2019)</li> <li>• Wetland Assessment and Impact Report prepared by Ecotone Environmental (September 2019)</li> </ul>

*Payments and Levies*

The subdivision will be subject to transportation, wastewater, and stormwater levies, as detailed in the table below:

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING (Estimate)</b>
<i>TRANSPORTATION OFFSITE LEVY (C-8007-2020)</i> <i>Base Offsite Levy: \$4,595.00</i> <i>Special Area 2 Levy: \$5,208.00</i>	\$ 668,564.60
<i>Water/Wastewater Offsite Levy (C-8009-2020) \$33,419.64</i>	\$ 1,746,778.78
<i>Stormwater Offsite Levy (C-8008-2020) \$5,992.00</i>	\$ 408,654.40

*Development Agreement*

As a result of numerous conditions related to transportation improvements, servicing, mailboxes, lighting, utilities, provincial approvals, and construction management, a Development Agreement will be required.

*Transportation and Access*

The North Calgary Regional Transportation Study has identified the need for an interchange at the Highway 1 and Range Road 285 Intersection by 2030. The interchange is in the Alberta Transportation long-term plans, and not planned in the near or intermediate future. Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange.

Based on the prepared Transportation Impact Assessment, the proposed development will result in Highway 1 and Garden Road to operate at capacity, with adjustments to signal timing and turn lane amendments required.

The intersection of Range Road 285/Garden Road will require upgrading to a Modified Type IIIa intersection, and will continue to operate as a two-lane arterial.



As well, the existing Cambridge Park Boulevard extension will need to be improved to an Industrial standard as per County Servicing Standards.

*Developability*

A geotechnical evaluation will be required to assess the onsite subsurface conditions.

*Stormwater*

The conceptual scheme calls for a stormwater pond, which will be connected to an existing pond within Cambridge Estates phase 3. Stormwater will then irrigate both phases 3 and 4 of Cambridge Estates.

*Site Servicing*

The subject lands will be required to connect to both wastewater and potable water services in the area. As these are not yet available in the area, a Development Agreement will be required to extend servicing.

*Municipal Reserves*

Land for municipal reserves are being provided as per the conceptual scheme, totaling 9.97 acres. A deferred reserve caveat from Cell C was registered against the subject property (the remainder from Cell C), totaling 6.6318 acres. As 4.8546% of the required reserves were provided in Cell C, with the remaining 5.1454 acres (5.1454%) being deferred by caveat must be satisfied by this subdivision. The provided MR exceeds the minimum required amount by 3.338 acres.

*Association Information*

A lot owner's association will be required to be established, and will manage weeds, municipal reserves and pathways including maintenance and operational obligations, as well as solid waste and recycling.

*Landscaping*

Landscaping will be required as part of the municipal reserve lands, and submission of plans is included as a condition of subdivision.

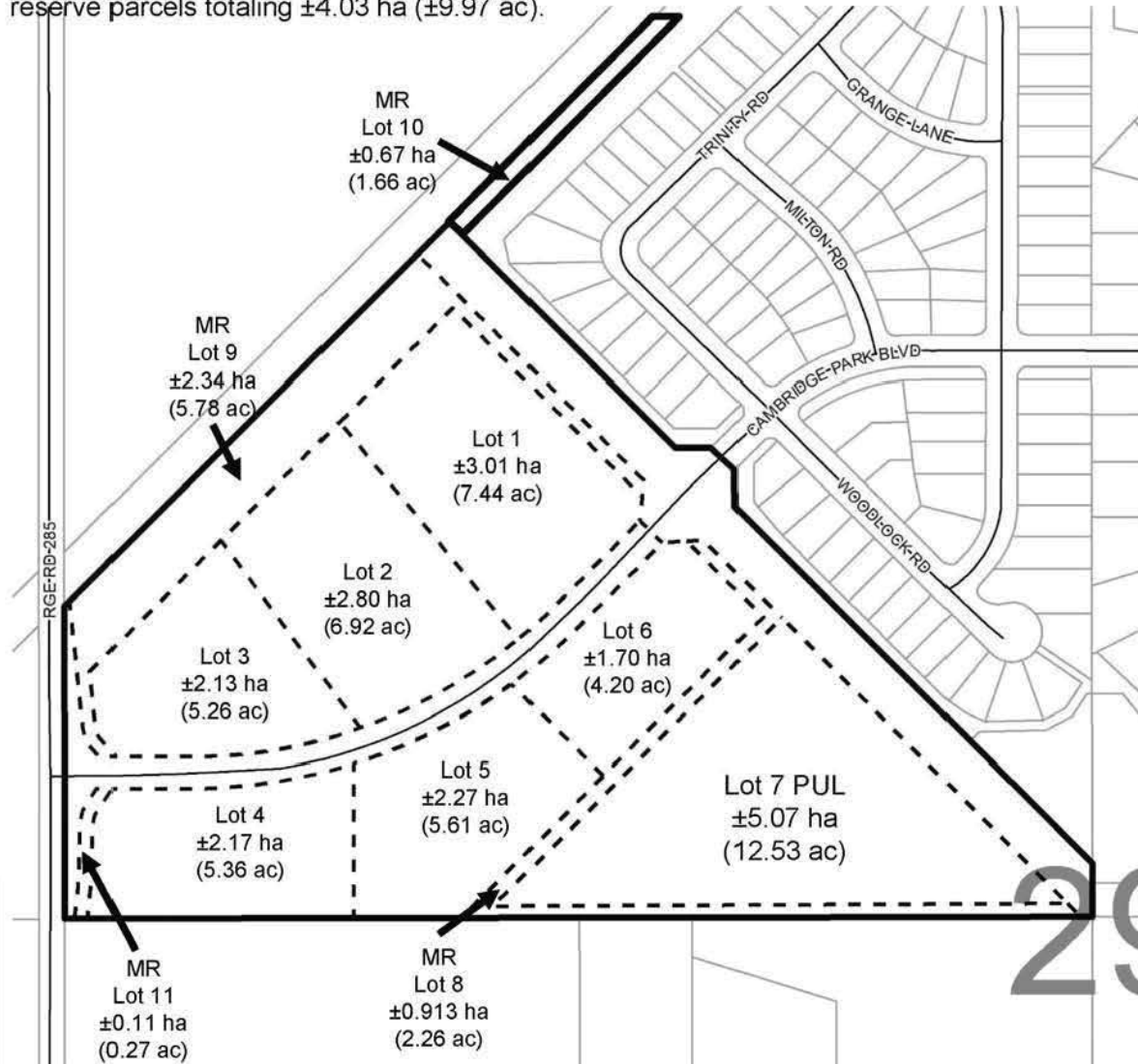




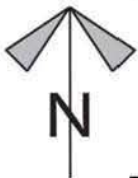
ROCKY VIEW COUNTY

## Tentative Plan

**Proposal:** To subdivide the property into six business lots ranging from  $\pm 1.70$  ha ( $\pm 4.20$  ac) to  $\pm 3.01$  ha ( $\pm 7.44$  ac); one  $\pm 5.07$  ha ( $\pm 12.53$  ac) public utility lot (Lot 7); and four municipal reserve parcels totaling  $\pm 4.03$  ha ( $\pm 9.97$  ac).

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

**TENTATIVE PLAN**

NW-29-24-28-W04M

Date: July 22, 2020

Division # 5

File: 04329003



**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

---

Executive Director  
Community Development Services

---

Chief Administrative Officer

ON/lt

**APPENDICES:**

APPENDIX 'A': Maps and Other Information

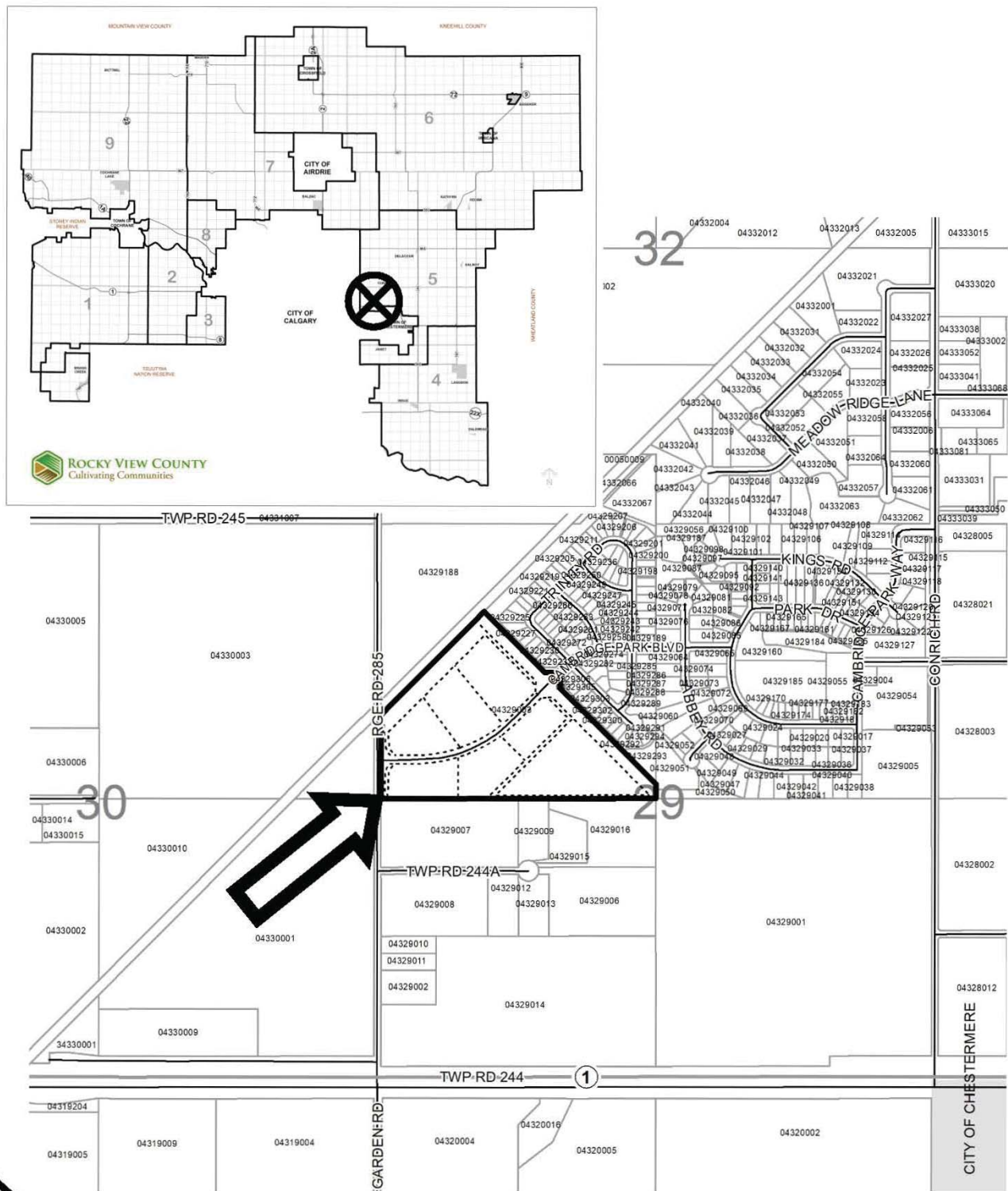
APPENDIX 'B': Approval Conditions

APPENDIX 'C': Landowner Comments



# APPENDIX 'A': MAPS AND OTHER INFORMATION

<b>DATE APPLICATION RECEIVED:</b> June 5, 2019	<b>DATE DEEMED COMPLETE:</b> October 17, 2019
<b>GROSS AREA:</b> ± 27.56 HECTARES (± 68.1 ACRES)	<b>LEGAL DESCRIPTION:</b> NW-29-24-28-W4M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p> <b>July 14, 2020</b> Council approved Bylaw C-7957-2019 to amend the South Conrich Conceptual Scheme, and to add Appendix D to the conceptual scheme, and Bylaw C-7959-2019 to redesignate the lands from Ranch and Farm Two District (RF-2) to Business- Business Commercial District (B-BC) and Public Services District (PS).         </p> <p> <b>July 16, 2013</b> Council approved Bylaw C-7275-2013 to amend DC120, amending general rules to allow accessory buildings, single detached dwelling and Home Based Business, Type I as deemed approved within the district (2013-RV-024).         </p> <p> <b>December 11, 2012</b> Council approved a subdivision to create 110 residential lots (Cell C), PUL, and MR lots. (2011-RV-113). Plan 171 0761 Registered March 30, 2017.         </p> <p> <b>September 28, 2010</b> Council approved Bylaw C-6965-2010 to redesignate from RF to RF-2, RF-3 and DC120 (2010-RV-032; Cell C Redesignation).         </p> <p> <b>September 7, 2010</b> Council approved amending Bylaw C-6961-2010 to add Cell C Appendix to South Conrich Conceptual Scheme (2010-RV-111; Cell C Appendix).         </p> <p> <b>September 7, 2010</b> Council approved subdivision of lands divided by the railway (2010-RV-016).         </p> <p> <b>June 8, 2010</b> Council approved Bylaw C-6911-2010 to redesignate a portion of the lands from RF to RF-3 to facilitate subdivision of land divided by the railway. (2010-RV-015).         </p> <p> <b>March 17, 2009</b> Council approved application 2008-RV-257 for creation of 118 residential public open space, commercial lot, public utility lots and Municipal Reserve parcels. (Cell A). Plan 101 3145 Registered August 19, 2010.         </p> <p> <b>July 31, 2007</b> Council approved Bylaw 6401-2006 for the South Conrich Conceptual Scheme and DC120 (2004-RV-199), including Cell A.         </p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>           The application was circulated to 304 adjacent landowners. 675 responses were received, to include multiple individual submissions. The responses have been included in Appendix 'C.'         </p> <p>           The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.         </p>	



## LOCATION PLAN

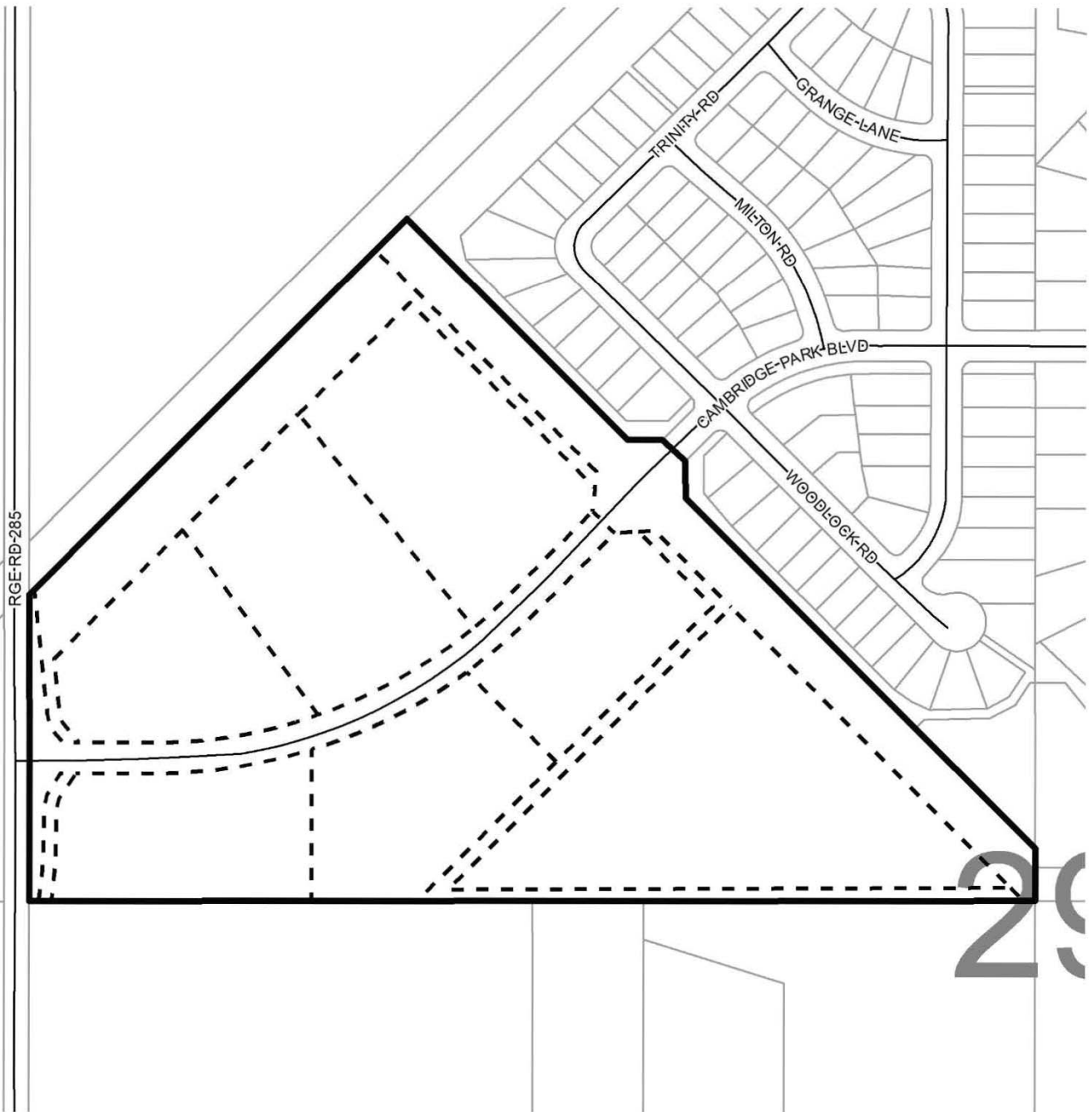
NW-29-24-28-W04M

Date: July 22, 2020

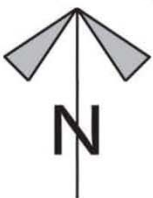
Division # 5

File: 04329003





## DEVELOPMENT PROPOSAL



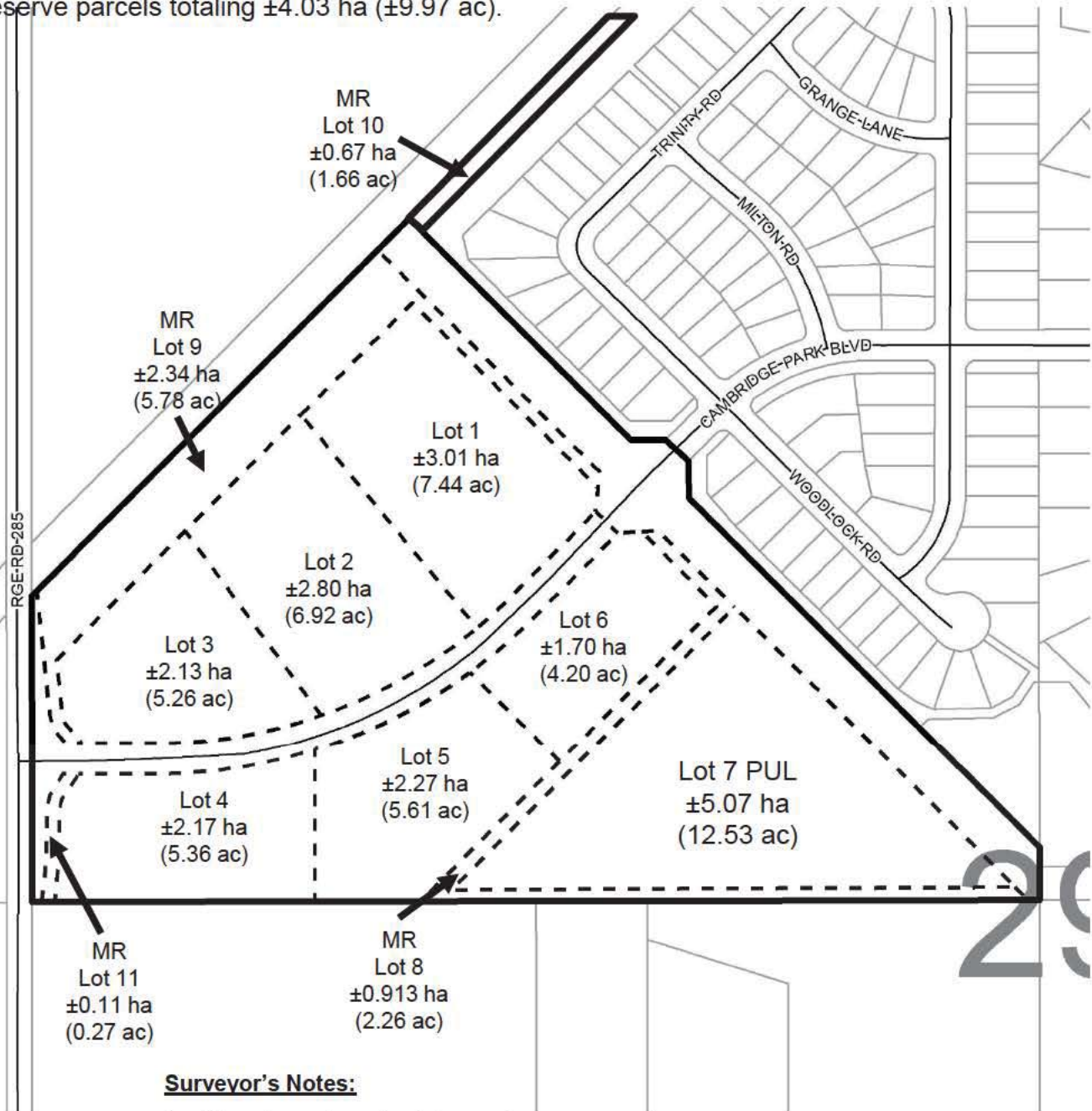
NW-29-24-28-W04M

Date: July 22, 2020

Division # 5

File: 04329003

Proposal: To subdivide the property into six business lots ranging from  $\pm 1.70$  ha ( $\pm 4.20$  ac) to  $\pm 3.01$  ha ( $\pm 7.44$  ac); one  $\pm 5.07$  ha ( $\pm 12.53$  ac) public utility lot (Lot 7); and four municipal reserve parcels totaling  $\pm 4.03$  ha ( $\pm 9.97$  ac).



**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

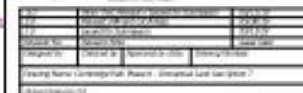
**TENTATIVE PLAN**

NW-29-24-28-W04M

Date: July 22, 2020

Division # 5

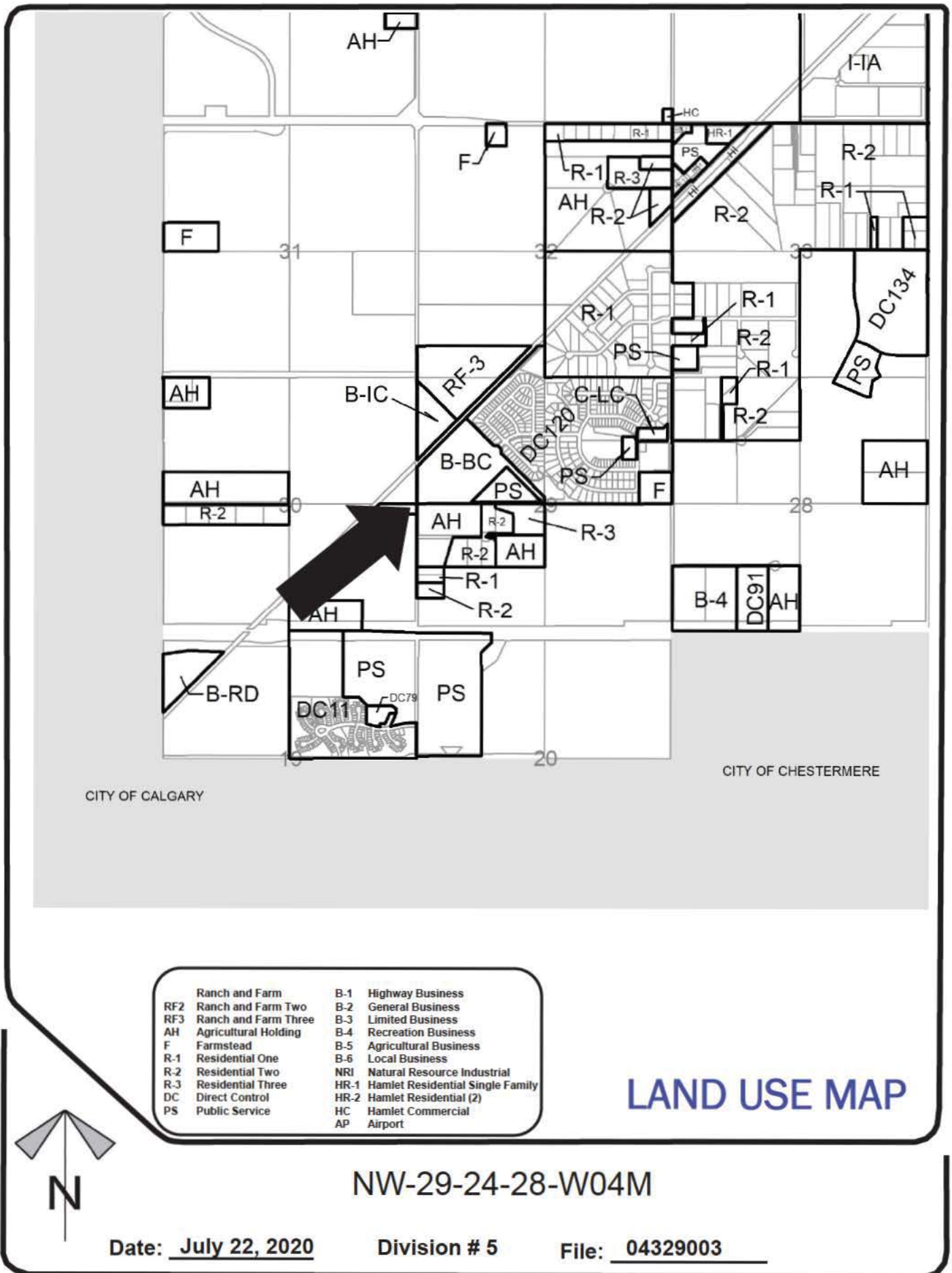
File: 04329003



## NW-29-24-28-W04M

File: 04329003

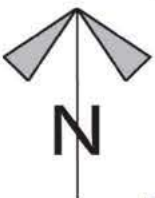






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**  
Contour Interval 2 M



NW-29-24-28-W04M

Date: July 22, 2020

Division # 5

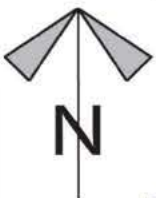
File: 04329003





Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

**AIR PHOTO**  
Spring 2018

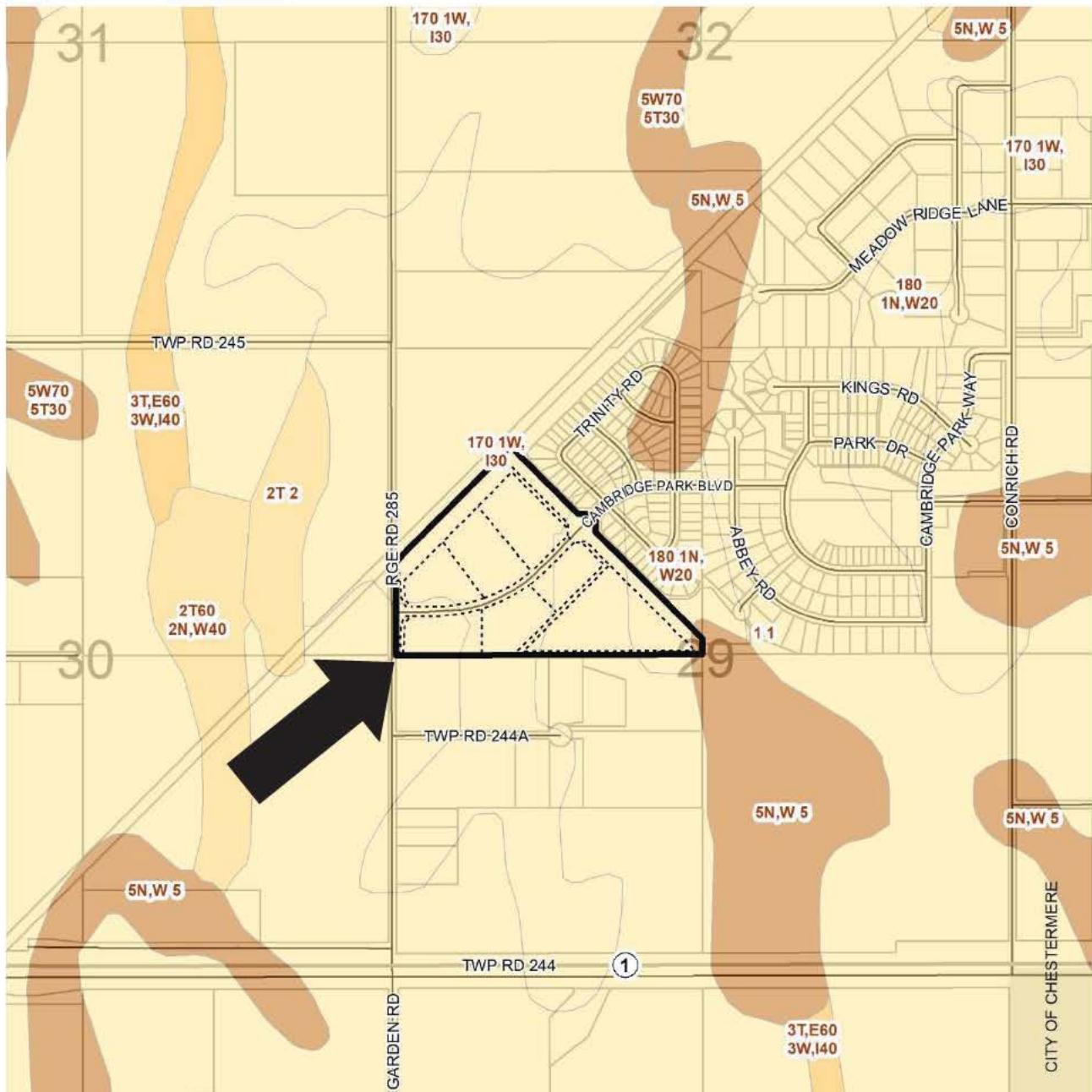


NW-29-24-28-W04M

Date: July 22, 2020

Division # 5

File: 04329003



**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

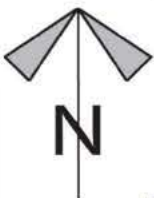
**CLI Class**

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

**SOIL MAP**



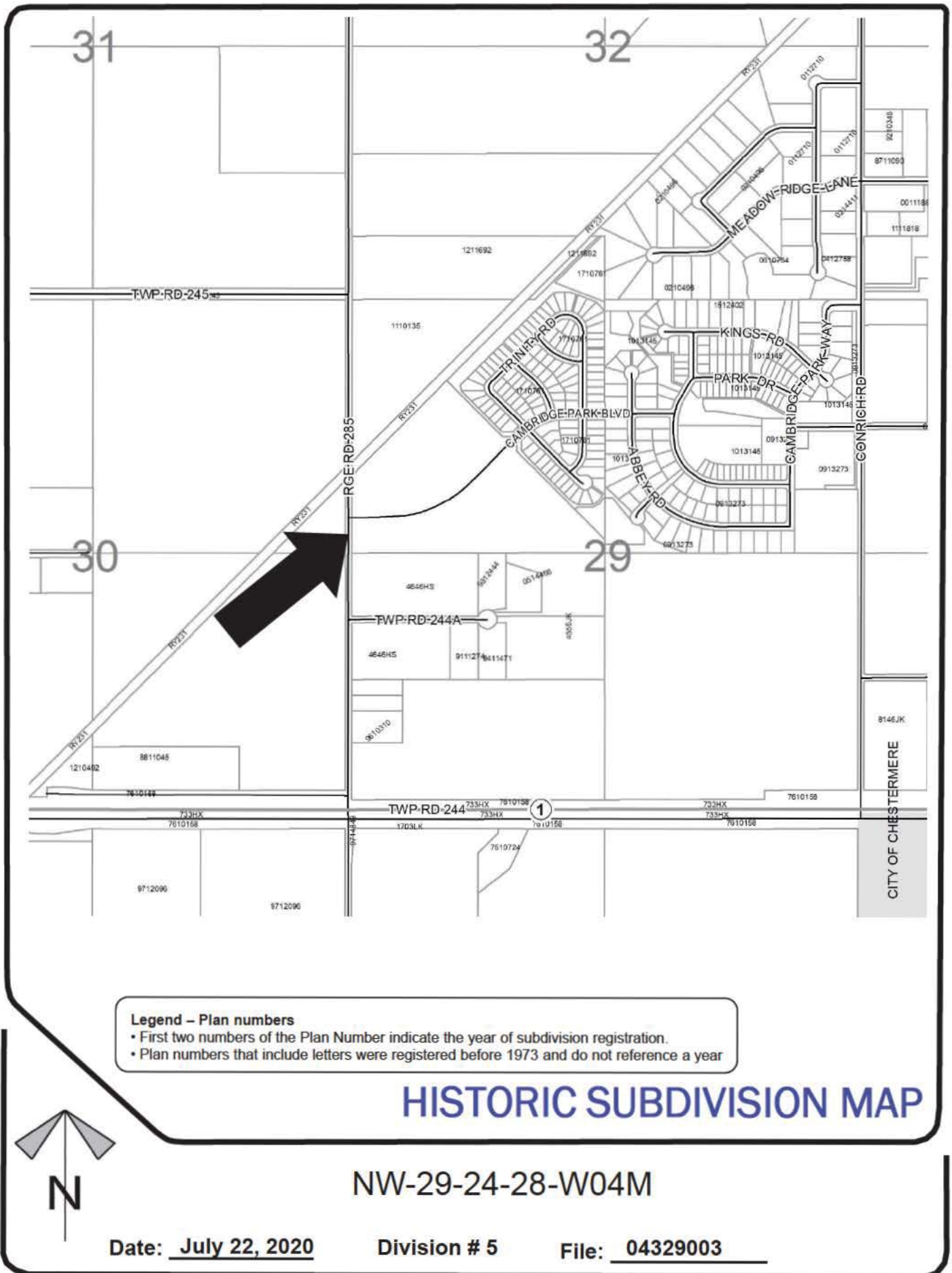
NW-29-24-28-W04M

Date: July 22, 2020

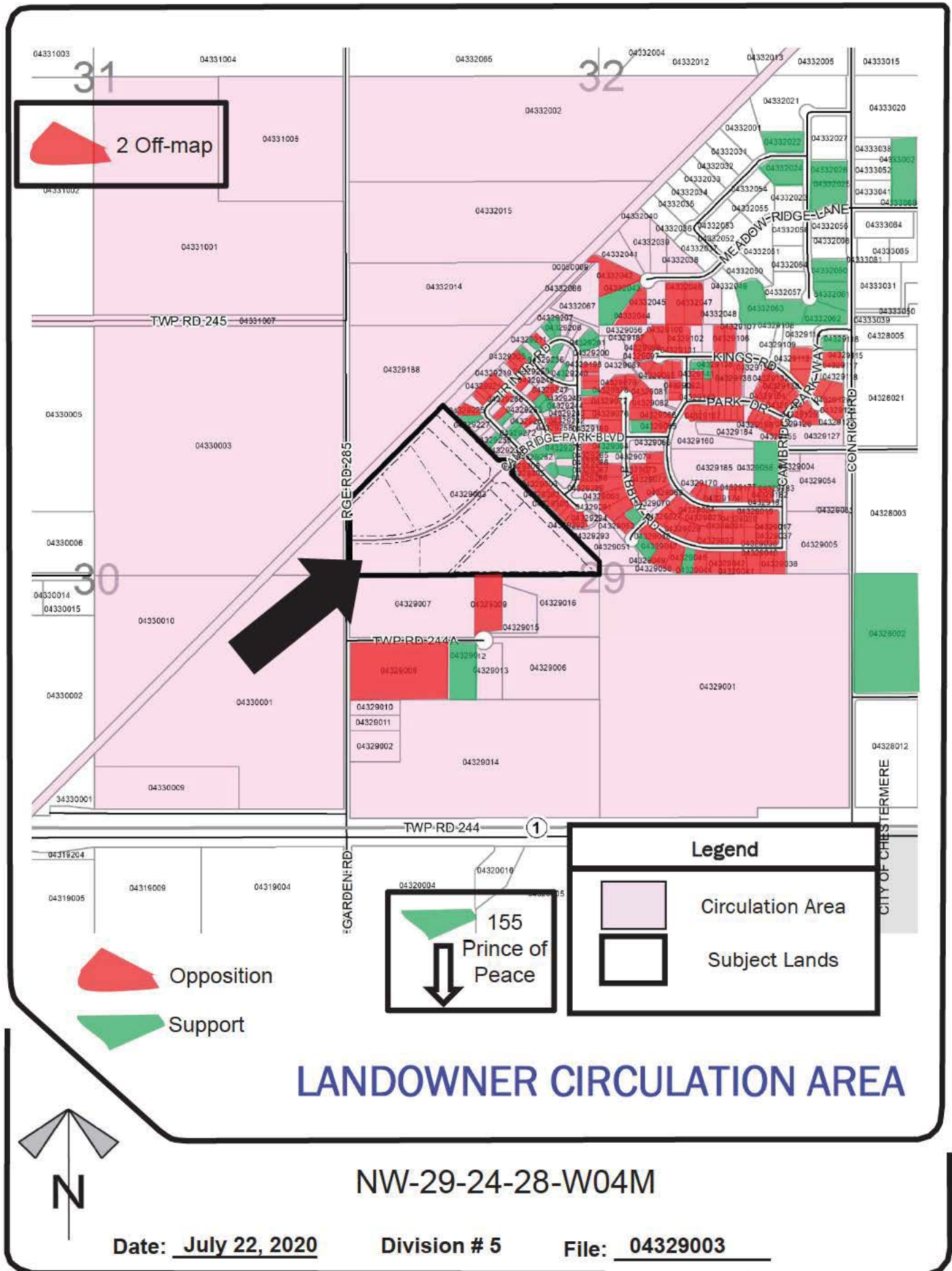
Division # 5

File: 04329003









**APPENDIX 'B': APPROVAL CONDITIONS**

- A. The application to create 6 business lots ranging from  $\pm 4.20$  ac to  $\pm 7.44$  ac, as well as one 5.07 ha (12.53 ac) Public Utility parcel (PUL); and  $\pm 9.97$  acres of municipal reserve lands (MR) at NW-29-24-28-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

**Development Agreement**

- 2) The Owner is to enter into a Special Improvement Development Agreement and be responsible for the approvals, design, upgrading, right-of-way acquisition and construction for all off-site infrastructure related to:
  - i. Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County and Alberta Transportation, as indicated in the June 2019 Cambridge Park Phase 4 Traffic Impact Assessment prepared by Bunt and Associates;
  - ii. Extending the County's sanitary and potable water services to service the proposed development, and each parcel created by the subdivision.
- 3) The Owner is required to enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* respecting provision of the following:
  - a) Upgrade of the existing Cambridge Park Boulevard to an Industrial/Commercial Standard – 400.6 and complete any necessary easement agreements, as shown on the Tentative Plan, in accordance with the County Servicing Standards;
  - b) Design and construction of Landscaping features for all Municipal Reserve lands, Public Utility Lots, public pathways, and public roadways, in accordance with the approved Landscaping Plan;

- c) Construction of the pressurized central fire suppression system to the satisfaction of the County;
- d) Construction and implementation of storm water management facilities and piped stormwater collection system in accordance with the recommendations of the approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;
- e) Construction of a piped potable water and raw water distribution system as required (including the registration of necessary easements), connection to the potable water treatment plant, and service connections to each lot;
- f) Construction of a piped sanitary collection system (including the registrations of necessary easements), connection to the wastewater treatment plant, and service connections to each lot;
- g) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
- h) Dedication of necessary easements and right of ways for utility line assignments;
- i) Implementation of the recommendations of the Geotechnical Report;
- j) Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
- k) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
- l) Installation of Street Lighting (Dark Sky);
- m) Installation of power, natural gas, and communication utilities;
- n) Obtain all necessary approvals from AEP for the loss of wetlands, prior to the signing of the Development Agreement;
- o) Obtain all necessary approvals from AEP for the use of stormwater for irrigation purposes;
- p) Obtain all necessary approvals from Alberta Culture & Tourism under the Historical Resources Act;
- q) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
- r) Implementation of the recommendations of the approved ESC plan.

#### *Site Servicing*

- 4) The Owner is to provide a detailed water servicing analysis for potable water, raw water irrigation, and fire suppression, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - i. Pipe type and sizes;
  - ii. Water treatment plant capacity and reservoir storage requirements.
- 5) The Owner is to provide confirmation of the tie-in for connections to the potable water system for lots as shown on the approved Tentative Plan. This includes providing the following information:
  - i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots;



- ii. Documentation proving that water supply has been purchased for proposed lots;
  - iii. Documentation providing that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water utility, to the satisfaction of the water utility and the County;
  - iv. Documentation proving all necessary paperwork has been completed, to the County's satisfaction;
- 6) The Owner is to provide confirmation of the tie-in for connections to the waste-water system for lots as shown on the approved Tentative Plan. This includes providing the following information:
  - i. Confirmation from the wastewater supplier that an adequate and continuous piped water supply is available for the proposed new lots;
  - ii. Documentation proving that wastewater supply has been purchased for proposed lots;
  - iii. Documentation providing that wastewater supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and wastewater utility, to the satisfaction of the waste-water utility and the County;
  - iv. Documentation proving all necessary paperwork has been completed, to the County's satisfaction;
- 7) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to provide a cost recovery payment for the use of the Conrich West Lateral Lift Station in accordance with the active Cost Recovery Agreement with Sage Properties Ltd. for the total gross wastewater capacity needed to service the proposed development.
- 8) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure which will also provide benefit to other lands.
  - i. This Agreement shall apply to: offsite transportation infrastructure, offsite water/wastewater infrastructure;
  - ii. Cost Recovery Agreement for water servicing infrastructure will be subject to the agreement made between the County and the developer for the extension of water servicing to the subject land which is currently being negotiated
- 9) The Owner is to provide and implement a detailed Stormwater Management Plan. Implementation of the Stormwater Management Plan shall include:
  - i. If the recommendations of the Stormwater Management Plan require improvements, then a Development Agreement shall be entered into;
  - ii. Registration of any required easements and / or utility rights of way;
  - iii. Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation;
  - iv. Necessary Alberta Environment licensing documentation for the stormwater infrastructure system;
- 10) The Owner shall provide a detailed Erosions and Sediment Control plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.





## ROCKY VIEW COUNTY

- 11) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO Gas.
- 12) The Owner shall comply with ATCO Pipelines requirements, including requiring existing lands rights to be carried forward in kind on all newly created lots and pipeline alteration.
- 13) The Owner shall design a central water fire suppression distribution system including fire hydrants for fire fighting purposes;
  - i. Construction of the fire suppression collection system shall be included within the Development Agreement;
- 14) The Owner is to enter in to a Cost Contribution and Capacity Allocation Agreement for the purchase and allocation of water and wastewater capacity (off-site levies) for the parcels created.
- 15) The Owner is to provide detailed construction drawings, based on the potable water servicing study, for a water distribution and fire suppression system (including the registration of necessary easements), connection to the water treatment plant, and service connections to each lot;

### *Transportation*

- 16) The Applicant/Owner shall receive approval for a road naming application from the County.
- 17) The County shall discharge the caveat for the Restrictive Covenant, on roll 04329003 (instrument number 171 069 815), regarding 45m right-of-way setback from future road right-of-way.

### *Site Construction*

- 18) The Owner is to provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment; construction and management details. Specific other requirements include:
  - a) Weed management during the construction phases of the project;
  - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment;
  - c) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement;

### *Developability*

- 19) The Owner will be required to conduct an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development.
- 20) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the on site wetland areas prior to entering into the Development Agreement with the County.

### *Municipal Reserves*

- 21) The provision of Reserve is to be provided by the dedication of lots 8, 9, 10, and 11, totaling  $\pm 4.03$  hectares ( $\pm 9.97$  acres) of land, to be determined by a Plan of Survey, as indicated on the approved Tentative Plan. Deferred reserve caveat 171 069 816 shall be released, in order to satisfy 6.6318 acres municipal reserves to be provided, pursuant to Section 666 of the Municipal Government Act.



## ROCKY VIEW COUNTY

### *Landscaping*

- 22) The Owner is to provide a Landscaping Plan for all Municipal Reserves, and road right of ways in accordance with the South Conrich Conceptual Scheme, Appendix D;
  - i. Development of the approved landscaping plan shall be included within the requirements of the Development Agreement;
- 23) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which require exterior building criteria, water conservation strategies, solid waste management, and landscaping maintenance provisions.

### *Lot Owners Association*

- 24) The Owner shall legally establish a Lot Owners Association (LOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Lot Owner's Association;
  - i. The LOA agreement shall specify the future maintenance obligations of the homeowners association for on-site pathways and community landscaping, solid waste management, stormwater facilities located on private lands, weed control, municipal reserve lands maintenance and operations, and public utility lots;
  - ii. The Owner is to provide and implement a Waste Management Strategy that will outline the responsibility of the Developer and/or Lot Owners Association for management of solid waste.

### *Architectural Controls*

- 25) The Owner shall prepare and register a Restrictive Covenant, to be registered by caveat, on the title of each new lot created, requiring that each lot Owner be subject to the development's Architectural Controls.

### *Payments and Levies*

- 26) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to entering into the Development Agreement. The County shall calculate the total amount owing;
  - i. from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey
- 27) The Owner shall pay the Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing;
  - i. from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey; minus lands included within Environmental Reserves, Municipal Reserves, and / or road rights of way.
- 28) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-8008-2020.
- 29) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 11 new lots.

### *Taxes*

- 30) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

**D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw

# File number 04329003,Application Number PL20190021

Sunny Chatha

Sun 12/29/2019 11:38 AM

To:Oksana Newmen <ONewmen@rockyview.ca>;

To,  
The Planning Services Department  
Rocky View County

Dear sir/Madam

I have the following concerns regards to this project.

- 1-Water Pressure is very low in this neighbor hood.Additional development will further reduce the pressure
- 2-Cambridge Park BLVD is a very narrow road with no shoulder and vehicles are constantly getting stuck in snow
- 3-concern about 100 street single lane and amount of traffic it has to accommodate with this commercial development.
- 4-Poor signage and lighting at the entrance from 100 street to Cambridge Park BLVD

regards

Daljit Chatha



# Planning Services Department. File: 04329003. Application : PL20190021-Redesignation.

Pinka Sandhu [REDACTED]

Tue 1/28/2020 1:56 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hi , My name is Jatinder Singh Sandhu and live in 28 Abbey Road, Rockyview. AB. I completely Oppose the application for redesignation for above mentioned parcel. Mostly we are concerned about the water requirement of our current Houses. Its pressure is low, Quality is Low and we have complete Ban for outdoor water in Summer Months. When we decided to come to Rockyview, we decided because we were looking for Country living very near to City. but if there is commercial or industrial coming here, it will not be considered Country living. We need our concerns heard first and need their solution.

I completely Oppose the Redesignation .

Regards

Jatinder.  
[REDACTED]

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Monday, June 08, 2020 7:38 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** gurkaram dhanoa [REDACTED]  
**Sent:** June 5, 2020 10:00 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Sir / Ma'am,

I am a resident of Cambridge Park Estates (144 Park Drive) and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Gurkaramjit Dhanoa  
 Address:  
 144 Park Drive  
 Rockyview



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 3:15 PM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

**From:** [REDACTED]  
**Sent:** June 5, 2020 3:07 PM  
**To:** PAA\_LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Jasbir Sohi  
 Address: 39 Kings Road, Rockyview County AB, T1Z0A2

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 12:16 PM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Sikander Dhaliwal [REDACTED]  
**Sent:** June 5, 2020 11:48 AM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hi legislative services,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Name: Sikander Dhaliwal  
 Address: 126 Cambridge Park Way



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:47 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

**From:** Parmjit Bains [REDACTED]  
**Sent:** June 4, 2020 9:38 PM  
**To:** PAA\_LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Parmjit Bains  
 2 Woodlock Rd  
 Rocky View County, AB  
 T1Z0C1

Sent from my iPhone

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:45 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** jaspal [REDACTED]  
**Sent:** June 4, 2020 8:44 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I **oppose** the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply **INCOMPATIBLE** with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This **INCOMPATIBLE** type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

**Names:**

- Jaspal Singh Toor
- Ravjot Kaur Toor
- Jaskiran Kaur Toor
- Taranveer Singh Toor

**Address:**155 Cambridge Park Way, Rockyview County, AB T1Z 0A2

Please feel free to contact me if you have any questions in regards to the above.

Thank you!

Jaspal Singh Toor





**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:44 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Sikandar Ali [REDACTED]  
**Sent:** June 4, 2020 7:51 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estates and **OPPOSE** the C-7959-2019 and C-7957-2019 - File # 04329003 Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Sikandar Ali

Address: 62 Woodlock Road, Rocky View County, T1Z 0C1, Alberta

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:40 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

**From:** Gurdip Saini [REDACTED]  
**Sent:** June 4, 2020 6:29 PM  
**To:** PAA\_LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hi,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Gurdip Singh Saini  
 6 Mill Bay Conrich, Rocky View County, AB



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:40 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Sam Sidhu [REDACTED]  
**Sent:** June 4, 2020 6:23 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution, and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Resham Sidhu

Address: 35 Abbey Road  
 Rocky View County, AB  
 T1Z-0A1

I would appreciate it if you could let me know when my email is received.

Thank you

**Sam Sidhu,**

**Cell:** [REDACTED]

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Wednesday, June 10, 2020 11:11 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - 26 woodlock road

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** . TAHA [REDACTED]  
**Sent:** June 10, 2020 10:18 AM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - 26 woodlock road

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

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

[26 Woodlock Rd Rocky View County, AB T1Z 0C1](#)

--



## FW: [EXTERNAL] - BYLAW C-7957-2019 and BYLAW C-7959-2019

Michelle Mitton

Wed 6/10/2020 12:16 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

 1 attachment

Rocky View County.pdf;

MICHELLE MITTON, M.SC

Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Tanis Nicholls-Fleehart 

Sent: Wednesday, June 10, 2020 11:41 AM

To: PAA\_ LegislativeServices &lt;legislativeservices@rockyview.ca&gt;

Subject: [EXTERNAL] - BYLAW C-7957-2019 and BYLAW C-7959-2019

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

Good Morning,

I am emailing in response to a notice of public hearing I received in the mail regarding my neighborhood, Cambridge Park. We strongly oppose both of the proposed bylaws (Bylaw C-7957-2019 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97 and C-7959-2019 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97).

Please see the attached letter from myself, Tanis Nicholls and my mother, Vivian Gathercole providing reasons as to why we oppose both of these bylaw amendments.

Tanis Nicholls / Vivian Gathercole

140 Park Drive

Rocky View County, AB

T1Z 0A3

Thank you,

Tanis

Tanis Nicholls  


To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

*We are* I am a resident of Cambridge Park Estates and *we* **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

*V. Gathercole*

Signatures:

*Tanis Nicholls*

Name: Vivian Gathercole  
Tanis Nicholls

Address:  
140 Park Drive  
Rocky View County, AB  
T1Z 0A3

*There is presently not enough natural resources (water) for the current neighborhood never mind adding commercial businesses. We also believe commercial businesses will bring crime to our community & transient which will make an unsafe neighborhood.*



# File 04329003 Rezoning

Dharminder Premi <dpremi@visionpropos.com>

Tue 2/11/2020 7:49 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

 1 attachment

Screenshot\_20200211-194717\_WhatsApp.jpg;

Hi Oksana,

Please take a note that I am the resident of Cambridge Park - 67 Abbey Road, Rocky View County.

I am totally against any commercial development next to my property.

The same developer who sold us the lots was promoting country living when we built our house in this community and told us that they will not be bringing any commercial or industrial development.

We are enjoying the country style living close to all amenities and the proposed development will disrupt our lifestyle and we did not sign up for that.

Please see attached what they were promoting on their website.

Please attach this to your file.

Regards,  
Dharminder Premi



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Wed 6/10/2020 1:19 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Kam Sekhon [REDACTED]

**Sent:** Wednesday, June 10, 2020 12:35 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaws. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Kamalpreet Sekhon

Address: 160 Cambridge Park Way, Rocky View County, AB T1Z 0A2

Thanks,

Kamalpreet Sekhon

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (Oppose)

Michelle Mitton

Wed 6/10/2020 8:40 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Kunwer Dhesi [REDACTED]  
**Sent:** June 9, 2020 5:20 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Cc:** cambridgeparkrocky@gmail.com  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (Oppose)

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

To whom it may concern:

Me and my family are residents of Cambridge Park Estates. We live at 19 Abbey Road. My parents immigrated to this country and have worked very hard for over 40 years to finally be able to build their dream home and live in a country style/estate living. Just like most of our neighbors they came to this country with nothing but the Canadian dream and hope they can build something for their future generations. Like most of our neighbors they have put most of their life savings into purchasing land and building a home in Cambridge Park Estates. They did so because they were sold a dream by Rani Duhra and Amar Developments Ltd. The developer had told us prior to purchasing the land that all phases (including future phase 4) would be residential. They communicated to us that phase 4 would be smaller lots (most likely 0.25acre or smaller lots) and there would be a commercial plaza made at the front of the community (adjacent to Conrich Road) and a future school site. If we were told that phase 4 would be zoned as Business Commercial, we would have never purchased the land here and would have made our home in another community. We would like to oppose the re-zoning of phase 4 to Business Commercial.

Over the years of living in Cambridge Estates, we have gotten to see what Amar Developments are truly about. Shady business practices, ignoring and lying to residents, and putting money over everything else. Looking at the condition they have left previous communities they have developed; one can only hope we don't end up in the same shape. I believe their track record has shown that they will say one thing and execute another, this would be one of the reasons me and my family oppose the rezoning to business commercial. Just as when they had sold

phase 1 and 2 lots, they told all buyers phase 4 would be residential so we would purchase lots. With the re-zoning they very well could say one type of business is coming but once everything is passed, they could turn around and let in a completely different business. Amar Developments has given zero confidence to the residents of Cambridge Estates that their word can be trusted or they are looking out for the resident's best interests. Countless examples can be given if required. They have shown that only one thing matters; money and that is by any means necessary. Even the proposition of re-zoning the land to Business Commercial proves that Amar Developments does not care about their residents, the proposition gives zero benefit to us residents. We are pleading with the officials at Rockyview to not allow this zoning to be changed to business commercial. Save our community from turning into the communities Amar Developments has developed in the past.

We understand that tax revenue is important to Rockyview Municipality and that those tax dollars go a long way to provide Rockyview County to continue to improve the county as a whole. What we don't understand is why a Business Commercial campus would be zoned right behind estate homes? The vision of the entire community should be looked at as a whole, and we believe that the country style residential we now have does not align with the business commercial vision that has been proposed. I can think of no examples of this type of proposed zoning right behind estate style homes. If zoning is going from agriculture to business campus, surely other options that are agriculture right now can be looked at for re-zoning. There must be better options for Rockyview County to place a business campus of this scope. Land that is closer to roads that already have the infrastructure to handle the higher traffic demands, can handle the higher noise pollution, and resulting crime that comes with such a development. Land that can be complimented by the addition of a business campus rather than hindered.

The campus that Amar Developments is proposing does not complement our already existing community and brings no positives to our community, only negatives. Residents that have spent their entire life savings would see property values take a huge hit and homes in the community would not be able to be sold down the road. The residents that live in this community are being punished for believing the vision they were sold by Rani Duhra when they initially bought land here. Is it fair that once we purchased the land, she can completely change the outlook of the community just so she can yield a higher profit on the land? It is a common theme throughout the community that if they had known about the re-zoning prior to purchasing land or a home here, they would not have moved here. Shouldn't a developer be held to some sort of standard that this is how you sold people on initially buying into your community? Now that we are here shouldn't she be upheld to finish that vision that was sold to us? I hold hope that Rockyview Municipality holds her to that standard. Rockyview Municipality has the chance to show this developer that there are standards you must adhere to in Rockyview. Residents of Cambridge Estates should not be penalized for believing the developer when they purchased land/homes from them.

The commercial land in the front of the community has been unable to be developed for years now. Shouldn't the failure of the ability to develop that land be looked at as an example of what could happen with this proposed business campus? What happens to those proposed lots if no one purchases them if approved? What type of businesses would ultimately feel comfortable settling into this proposed business campus? Rani Duhra had said at the open house event that was held in January, that if she would not be able to develop the land into business commercial, she would ultimately sell that land and make it someone else problem. She mentioned that us residents could then go and scuffle with them on the proposed land changes. What type of confidence can we put into the developer to do the right thing if she is so willing to turn her back on the community if she does not get her way? Rani Duhra has proposed a senior living housing as a viable option for one of the lots but the ambulance from Chestermere is only available until 11pm and then comes from Calgary. Family members of those residents would want to be close to amenities such as clothing stores, medical, etc. we have no such things available. They also proposed a party hall, residents would have to put up with loud music, considerable amounts of traffic and alcohol related issues, I again ask how does this complement our community? Any traffic that comes in and out of the community from the back side comes through a road that is already very unsafe, adding more traffic would just make that situation worse.

Having phase 4 as residential would benefit this community and Rockyview County. An increase in population can help support the initial commercial property at the front of the community once developed. Our community can keep the initial vision that we were sold on, and can retain our country style living. A higher population can also help down the road to support commercial real estate that can be opened down the road.

Thank you for your time to hear from the residents of Cambridge Estates.

Regards,

si



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:44 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Surjit Dhillon [REDACTED]

**Sent:** June 7, 2020 3:45 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Good afternoon,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Surjit Dhillon

112 Park Drive

Rocky View County, Alberta T1Z0A4

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:38 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

From: Manu Sidhu [REDACTED]

Sent: June 6, 2020 4:18 PM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned bylaws. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Sincerely,

Maninder Sidhu

11 Woodlock Rd

Rockyview County AB,

T1Z0C1

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 3:15 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Iqbal Sidhu [REDACTED]

**Sent:** June 5, 2020 3:11 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Iqbal Sidhu

22 Woodlock Rd Rocky View County, AB T1Z 0C1

--

regards,

*Iqbal Sidhu*

NOTICE: This message is intended only for use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any other distribution, dissemination, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please notify us immediately. Thank you.

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 2:50 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Darshan Deol [REDACTED]

**Sent:** June 5, 2020 2:43 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaws. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This industrial type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

This will also affect the prices of our homes in which we have built our dream homes. We had always had the intention of living in a country resident community amongst nature. The reason that we moved out of the city is to get away from high traffic and industrial areas. Please understand that we are long time residents who had chosen

6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - ... - Oksana Newmen

D-2

Page 49 of 607

this area to live in based on the friendly quiet country community atmosphere. It is with great regret that we have to send you this email to oppose this development of the industrial neighbouring our homes and community. This will create a long term problem in the communities values, longevity and pollution.

Regards,

Manjit S. Deol  
Amarjit K. Deol  
18 Mill Bay  
Rockyview AB T1Z 0A2

If you have any questions, please call me at [REDACTED]

Thanks!



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 12:16 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Durlabh Sidhu [REDACTED]

**Sent:** June 5, 2020 11:41 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Durlabh Sidhu  
32 Trinity Rd  
Rockyview County, AB

Get [Outlook for iOS](#)

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:43 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Karmvir Dhaliwa [REDACTED]

**Sent:** June 4, 2020 7:41 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Malkit Singh Dhaliwal

Harvinder Kaur Dhaliwal

Karmvir Singh Dhaliwal

Punamjit Kaur Dhaliwal

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:42 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: gurpyar bains [REDACTED]

Sent: June 4, 2020 7:38 PM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

To whom it may concern,

RE: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (opposes)

We are current residents of Cambridge Park Estates and OPPOSE the above-captioned Bylaws. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to us - as we met on a few occasions to sign and confirm our purchase of our lot and approval of our home design. You would think this plan would be a necessary disclosure at purchase time.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic, and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Thank you for your time and consideration.

6/10/2020

Sincerely,

Makhan Singh Bains, Harswinder Kaur Bains, Gurpyar Singh Bains, & Akalsaajan Singh Bains  
Address: 30 Woodlock Road, Rocky View County

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 3:39 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Paramjit Ruprai [REDACTED]

**Sent:** June 4, 2020 3:33 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hi,

I am a resident of Cambridge Park Estates - **PHASE 3** and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

**We were clearly told that there will be more residential coming behind us when the lot was sold to us.**

Name: Paramjit Ruprai

Address: 78 Wood Lock Road, Rocky View County



6/10/2020

--

Regards,

**Pammi Ruprai**



# File# 04329003 application # PL20190021 Redesignation PL20190089-SUB

Ms P. Sharma [REDACTED]

Tue 1/28/2020 6:50 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hello,

I am writing this email on behalf of myself and the rest of my family residing at 92 Park Drive, Rockyview County AB T1Z 0A4.

We are requesting to please take into consideration our request to NOT move ahead with the development of the any potential commercial development in our area. This will affect our daily lifestyle such as causing more traffic volume, pollution and the luxury of living in a small community.

We hope you take our request seriously and really reconsider any commercial development.

Should you have any comments or request further information please do not hesitate to contact us.

Thank you

Mohinder More

Get [Outlook for Android](#)

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 12:09 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Yogesh Patel [REDACTED]

**Sent:** June 4, 2020 12:06 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta  
Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes “light industrial” development is simply  
INCOMPATIBLE

with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion.

This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,  
Yogesh Patel  
57 Park Drive  
Rocky View, Alberta  
T1Z 0A3

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Thursday, June 04, 2020 7:36 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 AND BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Gurpreet Maan [REDACTED]  
**Sent:** June 3, 2020 9:30 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 AND BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, 'Amar Developments' had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE



type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Thank you for your attention on this matter.

Gurpreet Maan

58 Woodlock Rd, Rockyview County , T1Z0C1

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Wednesday, June 03, 2020 2:30 PM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Sandeep Sharma [REDACTED]  
**Sent:** June 3, 2020 1:54 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion.

This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Sandeep & Charanjit & Paramjit Sharma  
 Address: 222 Milton Road Rocky View County AB  
 T1Z 0B8

**Phase 4 Opposition - Email Response before June10 -4:30PM**

Please note that there are two separate By Laws for the hearing on 23rd June. One is Re-designation of land from Farm to B-BC and second to divide in parcels, so we need to send our opposition for both via E-Mail or Fax or Letter.

If you BCC: [Cambridgeparkrocky@gmail.com](mailto:Cambridgeparkrocky@gmail.com) we will know you have sent the email and update our list as completed.

If you have already sent email please let us know at [Cambridgeparkrocky@gmail.com](mailto:Cambridgeparkrocky@gmail.com)

It is important we keep log of Opposition emails sent because there could be false emails sent by the developer.

Please also make sure you get a response back from Rocky View that they have received your submission. If you do not get a response back you may have to resend the email.

The template below will provide guideline on the opposition email to be sent . You are welcome to write your own specific concerns if you like. If you agree with the template you can just copy paste and send it from your email address.

Send email to [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca) and reference both by laws in the subject line:

Subject: **BYLAW C-7959-2019 and BYLAW C-7957-2019 - (OPPOSE)**

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that may even include "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of residents and home property values of the existing residents.

**Name: Paramjit Doad**

**Address: 42 Park Drive Rocky View County AB T1Z 0A4**

# File # 04329003, application # PL20190021-Redesignation, PL20190089-Subdivision, PL20190153-Conceptual scheme

Surjit Dhillon [REDACTED]

Tue 1/28/2020 7:46 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

We are living at 112 Park Dr, Rocky View No. 44, AB T1Z 0A4. In the new development in the phase IV, we don't want any commercial development. Because this will affect our daily routine in many ways like pollution, noise, traffic etc. We request to not go ahead with any commercial development in phase IV. hoping for a positive response.

Thanks and regards.

Suriit S Dhillon  
[REDACTED]

## PL20190021 Redesignation phase 4

Full Name 

Tue 1/28/2020 10:09 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

Hello,

Attention: Planning Service Department

File: 04329003

Application: PL20190021 - Re-designation of phase 4

I am writing this email in concern when we learn that developer has filed application to re-designation of zoning of phase 4 to industrial commercial business development, which bring our property value down and also it will bring high traffic, crime, noise pollution and other unwanted think which you will get in business center.

When we built our home in this community, because it is quite and country style living which was promoted by the Area builder. We are against any industrial and commercial development in phase 4.

thanks you for your time.

Parminder Chera



# Planning Services Dept - File 04329003 Application PL 20190021-Re-designation

Kanwal Sangha [REDACTED]

Wed 1/29/2020 10:49 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hello Rocky View Planning Dept.

Our community focus is to help make the Cambridge Park a great place to live, Part of making Conrich better community is planned growth. The Cambridge Park residents want the community to grow and thrive, we just want it to be done in a way that protects our community, our environment and our quality of life.

We are concerned with the proposed commercial development along 100 Street. The infrastructure of the area does not the capacity to handle a significant increase in traffic. There is concern with the value of the residential property surrounding the development dropping dramatically. We are asking the Rocky View county council to take into account the concerns of the residents of Cambridge Park.

Thanks,  
Kanwal Sangha,  
14 Woodlock Road  
Rocky View County  
[REDACTED]

5/13/2020

file number 04329003

[REDACTED]  
Wed 1/29/2020 11:32 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Cc: amandeep arora [REDACTED]

We are against the the commercial development proposed by Amar developments in conrich , close to phase 3

It's too close to residential area.

She sold the country , estate lots at much premium

Please make sure to attach to file number 04329003

Thanks  
Aman arora  
17 pound place  
Rockyview  
Sent from my iPhone

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 12:15 PM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

**From:** [REDACTED]  
**Sent:** June 5, 2020 11:39 AM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Cc:** Cambridgeparkrocky@gmail.com  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates, 17 Pound place and OPPOSE the above-captioned Bylaw's.

I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Aman arora  
 17 pound place

Sent from my iPhone

5/13/2020

## Att'n Planning Services

R Sidhu [REDACTED]

Wed 1/29/2020 6:58 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Dept File: 04329003  
Application: PL20190021  
Redesignation

To whom it may concern,

We built our home in the community to live in country style environment aside from the city life, which was promoted by the developer. Industrial and commercial building will change that living lifestyle. Bringing in lots of traffic, noise and crime in the area. We are not in favour of this development close to our home.

Thanks  
Resham Sidhu  
20 Trinity Rd Residences

5/13/2020

**D-2**  
**Page 69 of 607**

File Number- 04329003

baljeet minhas [REDACTED]

Wed 1/29/2020 9:56 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hello,

I am sending this email in regards to the commercial area being built right behind my house. I currently live in Conrich and previously lived in an urban area and the only reason I moved into Rockyview was because of the appeal of acreage living. I am emailing to oppose the development because this will cause an increase in traffic, crime, and noise. There has been a significant amount of crime in Conrich already due to people coming into the community that do not live here. The sole reason I moved here was to enjoy the country style living and having a commercial setup will depreciate the value of my house. I truly hope my concerns will be taken into consideration and have value.

Thanks,  
Baljeet Minhas  
86 Woodlock Road, Conrich  
[REDACTED]



5/13/2020

**D-2**  
**Page 70 of 607**

File Number- 04329003

jaswinder minhas [REDACTED]

Wed 1/29/2020 9:59 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hello,

I am sending this email in regards to the commercial area being built right behind my house. I currently live in Conrich and previously lived in an urban area and the only reason I moved into Rockyview was because of the appeal of acreage living. I am emailing to oppose the development because this will cause an increase in traffic, crime, and noise. There has been a significant amount of crime in Conrich already due to people coming into the community that do not live here. The sole reason I moved here was to enjoy the country style living and having a commercial setup will depreciate the value of my house. I truly hope my concerns will be taken into consideration and have value.

Thanks,  
Jaswinder Minhas  
86 Woodlock Road, Conrich  
[REDACTED]

# Attention: Planning Services Department, File:04329003. Application: PL20190021-Redesignation

manjit Banwait [REDACTED]

Thu 1/30/2020 5:39 PM

To:Oksana Newmen <ONewmen@rockyview.ca>;

Good Evening,

This is Manjit Banwait, residing at 63 Abbey Road Conrich Rocky View County. The reason for my email is regarding the concern of land use between 100 St and phase 3. The developers want to use the land for commercial purposes; however, that brings many safety concerns for the residents of Conrich. When selling the property, the developers promised a country style set up not an industrial commercial and business set up. By allowing this action to be performed, there will be a decrease in value of our houses while increase in noise and rush. Along with that, families currently residing in phase 3 were told about the easy access to 100 St, which was a great selling point. If there were plans on using the extra land for commercial use, the developers should have mentioned this prior which they did not. I am opposing this commercial-industrial construction. This area should be strictly residential.

Kind Regards,  
Manjit Banwait  
[REDACTED]

# Attention: Planning Services Department, File: 04329003, Application: PL20190021- Redesignation

Pravin Nathvani [REDACTED]

Sat 1/4/2020 9:48 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Dear Oksana, Hope all is well.

My name is Pravin Nathvani and living at 13, Park Drive, Rocky View County, Alberta, T1Z 0A3. This email is regarding re-designation application PL20190021- Redesignation has been submitted. I like to submit two concerns as below:

**(1) Drinking water issue:** For Cambridge Park, water service is managed by community developer through water wells. I am moved here four years ago and every year we get complete restriction during summer on outdoor watering. Few odd years is always expected in outdoor water use even in Calgary city when less snow/rain. However in Cambridge Park, it was continuous fourth year we have total restriction of watering even with hand held hose. Rocky View Utility has sent notice several times with monthly bills but it was not mentioned any reason for restriction and tentative restriction lifting time. Last summer, it was record rain it was water shortage. Adding new user on same water resources will make condition worse.

We have noticed that drinking water provided at Cambridge Park is much more lower standard than expected. Even without laboratory test, it can easily be noticeable by its appearance, test and smell. Of course we can not expect water quality compared to Calgary city that has surface water as source and Cambridge Park has ground water as source. I have talked with many people in Cambridge Park and everyone that I have talked are agree on this subject.

During Conrich development open house held during last summer, I learn from Rocky View County engineer that water well level is extremely low and that is the reason outdoor water restriction is there. If this is the situation every year, then what is plan for future? Developer is still selling the lots in Cambridge Park and building new houses and consumption will increase for sure. Cambridge Park housing owners will be left on mercy of developer? Conrich development plan has option to join Bow river water corridor service pipeline, but current water service provider is thinking for it or not? What is time frame to bring solutions for this shortage and water quality and consider future growth of community. Development of above application must be allowed only after joining Bow river water corridor by developer.

**(2) Access Road from Garden Road (REG-RD-285):** At present access road for Cambridge Park from Garden Road (REG-RD-285) is already very narrow and winding for two way traffic for current residence. Adding commercial traffic and heavy trucks will make this narrow two way road very unsafe for residence. During night time dark, winter snow blowing condition, current road itself is challenge. Mix of commercial and residential traffic should not be allowed on current road. Commercial development must be allowed if developer is constructing separate roads for it.

If above two concerns are not addressed, then re-designation application must be rejected.

Thanks & regards,

Pravin Nathvani  
[REDACTED]

5/13/2020

D-2

Page 73 of 607

## ATT: Oksana Newmen File 04329003

jarnail kalsi [REDACTED]

Thu 2/13/2020 12:02 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

I would like to pass my views about planning PL20190021 -redesignation that I OPPOSE The new commercial development in conrich area.Its not gonna be safe our children , noise pollution , traffic etc are the few factors which will gonna effect country side living ,if commercial development started here . On the contrary there is no park in phase 3 and one ( Phase 1-2) we have might be worse park in whole rockyview county , come an visit see .Plesae develop some sport facility or grounds in the area.

Thanks for your consideration.

Regards  
JARNAIL KALSI  
73 Penny Ln Rockyview



SAGE Properties Corp.  
Suite 115 1925 – 18 Ave. NE  
Calgary, AB T2E 7T8

March 5, 2020

**Plan Numbers: PL20190453; PL20190021; PL20190089**  
**File number: 04329003**

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

**Re: Support for Division 5 – South Conrich Conceptual Scheme ("SCCS") Appendix:  
Cell D**

To Whom It May Concern:

On behalf of Sage Properties Corp. ("**Sage**"), please accept this letter **in full support of the Conceptual Land Use Plan proposed in the SCCS Appendix: Cell D ("Cell D land use plan")** submitted by Amar Development Ltd. and approved by Rocky View County ("**RVC**") Council at first reading on November 26, 2019.

### **Background**

Sage is an owner of properties on the Prince of Peace Development Site which is located at the south-east corner at the intersection of Highway 1 and Garden Road NE (approximately 1 km east of Calgary city limits). This development includes the following properties owned by Sage:

- 159 senior care assisted living units (Prince of Peace Manor)
- 32 senior memory care units (Prince of Peace Harbour)
- Prince of Peace School (operated by Rocky View School Division).

Sage represents over 1000 shareholders, many of whom are elderly and many of whom have their life savings tied up in the Sage properties, due to the bankruptcy of the Lutheran Church of Canada ABC District Church Extension Fund in 2015.





SAGE Properties Corp.  
Suite 115 1925 – 18 Ave. NE  
Calgary, AB T2E 7T8

### Support for the Cell D Land Use Plan

The Cell D land use plan contemplates construction of a potable water supply pipeline to connect to regional utility servicing systems within District 5 of RVC as outlined in the proposed Servicing Infrastructure policy 9.0.1 through 9.0.8. **This policy represents an opportunity for Sage to source a permanent, affordable water supply for the residents of the Prince of Peace Development through the participation in the required infrastructure upgrades proposed as part of the land use plan.**

The Prince of Peace Development is currently serviced on a water system that is operated by Sage. At present, Sage has potable water trucked in to refill the on-site water reservoir multiple times per day at a significant cost. Sourcing water to the site by way of connecting to a regional water supply pipeline would provide a cost-effective and secure water source to the residents and staff of the senior living facilities, students and staff of the school and residents of the Village (or approx. 1,000 residents, students and staff).

**In conclusion, the Management and the Board of Directors of Sage strongly support the proposed Cell D land use plan.** We are excited to see the development proceed and look forward to the mutual benefit the SCCS Appendix: Cell D plan presents to Sage and others in this area of the County.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Erin Leson".

Erin Leson, CPA CA  
CFO, COO  
Sage Properties Corp.

A handwritten signature in blue ink, appearing to read "Sandra Jory".

Sandra Jory, CPA CA  
Chair of the Board  
Sage Properties Corp.

5/28/2020

## FW: [EXTERNAL] - C-7957-2019 OPPOSE

Michelle Mitton

Thu 5/28/2020 2:55 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Ninder Toor [REDACTED]**Sent:** May 28, 2020 1:27 PM**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>**Subject:** [EXTERNAL] - C-7957-2019 OPPOSE

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

To whom it may concern,

I am a residence of Cambridge park and I am writing this letter to strongly OPPOSE application number PL20190153(04329003) under Bylaw C-7957-2019.

I have few concerns as follows with this development.

1. I moved from Calgary dense residence area to live in quite country style Cambridge park area not a commercial / residential settlement
2. I live in phase 3 of Cambridge park and purposed development will be right in my backyard and that will put lot of unwanted problems such as
  - 2.1 noise from commercials operations
  - 2.2 increased traffic from commercial
  - 2.3 risk of increased crime in area due to so close to residence
  - 2.4 roads in the area not supportive to any more increased traffic since we have witness various vehicle accidents at the entrance of proposed application.
3. we were not made aware of any commercial development coming in our backyard at the time we were sold lots by developer
4. shortage of water in PHASE 1,2 AND 3 of Cambridge park is a ongoing issue. we get water ban in place year round.  
we are against any new development until our area is hooked with Rockyview water line. water line should be hooked up before any application should be taken for new develoment
5. currently its used as farmland and should be left as it is
6. once again I am strongly against any commercial or industrial development in above noted bylaw C-7957-2019

5/28/2020

**APPENDIX 'C': LANDOWNER COMMENTS**

FW: [EXTERNAL] - C-7957-2019 OPPOSE - Oksana Newmen

**D-2**

**Page 77 of 607**

Narinder Toor / Harjit Toor  
138 TRINITY ROAD  
ROCKY VIEW COUNTY  
AB T1Z0B9

[REDACTED]

Thanks  
Narinder Toor

6/1/2020

## FW: [EXTERNAL] - Bylaw C-7959-2019 (Oppose)

Michelle Mitton

Fri 5/29/2020 7:44 AM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Parm Toor [REDACTED]**Sent:** May 28, 2020 3:26 PM**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>**Subject:** [EXTERNAL] - Bylaw C-7959-2019 (Oppose)

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

To whom it may concern,

I am writing this email to strongly OPPOSE application number PL20190153(04329003) under Bylaw C-7959-2019.

My concurs as follow:

I moved from Calgary dense residence area to live in quite country style living, which was selling point of developer when we bought the land.

I live in phase three of Cambridge park and purposed development will be right in my backyard. We all know as any commercial development does, that brings whole lot of issues along with it.  
such as increased noises form commercial industry and traffic. Increase in crime and unwanted risk to families and walking children.

We are under year around water ban since we have moved here and adding commercial will not help with it at all.

Rocky View is a county that offers county living, we should not be forced to except condense residential/commercial living like city of Calgary.

My house is one of the first coming into Conrich from 100 street. I have witness most of the people using this road to get in and out of Conrich,  
due to 100 street having major controlled intersection to major roads Mcknight on north and Trans Canada Hiway on south.

6/1/2020

after talking to most of my neighbours in the area it is clear majority does not want commercial development in phase four.  
I am strongly urging counsel to reject any commercial or industrial development in above noted bylaw C-7959-2019.

Best regards,

[REDACTED]

Parminder Toor / Ravneet Toor

142 Trinity Road  
Rocky View County, AB

[REDACTED]

[REDACTED]



# FW: [EXTERNAL] - Bylaw C-7959-2019 and Bylaw C-7957-2019 (Oppose)

Michelle Mitton

Tue 6/2/2020 8:32 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Rupinder Chahal [REDACTED]

**Sent:** June 1, 2020 8:51 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Bylaw C-7959-2019 and Bylaw C-7957-2019 (Oppose)

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

To whom it may concern,

As a resident of Cambridge Park Phase 3, I am writing this email opposing application # PL20190021 (04329003) under Bylaw C-7959-2019 and application number PL20190153(04329003) under Bylaw C-7957-2019. I have outlined some of my concerns below.

- I chose to reside in Cambridge due to it being a quiet and country-style neighborhood, not a commercial settlement.

- During the initial buying process, the developer did not make us aware of any commercial development in the future, even though they were already aware that development was going to occur
- The proposed development is very close to my house thus it will result in increased noise, traffic, and crime.
- The roads in the area are not suitable for increased traffic, as there is already a problem with the current number of residents and is a highly narrow road.
- The land is currently being used as farmland, moving forward that would be the best for the current residents of Cambridge Park to reflect country living.

- Due to the yearly water ban, residents such as myself are against any new development in the area until our area is properly supplied with clean and sustainable water.

- There was \$3000 of sod that my contractor was supposed to lay however the water ban resulted in the sod getting damaged and needed replacement. This is an issue that many other residents faced on my block.

To reiterate, I strongly oppose any commercial or industrial development noted by bylaw C-7959-2019 and Bylaw C-7957-2019.

Regards,

Himmat and Rupinder Chahal

A resident of 134 Trinity Road, Rocky View County

FW: [EXTERNAL] - OPPOSE , BYLAW C-7959-2019 and BYLAW C-7957-2019 , APP # PL 20190021(04329003) & APP # PL20190153(04329003) OPPOSE.

Michelle Mitton

Wed 6/3/2020 7:59 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Pinka Sandhu [REDACTED]

**Sent:** June 3, 2020 1:08 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** Cambridge Park <cambridgeparkrocky@gmail.com>

**Subject:** [EXTERNAL] - OPPOSE , BYLAW C-7959-2019 and BYLAW C-7957-2019 , APP # PL 20190021(04329003) & APP # PL20190153(04329003) OPPOSE.

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

Hi, My name is Jatinder Singh Sandhu, a resident of 28 Abbey Road, Rockyview, AB. ( Cambridge Park). I strongly OPPOSE any commercial and industrial development as per application # PL20190021(04329003) under Bylaw C-7959-2019 and application # PL20190153(04329003) under Bylaw C-7957-2019.

The reasons for the opposition are below.

- I bought my Lot from Amar Developments in 2014, and I decided to spend over 1.5 Million dollars on my house because of the quite lovely acreage type setup of this community. The developer told me that whole community is surrounded by residential including Phase 4. The developer is now changing it to commercial/Industrial without any consent or information to current residents. Business/Industrial is entirely INCOMPATIBLE for the setup of this community. We feel like Cheated by Developer.

- I am in the Trucking Industry and have excellent knowledge of industrial / warehouses. None of this kind of business or industry will come here for the next 10-15 years because it is not close to the Foothills Industrial area nor our Future Balzac Business campus. This land will only be used for Truck yard / Junkyard /Dump Truck parking ETC.

- This Phase 4 is Entrance to our Community, and There is no such community in Rockyview where people cross the Industrial / Business campus or junk / Truck yard to go to their million-dollar houses. No one

will ever like Garbage/ junk at the Entrance of their house or community. It must be a beautiful park/Community Hall or even friendly residential but not Industrial/Commercial.

· After I started living here since Jan 2016, I realized that This developer has always cheated the whole community. If we google the developer's names, we will find even more discomfiting information. Home Owners Association is in developers' home with all the family members on positions, and it was not transferred to the community even when over 95 % of houses were occupied a long time ago. No AGM of HOA since 2009 has ever happened. People are tired of asking about Financials and HOA paperwork but never provided to anyone. Water Ban is continuously ON since I moved here. Water Quality is deficient and was promised by the developer that Rockyview potable water will be connected but still waiting. So, now the Developers plan to bring this new commercial/ Industrial in our Front entrance and backyard of some houses.

Our whole community, with 95% of the public are on one side and STRONGLY OPPOSE this application. We all love Rockyview County for living and paying substantial property Taxes for our big houses. We need your help to save our millions of Dollars spent on houses. If Commercial/ Industrial is coming at the Entrance in Phase 4, it will reduce the beautification of this community and Prices of houses will go down, so the property taxes will go down too. Not sure why there is the urgency of the hearing in this COVID situation. The whole community wants to say something in the hearing. I humbly request to rethink and either cancel the request for rezoning to Commercial/ Industrial or postpone the hearing until COVID is gone so that the whole community can come and put their concerns in front of our respectable council, which will help you to make the right decision.

Regards

Jatinder and Ravinder Sandhu

28, Abbey Road, Rockyview, AB. T1Z-0A1. [REDACTED]

# FW: [EXTERNAL] - BYLAW C- 7959-2019 AND BYLAW C-7957-2019 (OPPOSE)

Michelle Mitton

Wed 6/3/2020 8:00 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: [REDACTED]  
Sent: June 3, 2020 6:06 AM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - BYLAW C- 7959-2019 AND BYLAW C-7957-2019 (OPPOSE)

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

Hi there,

I'm a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw. I'm opposing the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. When I bought my land here from Amar Development, they said all these phases including phase 4 will be all residential. I build my home thinking there will be no commercial development in the Cambridgepark in all phases. If this goes ahead, I will be faced with increased traffic, my house value will go down, will increase crime in the area, and we are already facing water issues in the other three phases where developer hasn't rectified the problems to date. Developer also using scare tactics to get this approval, for example, shutting down access from 100 St into Cambridgepark and telling residents no RVC Co-op water connection if we don't vote in favor of this amendment.

I totally oppose this amendment. I will be in favor of additional residential development in phase 4.

if any questions, please do contact me at [REDACTED]

Thank you

Baljinder Dhaliwal  
37 Pound Place  
Rockyview County, AB



# FW: [EXTERNAL] - Bylaw c-7959-2019 and bylaw c-7957-2019 (oppose)

Michelle Mitton

Tue 6/2/2020 8:32 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Dilpreet Sidhu [REDACTED]  
**Sent:** June 1, 2020 8:44 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - Bylaw c-7959-2019 and bylaw c-7957-2019 (oppose)

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

To whom it may concern,

I am writing this email as a resident of Cambridge park Phase 3 to strongly oppose any commercial and industrial development as outlined in application number PL20190021 (04329003) under Bylaw C-7959-2019 and application number PL20190153 (04329003) under Bylaw C-7957-2019. I have listed some of my concerns regarding this below.

Cambridge Park appealed to me since it was a country-style neighborhood HOWEVER the developer did not make us aware of any commercial development during the buying process. This new development is occurring at the entrance to my neighborhood and will bring in unwarranted noise, crime, and traffic. I moved away from the city and spent a substantial amount of money on a house just so that my child could be raised in a peaceful area, and this proposed development will result in just the opposite. The area in which the development is proposed is not suitable for the increased traffic that it will bring in.

In addition to this, the shortage of water in Cambridge Park raises a lot of concerns. The yearly water ban suggests that any new development in the area should be delayed until Phase 3 is hooked up proper water line. For me, the water ban resulted in \$3000 of sod to dry up and it had to be thrown away as it was no longer recoverable. I sincerely hope that Rocky View County takes my opinion into consideration when making a decision.

6/10/2020

FW: [EXTERNAL] - Bylaw c-7959-2019 and bylaw c-7957-2019 (o... - Oksana Newmen

**D-2**  
**Page 86 of 607**

Sincerely,

Dilpreet Sidhu and Kuljinder Sidhu

A resident of 130 Trinity Road, Rocky View County

[REDACTED]

[REDACTED]

## FW: [EXTERNAL] - Bylaw C-7959-2019 &amp; Bylaw C-7957-2019 (Oppose)

Michelle Mitton

Wed 6/3/2020 7:59 AM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Parminder Sandhu [REDACTED]  
Sent: June 2, 2020 11:23 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - Bylaw C-7959-2019 & Bylaw C-7957-2019 (Oppose)

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

I, Parminder Sandhu, a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. Commercial development that may even include potential "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by the developer, Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current home property values of the existing residents.

Also it is not at all needed at this time and not even in the near future as there's already 3 acres of commercial parcel is sitting vacant on the east entrance of the community for the last 10 years due to the lack of demand.

Also our developer promised residential in phase 4 at the time of selling the current houses to us and now she suddenly changed her mind.

Her integrity is already at the stake for so many fraudulent claims and charges against her.

I strongly oppose any commercial development of phase 4 in my neighbourhood.

Thanks

Parminder Sandhu  
24 Abbey Rd.  
Rockyview County.

Sent from my iPhone

FW: [EXTERNAL] - Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Wed 6/3/2020 4:08 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Baljit Minhas [REDACTED]

**Sent:** June 3, 2020 4:01 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

To whom it may concern

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Baljit Minhas

Address: 31 St. John's place

Ricky view county

T1z 0A5,

[EXTERNAL] - BYLAW-C7957-2019 Opposition for File: 04329003,  
Application: PL20190153

Noman Sikandar [REDACTED]

Fri 5/29/2020 4:19 PM

To: Oksana Newmen <ONewmen@rockyview.ca>; Public Hearings <PublicHearings@rockyview.ca>;

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

Hello,

I am writing this email to express my concerns regarding the new Redesignation application submitted to Rocky View County for the land just behind my property (62 Woodlock Road, Rocky View / lot 18 block 8, Plan 1710761, NW-29-24-28-04).

We build this house far from the city to live country style living without worrying about the traffic or noise issues we had in the Calgary area, we have kids and we moved here so they can freely enjoy outside time but proposed plan in File: 04329003, Application: PL20190153- Redesignation include road just behind my house which will cause huge safety issue for our kids and other family member,

If Rocky View approved this industrial or business development not only it will be people safety issue but also will impact our lifestyle due to heavy commercial traffic and noise.

I strongly oppose any industrial/business development for this area. I would really appreciate if you can keep all safety of neighbor and community while making any decisions for this area.

Kind Regards  
Noman Sikandar  
[REDACTED]



# Attention: Planning Services Department, File: 04329003, Application: PL20190021- Redesignation.

Noman Sikandar [REDACTED]

Tue 1/28/2020 9:53 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hello,

I am writing this email to express my concerns regarding the new Redesignation application submitted to Rocky View County for the land just behind my property (62 Woodlock Road, Rocky View / lot 18 block 8, Plan 1710761, NW-29-24-28-04).

We build this house far from the city to live country style living without worrying about the traffic or noise issues we had in the Calgary area, we have kids and we moved here so they can freely enjoy outside time but proposed plan in File: 04329003, Application: PL20190021- Redesignation include road just behind my house which will cause huge safety issue for our kids and other family member.

If Rocky View approved this industrial or business development not only it will be people safety issue but also will impact our lifestyle due to heavy commercial traffic and noise.

I strongly oppose any industrial/business development for this area. I would really appreciate if you can keep all safety of neighbor and community while making any decisions for this area.

Kind Regards  
Noman Sikandar  
[REDACTED]

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:44 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Noman Sikandar [REDACTED]  
**Sent:** June 4, 2020 7:45 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>; Oksana Newmen <ONewmen@rockyview.ca>; Public Hearings <PublicHearings@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello

I am a resident of Cambridge Park Estates and OPPOSE oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion.

We build this house far from the city to live country style living without worrying about the traffic or noise issues we had in the Calgary area, we have kids and we moved here so they can freely enjoy outside time but proposed plan in File: 04329003, Application: PL20190153- Redesignation include road just behind my house which will cause huge safety issue for our kids and other family member,

If Rocky View approved this industrial or business development not only it will be people safety issue but also will impact our lifestyle due to heavy commercial traffic and noise.

I strongly oppose any industrial/business development for this area. I would really appreciate if you can keep all safety of neighbor and community while making any decisions for this area.

This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Noman Sikandar

Address: 62 Woodlock Road, Rocky View No. 44, AB, Canada T1Z 0C1



# FW: [EXTERNAL] - Bylaw C7957-2019 and C 7959-2019

Michelle Mitton

Thu 6/4/2020 7:33 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Inderjit Bajwa [REDACTED]

**Sent:** June 3, 2020 6:27 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>; PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Bylaw C7957-2019 and C 7959-2019

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

To whom it may concern,

I hope this email finds you well. I am a current member of the Cambridge Park community, and I am emailing you regarding how I STRONGLY OPPOSE new bylaws that have been put in place for my community. I am referring to bylaws C-7959 2019 and C-7957 2019, which were made with the intention of creating an industrial phase in Cambridge Park. I made the decision to move here because I saw Cambridge Park as a place where I could build my dream house and live in peace, away from Calgary's crowded urban areas. However, the proposed industrial phase would cause new businesses to open in Cambridge Park, which would cause an increase in traffic, pollution, and crime, among other things. Firstly, there would be an increase in consumer traffic, which would slow down the commuting residents that live here, and there would be added noise pollution, both of which would cause much disruption in the community's peace. Then, the increase in businesses could cause an influx of crime in our community revolving around those businesses, something that is also not wanted. When I bought the land, I was made the promise that I would live in a purely residential area, and there was no indication from Amar Developments that said otherwise, something that ended up being a lie. Because of these reasons, I feel that the new industrial phase would harm our residents greatly, and I hope that Rocky View takes action to strike it down.

6/10/2020

Sincerely,  
Name Inderjit Singh

Address . 73 woodlock rd

[REDACTED]

[REDACTED]



# FW: [EXTERNAL] - BYLAW C-7959-2019 AND BYLAW C-7957-2019 - (OPPOSE!)

Michelle Mitton

Thu 6/4/2020 7:33 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** surinderpal kehal [REDACTED]  
**Sent:** June 3, 2020 7:19 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 AND BYLAW C-7957-2019 - (OPPOSE!)

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

To whom it may concern,

I am a resident of Cambridge Park Estates and I **STRONGLY OPPOSE** the aforementioned bylaw's. I oppose the South-Conrich Amendment given that a "B-BC" (business - business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates ALONG WITH the immediate surrounding area. Most of the families in this area and the immediate surrounding area are mature families and the aforementioned bylaw's are **not** in-line with our values or our interests. IN FACT, Amar Developments had never previously communicated their intention to develop such a b-bc designation to me, otherwise I would not have spent \$1,2 million building my home in this community.

Commercial development that may include "light industrial" development is INCOMPATIBLE with the longstanding vision - which has been outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments - of what this community was to be now and upon its completion. this **COMPLETELY INCOMPATIBLE** (I cannot stress this point ENOUGH!) type of development will bring unwanted and unexpected noise, pollution, and traffic. This will not only disturb the current residents, but also potentially have a negative impact on the current lifestyle of residents and home property values of the existing residents.

I am aware of what benefits come from a "B-BC" development for Amar Developments, however, the interests of the residents of Cambridge Park Estates and its neighbouring communities must also be taken into consideration. This is what is fair and just.

Thank you for your time,

Surinderpal Kehal  
6 Woodlock Road Rocky View County, T1Z 0C1

[REDACTED]

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 AND BYLAW C-7957-2019 - (OPPOSE)

Michelle Mitton

Thu 6/4/2020 7:33 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Amrit Kaur [REDACTED]

**Sent:** June 3, 2020 7:59 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 AND BYLAW C-7957-2019 - (OPPOSE)

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

To Whom it May Concern,

I am a resident of Cambridge Park Estates and I OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (business - business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that may even include "light industrial" development is simply INCOMPATIBLE with the longstanding vision - as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments - of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of residents and home property values of the existing residents.

Thank you for your attention to this matter,

Balwinder Singh Rajasansi

9 Pound Place

6/10/2020

D-2  
Page 98 of 607

## FW: [EXTERNAL] - Opposition to BYLAW C-7959-2019

Michelle Mitton

Thu 6/4/2020 7:35 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Amandeep Parmar [REDACTED]  
**Sent:** June 3, 2020 8:09 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - Opposition to BYLAW C-7959-2019

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

To whom it may concern,

I am emailing to inform you of my OPPOSITION to the aforementioned Bylaw as an adult resident of Cambridge Park Estates. A reason why my family and myself chose to settle down in this particular area was due to the quiet, rural location and promise of a closely knit residential hamlet away from the city and commercialized areas. Myself, along with many individuals in this community are against the current ideas for Phase 4 development, as the results will surely lead to increased pollution, traffic, noise and a decrease in property values just to name the most important of foreseeable problems. Due to personal concerns regarding COVID-19, I will not be able to attend the upcoming county hall meeting.

The actions of Amar Developments appear to be focussed on the developments which most suit their respective bottom lines and not the community they have already invested so much into. In the past before previous phases of developments, the phases were advertised for their country location and the benefits of not living immediately in the City of Calgary, which was only understandably assumed to be the case for Phase 4 once it came. With the hundreds of Cambridge Park residents who make the daily commute along 100 Street already and with the increased travel time which already exists to areas such as Calgary and Airdrie, these developments will only surely worsen traffic and increase the time we have to spend just commuting for these incredible structures proposed. The decrease in property values is understandable, as individuals do not want to live directly beside business campus district's and the like; which again was one of the main reasons this area was advertised in the past.

6/10/2020

Page 99 of 607

Unfulfilled promises and absolute frustration are already an issue with Amar Developments with no connection to a regional waterline as of yet (as initially promised in phase developments), and the recent issue regarding increased water rates. Phase 4 seemed to initially imply to be residential land and Amar Developments' recent proceedings are a serious cause for concern, as their motivations and actions seem to be continuously against the harmony and betterment of the community.

- Amandeep Parmar  
12 Trinity Road, Rocky View County - Conrich

[REDACTED]

[REDACTED]



# FW: [EXTERNAL] - BYLAW C-7959-2019, BYLAW C-7957-2019 File #: 04329003 (OPPOSITION)

Michelle Mitton

Thu 6/4/2020 7:35 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: rajinder dhillon [REDACTED]  
Sent: June 3, 2020 8:37 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - BYLAW C-7959-2019, BYLAW C-7957-2019 File #: 04329003 (OPPOSITION)

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

Hi Legislative Services,

My name is Rajinder Dhillon and I am a resident of Cambridge Park Estates. I'm emailing you today to express my strong opposition to BYLAW C-7959-2019 and BYLAW C-7957-2019 File #: 04329003 (OPPOSITION).

I have a few reasons as to why I'm in such great opposition to the South Conrich Amendment.

Firstly, Amar Developments had never once communicated their intent to develop a "B-BC" designation to any of us who have purchased lots and built our homes in this community. All residents of Cambridge Park can attest to this whether they're in Phase 1, 2 or 3.

Next, given a "B-BC" (Business – Business Campus), it's creation is not aligned with the vast residential-only community of Cambridge Park Estates and the surrounding area. Commercial development that includes "light industry" (which is very vague and interpretive) is not aligned with the longstanding vision that the residents envisioned or were initially promised by Amar Developments. This type of development will bring unwanted and unexpected noise pollution, reduced air quality, and an abrupt and steady increase in traffic. 100 St/Range Rd 285/Garden Rd is packed every am/pm already as it is, imagine what would happen if commercial development was created and what it would do for traffic then. These reasons were once motivating factors in making the decision to move away from urban areas in the city and need to be preserved. These effects will negatively effect the active and social lifestyles of the residents. Financially, it will lead to a lower valuation of the homes which is something we can control at this time. It is also assumed, based on general knowledge, that the development of commercial business will effect crime rates that are next to non-existent at this time. East Hills, a shopping plaza which is

6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019, BYLAW C-7957-2019 File ... - Oksana Newmen

D-2

Page 101 of 607

roughly a 5 minute drive from Cambridge Park Estates has all the necessary amenities and we've noticed the traffic there comes more from within the city.

Unfortunately, I'm unable to attend the meeting that is coming up but will be designating a spokesperson to speak on my behalf.

Please reach out to me if you have any further questions or concerns. I'd be more than happy to discuss this further because of the severity of the situation.

My residence is: 10 Woodlock Rd

I truly hope you can understand the frustration that we are all experiencing right now and you take into account the past, present, and future of each action.

Thank you,

Rajinder & Sukhmeet Dhillon

6/10/2020

## FW: [EXTERNAL] - bylaws C-7959 2019 and C-7957 2019

Michelle Mitton

Thu 6/4/2020 7:36 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** M Faizi [REDACTED]

**Sent:** June 3, 2020 9:16 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - bylaws C-7959 2019 and C-7957 2019

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

To whom it may concern,

I hope this email finds you well. I am a current member of the Cambridge Park community, and I am emailing you regarding how I STRONGLY OPPOSE new bylaws that have been put in place for my community. I am referring to bylaws C-7959 2019 and C-7957 2019, which were made with the intention of creating an industrial phase in Cambridge Park. I made the decision to move here because I saw Cambridge Park as a place where I could build my dream house and live in peace, away from Calgary's crowded urban areas. However, the proposed industrial phase would cause new businesses to open in Cambridge Park, which would cause an increase in traffic, pollution, and crime, among other things. Firstly, there would be an increase in consumer traffic, which would slow down the commuting residents that live here, and there would be added noise pollution, both of which would cause much disruption in the community's peace. Then, the increase in businesses could cause an influx of crime in our community revolving around those businesses, something that is also not wanted. When I bought the land, I was made the promise that I would live in a purely residential area, and there was no indication from Amar Developments that said otherwise, something that ended up being a lie. Because of these reasons, I feel that the new industrial phase would harm our residents greatly, and I hope that Rocky View takes action to strike it down.

Sincerely,

Name

Mateen f

Address

202 milton road rockyview county

## FW: [EXTERNAL] - By law

Michelle Mitton

Thu 6/4/2020 10:03 AM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Avtar Brar [REDACTED]  
Sent: June 3, 2020 4:57 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - By law

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

Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\* I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Avtar Brar  
Address: 66 Woodlock road Rockyview  
Please let me know when you receive my email send me confirmation please thanks lot

Sent from my iPhone

# FW: [EXTERNAL] - Fw: Bylaw C-7959-2019 and Bylaw C-7957-2019- FILE # 04329003(oppose)

Michelle Mitton

Thu 6/4/2020 10:05 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Kuldip Maan [REDACTED]

**Sent:** June 4, 2020 7:52 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Fw: Bylaw C-7959-2019 and Bylaw C-7957-2019-FILE # 04329003(oppose)

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

**From:** Kuldip Maan

**Subject:** Bylaw C-7959-2019 and Bylaw C-7957-2019-FILE # 04329003(oppose)

Respected sir/ Madam

i live in Cambridge Park phase 3. i strongly oppose the planing of Business Campus which is being presented by Amar Developments because it is absolutely inhormonius to the existing residential community. This discordant type of development will produce intolerable and unexpected noise, pollution and heavy traffic which will generate a potentially negative impact on my existing lifestyle and home property values. In addition, i was not shown any intent to build Business campus by Amar Developments when i bought this lot. It described me not to build any kind of business campus except residentials community. So, it is my humble request not to allow Amar Developments to establish buissness campus .

With regards

Kuldip Maan

58 Woodlock RD Rocky View County

T1Z0C1



# FW: [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Thu 6/4/2020 10:16 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Bhawandeep Samra [REDACTED]

**Sent:** June 4, 2020 10:15 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Hi

I **STRONGLY OPPOSE** any commercial or industrial development as per application and bylaws mentioned above.

We moved in this community in 2012 because of the **quiet and peaceful acreage lifestyle** of Cambridge Park promised to us **where we can raise our kids in an open setting** without having to worry about the nuances of city life. We were told by the developer that this area will **be all residential**. We moved here on a promise by the developer of country lifestyle on serviced lots and this was a perfect setup and yet so close to city limits. The current application by the developer is a **betrayal of what was promised** and intentionally planned after the majority of residential was sold to my fellow residents. If we had an iota of doubt of any commercial setup close to our homes we would not have even considered this area.

This is a **completely INCOMPATIBLE** for the setup of this community. A **feeling of being back stabbing** by Developer comes to mind.

Another thought that comes to mind in regards to this application is the main access to our community. Phase 4 is plotted on both sides of the entrance to our beautiful Community, and I don't recall any residential development in the county of Rocky View **where residential access is through an Industrial/commercial zoned parcel of land**. If approved the **safety of our kids and elderly, driving through commercial/industrial zoned area, is at stake**. The walkways built along the community will lose its purpose as they would be adjoining industrial lands. No one will appreciate the Garbage/ Junk/Debris which would be clearly visible while entering or leaving

our homes. I suggest efforts should be made to make the community even better/greener and something which the county, developer and the residents should be proud of.

I would also like to highlight the **intent of the developer** here. No efforts are made by the HOA which is running in developer's household even after the more than majority of residents have moved in. Minimum thought/effort and time is spent to optimize the HOA funds for the betterment of the community. **NO AGM of HOA since 2009** has ever happened. **NO financials have been ever shared.**

Water is another grave concern here. **Quality is substandard and pressure not enough.** The developer was obligated to hook up to Rocky View's Municipal water as per development agreements for phase 1 ,2 and 3 and have been long avoided due to reasons best known to the developer.

Almost the entire community **STRONGLY OPPOSE** this application. We all love the community where we built are dream homes and probably the ones in which we retire in the County for a reason. I would appreciate you taking a note of the **economic damage** this development will do to our houses as well.

A final thought - **Why the urgency of scheduling the hearing during COVID restrictions.** A lot is at stake of approximately 250 houses and over 1000 residents. The whole community wants to express their concerns and be a part of this public hearing.

Kind regards

Sunny and Navjote Samra  
22 Park Drive  
[REDACTED]

# FW: [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Thu 6/4/2020 11:08 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Angrej [REDACTED]  
Sent: June 4, 2020 10:51 AM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Angrej Sidhu  
Address: 101 Parkdrive Dr Rockyview Alberta T1Z0A3

# Planning services department File: 04329003Application: PL 20190021-redesignation

Mohinder Singh [REDACTED]

Tue 1/28/2020 10:12 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hello there,

I am writing this email regarding the development of commercial properties in phase 4. I do not give permission and are not in favour of building commercial in phase 4 because We built our house here because of the open space and to live like country style life. We don't want too much traffic and noise from the setup of the commercial development which can lead to our property values to go down in future.

Thanks

Mohinder Singh  
128 Park Drive. Rocky view county  
[REDACTED]

Get [Outlook for iOS](#)

# FW: [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Thu 6/4/2020 10:06 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Hardip Singh [REDACTED]

**Sent:** June 4, 2020 9:12 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Good Morning,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. Amar Developments had never communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Thank you

Hardip Nahal

110 Trinity Road

Rocky View County, AB

T1Z 0B9



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Thu 6/4/2020 11:08 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Khawaja Farooq [REDACTED]

Sent: June 4, 2020 11:08 AM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Hi,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This

INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Khawa Farooq

Amna Mazhar

40 Abbey Road Rockyview county AB

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003

Michelle Mitton

Thu 6/4/2020 11:57 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Rachhpal Matharoo

Sent: June 4, 2020 11:56 AM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Rachhpal Matharoo

Address: 46 Woodlock Rd, Rockyview County

# FW: [EXTERNAL] - Bylaw c-7959-2019 and Bylaw c-7957-2019-file#04329003 (oppose)

Michelle Mitton

Thu 6/4/2020 12:54 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Ranvir Mand [REDACTED]

**Sent:** June 4, 2020 12:33 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Bylaw c-7959-2019 and Bylaw c-7957-2019-file#04329003 (oppose)

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

Hello,

I'm a resident of Cambridge Park Estates and I completely oppose the above-captioned Bylaw. I'm opposing the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is completely incompatible with the large residential community of Cambridge Park Estates along with the closely surrounding area. When I purchased land here from Amar Development, they said all these phases including phase 4 would be residential. I built my home thinking there will be no commercial development in the Cambridgepark in any of the phases. If this development goes ahead, I will be faced with increased traffic, a decreased home value, increased crime in the area. We are already facing water issues in the other three phases where the developer hasn't resolved the problems to date. The developer is also using scare tactics to get this development approved. For example, shutting down access from 100 St into Cambridgepark and telling residents that there will be no RVC Co-op water connection if we don't vote in favor of this amendment.

I completely oppose this amendment. I am however in favor of additional residential development in phase 4.

If you have any questions, please contact me at [REDACTED]

Thank you

6/10/2020

Harjit Mand  
7 Abbey Road  
Rockyview County, AB  
T1Z 0A1  
[REDACTED]



# FW: [EXTERNAL] - OPPOSE to # 04329003 C-7959-2019 and BYLAW C-7957-2019

Michelle Mitton

Thu 6/4/2020 2:10 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Jiwan Singh [REDACTED]

**Sent:** June 4, 2020 1:24 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - OPPOSE to # 04329003 C-7959-2019 and BYLAW C-7957-2019

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

Hi,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. Amar Developments had never communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Thank you,

6/10/2020

FW: [EXTERNAL] - OPPOSE to # 04329003 C-7959-2019 and BYLA... - Oksana Newmen

**D-2**

**Page 116 of 607**

Jagjiwan Singh  
307 Grange Lane  
Rocky View County, AB  
T1Z 0B8



FW: [EXTERNAL] - Opposing :BYLAW C-7957-2019 and BYLAW C-7959-2019 for notice of Public hearing on June 23, 2020.

Michelle Mitton

Thu 6/4/2020 2:11 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Pravin Nathvani [REDACTED]

**Sent:** June 4, 2020 1:37 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** Cambridge Park <cambridgeparkrocky@gmail.com>

**Subject:** [EXTERNAL] - Opposing :BYLAW C-7957-2019 and BYLAW C-7959-2019 for notice of Public hearing on June 23, 2020.

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

**Subject:** Opposing Bylaw C-7957-2019 and BYLAW C-7959-2019

I, Pravin Nathvani, residing at 13 Park Drive Rocky View County, AB (Cambridge Park Estates) and opposing Bylaws C-7957-2019 (for application# PL20190153 (04329003)) and Bylaw C-7959-2019 (for application# PL20190021 (04329003)).

First of all, I like to propose a postponement hearing that is planned on June 23, 2020. During this pandemic period when the public are not allowed to attend the hearing and all may be not encouraged to write the email while they are stressed out on other priorities in life.

I fully oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is totally incompatible with Cambridge Park Estates Residential Community, and along with the immediate surrounding area. Amar Developments had never previously communicated their intent in writing to develop such a "B-BC" designation to any of the community members before they purchased the house or lots in this community. Applicants (Amar Developer) and Rocky View County both must not think and plan ONLY about revenue generation from the land or property but need to listen to the community voices. Almost 95% residents are opposing it and have raised their concerns. RVC has approved development permits of current Phases 1, 2 and 3

with well water supply, without long term vision and consideration. It is already concerned and all future mistakes shall be avoided to save this Estate Park value and dignity. Development permits should be only allowed that are compatible with surrounding and welcomed by residents.

Any type of commercial development will bring Estate Park house values down due to nuisance of commercial vehicle traffic, noise, pollution and safety issues. It will badly impact the lifestyle and finance of Estate Park residents. I am Engineer by profession and have never heard of this kind of odd combination of development requests anywhere in Rocky View County or surrounding cities. It shall be avoided by all means.

Thanks and regards,

Pravin Nathvani  
13, Park Drive,  
Rocky View County, AB, T1Z 0A3.

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 2:29 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** jaswinder minhas [REDACTED]

**Sent:** June 4, 2020 2:22 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Jaswinder Minhas



## FW: [EXTERNAL] - Development Issues

Michelle Mitton

Thu 6/4/2020 2:39 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: George [REDACTED]  
Sent: June 4, 2020 2:27 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Cc: cambridgeparkrocky@gmail.com  
Subject: [EXTERNAL] - Development Issues

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

Sent from my iPhoneSend email to \*legislativeservices@rockyview.ca\* and reference \*both\* by laws in the subject line:  
Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\* I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.  
Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: George Sahib  
Address: 21 Pound Place, Conrich, Rockyview County.

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-4841-97 File #04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 3:02 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** sunil chaudhary [REDACTED]

**Sent:** June 4, 2020 2:57 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-4841-97 File #04329003 (OPPOSE)

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

Dear Council,

I am a resident of Cambridge Park Estate, my family and I have been residing at 78 Penny Lane since August 2015. My family and I have worked over 100 years combined and spent our life savings to purchase a home where 4 generations of family members now reside. We have 8 members of my family, including my grandparents, my parents, my wife, and my children who now call Cambridge Park our home now, and hopefully for the next 50 years if not more.

We left the city in 2015 to live in a peaceful, rural neighbourhood, much like you yourselves. You too can relate and have enjoyed the sunrise on a warm summer's day with a coffee in your hand. It's an incredible feeling, the quietness, the openness, the feeling of total relaxation. Or a cold beer at the end of the day on your patio, watching your kids play in the yard. This is why we moved to Cambridge Park, this is the vision we were sold on. This is the perfect way to retire for my parents who have worked their whole lives, this is the perfect place for my kids to grow and not have to worry about crime or traffic, and this is the perfect place for my grandparents who enjoy sitting on the benches, and talking to the other seniors in the area.

This vision, and this dream is now being threatened by the above bylaws which is why I vehemently **OPPOSE** them. This development is incompatible with the style of living I wish to live in. Light industrial, warehouses, commercial development, this is what we were escaping from when we left the city. The threat of crime, and traffic is the exact reason I didn't want to raise my kids in Calgary, my children currently play outside, at the park,

and ride their bikes all day, and I don't have to worry. This development will change all that, I would have to worry about who is coming to our community and for what purpose, I would have to worry about the trucks hauling their products, and the potential of crime and drugs in the area.

[REDACTED], enjoy your homes, your families, and your rural peaceful neighbourhoods, we would like to continue to enjoy ours as well. Please join with all the residents of Cambridge Park, and say **NO** to bylaws C-7959-2019 and C-4841-97

Thank you.

[REDACTED]  
Sunil Chaudhary  
78 Penny Lane  
[REDACTED]

# FW: [EXTERNAL] - Re By Law C-7957-2019 and ByLaw C-7959-2019 File 04329003

Michelle Mitton

Thu 6/4/2020 3:02 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** SANDEEP RIKHI [REDACTED]

**Sent:** June 4, 2020 3:02 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** Cambridgeparkrocky <Cambridgeparkrocky@gmail.com>

**Subject:** [EXTERNAL] - Re By Law C-7957-2019 and ByLaw C-7959-2019 File 04329003

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

Hi

I am resident of Cambridge park and oppose the above mentioned Bylaws.

Address: Sandeep Rikhi 47 Kings Road Rocky View County, AB T1Z0A2

I oppose the South Conrich Amendment given that a B-BC(Business-Business Campus) designation is incompatible with the large residential community of Cambridge park.

Amar Developments has never communicated their intention to develop such a "B-BC" designation to me.

Such development will create unexpected noise , traffic and pollution.

It will create negative impact on current lifestyle of the residents.

Again I oppose above ByLaw C-7957 2019 and Bylaw C-7959 -2019.

Thanks

6/10/2020

FW: [EXTERNAL] - Re By Law C-7957-2019 and ByLaw C-7959-20... - Oksana Newmen

**D-2**

**Page 124 of 607**

Sandeep Rikhi

[REDACTED]



## Application PL 20190021 - File 04329003

Parminder Sandhu 

Tue 1/28/2020 11:26 AM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

Hello Oksanna,

Hopefully I've spelled your name right !

My name is Parm Sandhu, and I live in Cambridge Park .

In regards to the subject application, I want to raise my strong opposition to the above land use change as it will bring more industrial traffic, noise & pollution to our neighborhood, which of course will bring adverse effects to our health, Property values and to the overall community in general.

Thanks

Parm Sandhu

## FW: [EXTERNAL] - Bylaw C-7959-2019 &amp; Bylaw C-7957-2019 (Oppose)

Michelle Mitton

Wed 6/3/2020 7:59 AM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Parminder Sandhu [REDACTED]  
Sent: June 2, 2020 11:23 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - Bylaw C-7959-2019 & Bylaw C-7957-2019 (Oppose)

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

I, Parminder Sandhu, a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. Commercial development that may even include potential "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by the developer, Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current home property values of the existing residents.

Also it is not at all needed at this time and not even in the near future as there's already 3 acres of commercial parcel is sitting vacant on the east entrance of the community for the last 10 years due to the lack of demand.

Also our developer promised residential in phase 4 at the time of selling the current houses to us and now she suddenly changed her mind.

Her integrity is already at the stake for so many fraudulent claims and charges against her.

I strongly oppose any commercial development of phase 4 in my neighbourhood.

Thanks

Parminder Sandhu  
24 Abbey Rd.  
Rockyview County.

Sent from my iPhone

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 4:26 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Harjinder Premi [REDACTED]

**Sent:** June 4, 2020 4:12 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Harjinder Premi

42, Kings Road, Rockyview County, AB

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 10:10 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Karim Ahmadi [REDACTED]  
**Sent:** June 4, 2020 8:57 AM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Cc:** Karim Ahmadi [REDACTED]  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, **Amar Developments** had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by **Amar Developments** – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: **Karim Ahmadi**

Address: **26 Park Drive Rockyview County, T1Z 0A4, Alberta, Canada**

6/10/2020

Thanks,

Karim

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 7:37 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Rajwinder Gill [REDACTED]

**Sent:** June 3, 2020 11:55 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

I have a young family and when I purchased this lot I was not aware of this development, I feel commercial development will create an environment which is not suitable for young children. We were hoping for peaceful and quite area and this development will defeat that purpose.

Name: Rajwinder Gill & Sukhdeep Gill

Address: 150 Trinity Road, Rockyview County, AB, T1Z 0B9



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 7:36 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Andy Gill [REDACTED]

Sent: June 3, 2020 9:48 PM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

To whom it may concern,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. We were sold our property on the basis that this would only be a residential development.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

We hope our concerns do not go overlooked, and trust you will make the best decision to protect the residents of our community.

Best regards,  
Amrinder Gill

6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 -... - Oksana Newmen

**D-2**

**Page 132 of 607**

Devinder Gill  
Shamsher Gill  
Amandeep Gill

71 Abbey Road  
Rocky View County, AB  
T1Z0A1

Get [Outlook for Android](#)

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Wed 6/3/2020 3:18 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Kanwal Sangha [REDACTED]

**Sent:** June 3, 2020 2:44 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Greeting Rocky view Planning and development dept.,

We have received BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 in the mail. We are the resident of Cambridge Park Estates and oppose the BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003.

We have oppose the South Conrich Amendment given that a B-BC designation is not suitable for the large residential community of Cambridge Park Estates.


We were never been communicated by the developer (Amar Developments) that they are planning to develop B-BC development.

The commercial development like this will bring noise, pollution and traffic to the community. We have settled in the Cambridge Park Estates due to avoid the city noise and traffic problems.

My whole family oppose the commercial development.

Jasbir Sangha, Baljit Sangha, Kanwaljit Sangha, Rupinder Sangha and Gurpreet Sangha

6/10/2020

Thank ,  
Kanwal Sangha M.SC. P.ENG  
14 Woodlock Road  
Rockyview AB T1Z 0C1  




# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Wed 6/3/2020 2:27 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Mubashshir Mirza [REDACTED]  
**Sent:** June 3, 2020 1:38 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Cc:** Cambridgeparkrocky@gmail.com  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hi,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Mubashshir Mirza

Address: 137 Park Drive, Rocky View County

Sent from [Mail](#) for Windows 10

# FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 5:41 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Jessie Singh [REDACTED]

Sent: June 4, 2020 5:36 PM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

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

Hi There,

We are residents of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw. We **OPPOSE** the South Conrich Amendment given that a "B-BC" (business – business campus) designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

We are in opposition of the above bylaw in subject line. This **INCOMPATIBLE** type of development will bring unwanted and unpleasant noise, pollution, crime and traffic and create a potentially negative impact on the current home property values of existing residents.

We came to live here because of a peaceful country living, away from city's urban areas, away from place of work to enjoy a country style atmosphere. But now looks like our own developer of this beautiful community is taking it away from us by bringing in commercial/industrial next to us.

We oppose this phase 4 "B-BC" for the following reasons:



1. **INCOMPATIBILITY:** Developer (Amar Developments) should stick to their original plan to bring more residential in phase 4 as their constant communication communicated to us when we bought our home in April 2015.
2. B-BC zoning will bring unnecessary Crime, noise, traffic and pollution to this area. Which will be concerning for our seniors living in the home and make it hard for them to even go out for a comfortable and relaxing walk. Their safety will be jeopardized
3. Idea of industrial/commercial or business park was never shared or communicated to us by the developer prior or at the time when we bought our home from them. Even when we talked about the surrounding areas, we were told that all 4 phases are going to be residential with nice green spaces and parks to enjoy the relaxing walks and nice sitting areas in the parks to sit and chat with neighbors. None of the promises are fulfilled so far.
4. There will be a lot of commercial traffic that will share the road from 100 street to the community on a daily basis to go and come back from work. We have to go through the commercial development every day to commute morning and evening.

### FALSE AND BROKEN PROMISES FROM DEVELOPER:

- **Private School:** Developer had promised to bring in the private school to the community but never done anything for it.
- **WATER:** We were told that the water is coming from Langdon. We were surprised when we found out after some time that actually it was not coming from the regional utility, only the bill is coming from the Langdon utility Corp. We bought our home from the developer and now after 5 years we found out the reality, that the waterline is not even connected to the Regional Waterline. Due to the bad water quality, most of the people we talked had replaced their water tanks at least once in 5 years and some of them have already changed it twice.
- There is a water ban in the community from last year until further notice. We spent \$25K in putting in sod grass in our yard and it is being killed by the same developer who did not accept us to seed our grass and **FORCED** us to put the sod grass. Otherwise we would forfeit our \$7500 deposit.
- **GREED:** Developer is not thinking in the best interests of the beautiful community created by them, instead they are putting their own best interest forefront to make much higher profit by bringing in the commercial/business in phase 4 (as per their own words at open house).
- Developer is telling residents to sign in favor of the phase 4 commercial and they will connect the community with regional water line. We can not trust these kinds of cheap tactics from this developer as they have so many broken promises in the past.
- **UNPROTECTED:** We were under the impression all those years that all the phases are Residential, now she has broken that promise as well. We DO NOT have a Fire Hall and therefore we are considered UNPROTECTED by insurance companies. Our nearest responding Fire hall is Balzac which is more than 18km from this community. For this reason, residents of this community are paying very high Home insurance premiums to insurance companies. If we have more population, then we can qualify to get a fire Station nearby. It will help everyone.
- **EXISTING VACANT LAND:** There is a commercial land sitting for a long time on the community entrance from east side and still nothing wants to come in that location. If the developer is really keen on working on commercial side of the development, they should develop that land first. She has miserably failed to bring in any commercial in that

land since we moved in April 2015. It is sitting vacant and looks ugly (not even landscaped or any grass in it) at the main entrance of this beautiful community.

For all of the above reasons, I am **STRONGLY OPPOSING** the Phase 4 Commercial/ Industrial or B-BC.

Please look into the above points carefully and make your decision accordingly.

Regards

**Jaswinder (Jessie) Singh**  
**3 Abbey Road Rocky View AB T1Z0A1**

Cell: [REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File #04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:40 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Roop Chhina [REDACTED]

Sent: June 4, 2020 6:33 PM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File #04329003 (OPPOSE)

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

Hello Legislative Services,

I'm a current resident of Cambridge Park Estates and I **OPPOSE** the above-captioned Bylaw. We **OPPOSE** the South Conrich Amendment given that a "B-BC" (business – business campus) designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

We are in opposition of the above bylaw in subject line. This **INCOMPATIBLE** type of development will bring unwanted and unpleasant noise, pollution, crime and traffic and create a potentially negative impact on the current home property values of existing residents.

We came to live here because of a peaceful country living, away from city's urban areas, away from place of work to enjoy a country style atmosphere. But now looks like our own developer of this beautiful community is taking it away from us by bringing in commercial/industrial next to us.

We oppose this phase 4 "B-BC" for the following reasons:

1. **INCOMPATIBILITY:** Developer (Amar Developments) should stick to their original plan to bring more residential in phase 4 as their constant communication

- communicated to us when we bought our home in 2015.
2. B-BC zoning will bring unnecessary Crime, noise, traffic and pollution to this area. Which will be concerning for our seniors living in the home and make it hard for them to even go out for a comfortable and relaxing walk. Their safety will be jeopardized
  3. Idea of industrial/commercial or business park was never shared or communicated to us by the developer prior or at the time when we bought our home from them. Even when we talked about the surrounding areas, we were told that all 4 phases are going to be residential with nice green spaces and parks to enjoy the relaxing walks and nice sitting areas in the parks to sit and chat with neighbors. None of the promises are fulfilled so far.
  4. There will be a lot of commercial traffic that will share the road from 100 street to the community on a daily basis to go and come back from work. We have to go through the commercial development every day to commute morning and evening.

The developer has broken many promises and has failed in providing transparency on the future of our community. Here are a few broken promises made by our developer:

- **Private School:** Developer had promised to bring in the private school to the community but never done anything for it.
- **WATER:** We were told that the water is coming from Langdon. We were surprised when we found out after some time that actually it was not coming from the regional utility, only the bill is coming from the Langdon utility Corp. We bought our home from the developer and now after 5 years we found out the reality, that the waterline is not even connected to the Regional Waterline. Due to the bad water quality, most of the people we talked had replaced their water tanks at least once in 5 years and some of them have already changed it twice.
- There is a water ban in the community from last year until further notice. We spent \$25K in putting in sod grass in our yard and it is being killed by the same developer who did not accept us to seed our grass and **FORCED** us to put the sod grass. Otherwise we would forfeit our \$7500 deposit. **GREED:** Developer is not thinking in the best interests of the beautiful community created by them, instead they are putting their own best interest forefront to make much higher profit by bringing in the commercial/business in phase 4 (as per their own words at open house).

The developer is telling residents to sign in favor of phase 4 commercial and they will connect the community with the regional water line. We can not trust these kinds of cheap tactics from this developer as they have so many broken promises in the past.

- **UNPROTECTED:** We were under the impression all those years that all the phases are Residential, now she has broken that promise as well. We DO NOT have a Fire Hall and therefore we are considered UNPROTECTED by insurance companies. Our nearest responding Fire hall is Balzac which is more than 18km from this community. For this reason, residents of this community are paying very high Home insurance premiums to insurance companies. If we have more population, then we can qualify to get a fire Station nearby. It will help everyone.
- **EXISTING VACANT LAND:** There is a commercial land sitting for a long time on the community entrance from east side and still nothing wants to come in that location. If the developer is really keen on working on commercial side of the development, they should develop that land first. she has miserably failed to bring in any commercial in that land since we moved in April 2015. It is sitting vacant and looks ugly (not even landscaped or any grass in it) at the main entrance of this beautiful community.

6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - ... - Oksana Newmen

**D-2**

For all of the above reasons, I am **STRONGLY OPPOSING** the Phase 4  
Commercial/ Industrial or B-BC.

**Page 141 of 607**

Regards,

Roop Chhina  
130 Cambridge Park Way  
Rocky View County, AB  
T1Z -0A2



# FW: [EXTERNAL] - (OPPOSE) BYLAW C-7959-2019 and BYLAW C-7957-2019 - File #04329003

Michelle Mitton

Fri 6/5/2020 9:41 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Manjit Singh [REDACTED]

**Sent:** June 4, 2020 6:40 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - (OPPOSE) BYLAW C-7959-2019 and BYLAW C-7957-2019 - File #04329003

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

Hello Legislative Services,

I'm a current resident of Cambridge Park Estates and I **OPPOSE** the above-captioned Bylaw. We **OPPOSE** the South Conrich Amendment given that a "B-BC" (business – business campus) designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

We are in opposition of the above bylaw in subject line. This **INCOMPATIBLE** type of development will bring unwanted and unpleasant noise, pollution, crime and traffic and create a potentially negative impact on the current home property values of existing residents.

We came to live here because of a peaceful country living, away from city's urban areas, away from place of work to enjoy a country style atmosphere. But now looks like our own developer of this beautiful community is taking it away from us by bringing in commercial/industrial next to us.

We oppose this phase 4 "B-BC" for the following reasons:



1. **INCOMPATIBILITY:** Developer (Amar Developments) should stick to their original plan to bring more residential in phase 4 as their constant communication communicated to us when we bought our home in 2015.
2. B-BC zoning will bring unnecessary Crime, noise, traffic and pollution to this area. Which will be concerning for our seniors living in the home and make it hard for them to even go out for a comfortable and relaxing walk. There safety will be jeopardized
3. Idea of industrial/commercial or business park was never shared or communicated to us by the developer prior or at the time when we bought our home from them. Even when we talked about the surrounding areas, we were told that all 4 phases are going to be residential with nice green spaces and parks to enjoy the relaxing walks and nice sitting areas in the parks to sit and chat with neighbors. None of the promises are fulfilled so far.
4. There will a lot of commercial traffic that will share the road from 100 street to the community on a daily basis to go and come back from work. We have to go through the commercial development every day to commute morning and evening.

The developer has broken many promises and has failed in providing transparency on the future of our community. Here are a few broken promises made by our developer:

- **Private School:** Developer had promised to bring in the private school to the community but never done anything for it.
- **WATER:** We were told that the water is coming from Langdon. We were surprised when we found out after some time that actually It was not coming from the regional utility , only the bill is coming from the Langdon utility Corp. We bought our home from the developer and now after 5 years we found out the reality, that the waterline is not even connected to the Regional Waterline. Due to the bad water quality, most of the people we talked had replaced their water tanks at least once in 5 years and some of them have already changes it twice.
- There is a water ban in the community from last year until further notice. We spent \$25K in putting in sod grass in our yard and it is being killed by the same developer who did not accept us to seed our grass and **FORCED** us to put the sod grass. Otherwise we would forfeit our \$7500 deposit. **GREED:** Developer is not thinking in the best interests of the beautiful community created by them, instead they are putting their own best interest forefront to make much higher profit by bringing in the commercial/business in phase 4 (as per their own words at open house).

The developer is telling residents to sign in favor of phase 4 commercial and they will connect the community with the regional water line. We can not trust these kinds of cheap tactics from this developer as they have so many broken promises in the past.

- **UNPROTECTED:** We were under the impression all those years that all the phases are Residential, now she has broken that promise as well. We DO NOT have a Fire Hall and therefore we are considered UNPROTECTED by insurance companies. Our nearest responding Fire hall is Balzac which is more then 18km from this community. For this reason, residents of this community are paying very high Home insurance premiums to insurance companies. If we have more population, then we can qualify to get a fire Station nearby. It will help everyone.
- **EXISTING VACANT LAND:** There is a commercial land sitting for a long time on the community entrance from east side and still nothing wants to come in that location. If the developer is really keen on working on commercial side of the development, they should develop that land first. she has miserably failed to bring in any commercial in that land since we

6/10/2020

FW: [EXTERNAL] - (OPPOSE) BYLAW C-7959-2019 and BYLAW C-795... - Oksana Newmen

D-2

Page 144 of 607

moved in April 2015. It is sitting vacant and looks ugly (not even landscaped or any grass in it) at the main entrance of this beautiful community.

For all of the above reasons, I am **STRONGLY OPPOSING** the Phase 4 Commercial/ Industrial or B-BC.

Regards,

Manjit Singh

130 Cambridge Park Way

Rocky View County, AB

T1Z 0A2

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:42 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** [REDACTED]

**Sent:** June 4, 2020 6:50 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** darshankang@shaw.ca

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

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

BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

I Darshan Singh Kang & my family are currently building our dream home at 21 Trinity Rd are a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw.

We purchased a lot to build our custom dream home in Cambridge Park for our multi-generational family members that consist of elderly to young children. During our purchase we were not aware that phase 4 will be an industrial development. If we had known we would have not planned to build such a large and expensive home in the area. The purpose to purchase a home in Cambridge Park phase 3 was to enjoy peaceful country style atmosphere to raise our young family, and build our forever home. Becoming aware of this industrial development has put us under a tremendous amount of stress and disappointment. We are concerned with how the development will impact the current community & the re-sale value of properties. Any development in phase 4 should be meaningful for the residents, and beneficial to the residential community. Placing an industrial development right next to a residential development is incomprehensible. Please see additional points below for our opposition to the development:

**1. INCOMPATIBILITY**

- The proposed development of B-BC zoning is not compatible with the residential community of Cambridge Park along with immediate surrounding areas. Industrial development is incompatible with the longstanding vision of Cambridge Park.
- B-BC zoning will transform the country living to more urban living. That is not what we signed up for when we built/bought our houses in this neighborhood.
- B-BC Zoning will bring in unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current home property values of the existing residents.
- The developer sold the lots as acreage country living style where families could raise their children away from crowded commercial neighborhoods
- From the first resident who purchased the lot or the house to the last, were told that the developer is planning more residential in the Phase 4 (Cell D)
- Idea of Industrial and Business Park with B-BC zoning was never shared by Amar Developments as they were selling residential lots in Phase 1, 2 and 3
- Home is the biggest investment one ever makes in lifetime, Had people known this beforehand, people would have made purchase decisions on such huge investments accordingly.
- The proposed zoning will impacts property values within the estate neighborhood.
- As per Conrich Area Structure Plan, Cambridge Park is surrounded by Industrial Commercial on all three sides. Having Industrial at the entrance of the community will ruin the complete outlook of the area.

**2. TRAFFIC**

- There could be a lot of Commercial traffic that will share the road from 100st with the 1000 plus residents on daily basis.
- Most residents work in the City of Calgary and use 100 St to commute on daily basis. Residents will have to commute through business campus on daily basis.

**3. NOISE**

- B-BC zoning will allow light industry, warehouses etc. to come to the backyard of estate neighborhood which will increase noise levels for the residents.

**4. INDUSTRIAL POTENTIAL**

- Due to COVID more and more people are switching over to online shopping. If B-BC zoning is approved chances are more Warehouses and Small Industries will move in the area as lands for similar uses in the City of Calgary are expensive

**5. CURRENT DEVELOPMENT ISSUES**

- There is already a commercial land at the entrance of Cambridge Park that has been sitting empty for years. Developer should consider developing that land before proposing another commercial development

- Developer had promised to bring School to the community as per the approved plan of Phase 1 and 2 but has not done that.
- With this re designation, developer just wants to increase the land value by changing the zoning and may not develop anything on these lands for years to come.

#### 6. LACKING SERVICES AND FALSE PROMISES FROM DEVELOPER

- Amar Developments should stick to their original plan and vision to bring more residential in Phase 4 as per their constant communication of the same to the residents
- Lots were sold in the community as fully serviced with all amenities. At the time of purchase a lot of residents were told that the water is coming from Rocky View Facility in Langdon. Whereas, Langdon based Rocky View utility Corp is just a billing company and is responsible for managing the well
- There have been constant water Quality and Quantity issues in the existing 3 Phases of the development. Water is Mercy, Hot water tanks breaking down, Homeowners have been suffering for years with Water Bans
- Amar Developments have been making false promises to the community to connect to the regional waterline for years but has not been able to provide any connection so far
- All Phase 3 lots were sold to residents showing there is direct access for them to go to work from 100St but they threatened to close it.
- More residential population in Conrich area will help bring in necessary services like Fire Haul, Police Station, Recreation Center, Community Halls, Schools etc. For Example: Fire Hall in the area will help residents reduce insurance costs. As the houses are expensive in Cambridge Park, average resident is paying between \$5K to \$9K insurance each year.
- Developer is trying to make money at the stake of residents

Sincerely,

Homeowner/Occupant(s) : Darshan Kang, Garm Kang, Parm Kang, Sukhveer Kang, Sharanjit Kang

Home Address: 21 Trinity Rd



FW: [EXTERNAL] - : \*BYLAW C-7959-2019 and BYLAW C-7957-2019 -  
File # 04329003 (OPPOSE)\*

Michelle Mitton

Fri 6/5/2020 9:44 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Mohinder Singh [REDACTED]

Sent: June 4, 2020 7:57 PM

To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

Subject: [EXTERNAL] - : \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Mohinder Singh

Address: 128 park dr, Rocky view county.



FW: [EXTERNAL] - Fwd: \*BYLAW C-7959-2019 and BYLAW C-7957-  
2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Fri 6/5/2020 9:44 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** arshdeep R [REDACTED]

**Sent:** June 4, 2020 7:58 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Fwd: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Arshdeep

Address: 128 park dr, Rocky view county.

5/13/2020

D-2

Page 150 of 607

## Attention: planning services department

Zain Abbas [REDACTED]

Tue 1/28/2020 12:03 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

To whom it may concern:

I am a resident of rocky view county cambridge park community address 3 kings road, rocky view alberta T1Z0A2. Phone number: [REDACTED]

I am writing this email in regards to:

File: 04329003

Application: PL20190021-redesignation

I am writing this email to strongly oppose the proposed industrial zoning. This community, not part of a large city was promised to include a peaceful Environment. The industrial area completely changes the promises made when we bought a house in the community. Please take into consideration my request when application is being reviewed.

Thank you,  
Zain Abbas

5/13/2020

D-2

Page 151 of 607

## Attention: planning services department

Azmat Abbas Naseem [REDACTED]

Tue 1/28/2020 12:12 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

To whom it may concern:

I am writing this email in regards to:

File: 04329003

Application: PL20190021-redesignation

I live at 3 kings road, rocky view alberta T1Z0A2. Phone number: [REDACTED]

I am writing this email because strongly oppose the proposed industrial zoning. This community was promised to include a peaceful Environment designed to be different than other communities. The industrial area completely changes the promises made when we bought a house in the community. It will increase trucking activities and noise pollution so close to our houses. Please take into consideration my request when application is being reviewed.

Thank you,  
Azmat Abbas Naseem

# FW: [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Wed 6/3/2020 2:28 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Zain Abbas [REDACTED]  
Sent: June 3, 2020 1:41 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Zain Abbas  
Address: 3 Kings road, rocky view AB. T1Z-0A2

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Fri 6/5/2020 9:45 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** surjit more [REDACTED]

**Sent:** June 4, 2020 9:13 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Send email to [\\*legislativeservices@rockyview.ca\\*](mailto:legislativeservices@rockyview.ca) and reference \*both\* by laws in the subject line:

Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: mohinder more

Address: 92 park drive

Sent from my Samsung Galaxy smartphone.



# FW: [EXTERNAL] - Fwd: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:46 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: AMAN SANDHU [REDACTED]  
Sent: June 4, 2020 9:29 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Cc: cambridgeparkrocky@gmail.com  
Subject: [EXTERNAL] - Fwd: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Aman Sandhu

24 Abbey Rd.

Sent from my iPhone

6/10/2020

D-2  
Page 155 of 607

FW: [EXTERNAL] -

Michelle Mitton

Fri 6/5/2020 9:49 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** [REDACTED]  
**Sent:** June 4, 2020 10:09 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Cc:** cambridgeparkrocry@gmail.com  
**Subject:** [EXTERNAL] -

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

To ,  
Rocky View County  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959 and BYLAW C-7957-2019- File #04329003 (OPPOSE)**

Dear Legislative Services,

I am a resident of Cambridge Park Estate and OPPOSE the above bylaw's. I oppose the South Conrich Amendment given that a "B-BC"(Business- Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Development had not previously communicated their intent to develop such a "B-BC" plan to me or my neighbours. I was informed that this whole area was going to be a country style resident area, which is why we chose to live in this wonderful area.

Commercial development which includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision- as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments-of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution, traffic, and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents. So please take this into consideration!

We Also Have Some Issues With Our Developer Like:

**LACKING SERVICES AND FALSE PROMISES FROM THE DEVELOPER**

\*Amar Development should stick to their original plan and vision to bring more residential in phase 4 as per their constant communication of the same to the residents.

\*More residential population in Conrich will help bring necessary services like Fire Hauls, Police Stations, Recreation Centers, Community Halls, Schools, and ect.

Thank You

Signatures:

Name: Charanjeet Singh Warring

Address: 25 Pound Place

Rocky View County  
T1Z 0A5

Sent from Windows Mail

6/10/2020

D-2  
Page 157 of 607

FW: [EXTERNAL] - Re:

Michelle Mitton

Fri 6/5/2020 9:49 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** CHARANJEET WARRING [REDACTED]

**Sent:** June 4, 2020 11:03 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Re:

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

To ,  
Rocky View County  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959 and BYLAW C-7957-2019- File #04329003 (OPPOSE)**

Dear Legislative Services,

I am a resident of Cambridge Park Estate and OPPOSE the above bylaw's. I oppose the South Conrich Amendment given that a "B-BC"(Business- Business Campus) designation is INCOMPATIBLE with the

large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Development had not previously communicated their intent to develop such a "B-BC" plan to me or my neighbours. I was informed that this whole area was going to be a country style resident area, which is why we chose to live in this wonderful area.

Commercial development which includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision- as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments-of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution, traffic, and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents. So please take this into consideration!

We Also Have Some Issues With Our Developer Like:

**LACKING SERVICES AND FALSE PROMISES FROM THE DEVELOPER**

\*Amar Development should stick to their original plan and vision to bring more residential in phase 4 as per their constant communication of the same to the residents.

\*More residential population in Conrich will help bring necessary services like Fire Hauls, Police Stations, Recreation Centers, Community Halls, Schools, and ect.

Thank You

Signatures:

Name: Charanjeet Singh Warring

Address: 25 Pound Place

Rocky View County  
T1Z 0A5

Sent from Windows Mail

# FW: [EXTERNAL] - BYLAW C-7959 and BYLAW C-7957-2019- File #04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:50 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** [REDACTED]

**Sent:** June 5, 2020 9:38 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** cambridgeparkrocy@gmail.com

**Subject:** [EXTERNAL] - BYLAW C-7959 and BYLAW C-7957-2019- File #04329003 (OPPOSE)

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

Hello,

I am a resident of Cambridge Park Estate and OPPOSE the above bylaw's. I oppose the South Conrich Amendment given that a "B-BC"(Business- Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Development had not previously communicated their intent to develop such a "B-BC" plan to me or my neighbours. I was informed that this whole area was going to be a country style resident area, which is why we chose to live in this wonderful area.

Commercial development which includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision- as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments-of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution, traffic, and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents. So please take this into consideration!



We Also Have Some Issues With Our Developer Like:

#### LACKING SERVICES AND FALSE PROMISES FROM THE DEVELOPER

\*Amar Development should stick to their original plan and vision to bring more residential in phase 4 as per their constant communication of the same to the residents.

\*More residential population in Conrich will help bring necessary services like Fire Hauls, Police Stations, Recreation Centers, Community Halls, Schools, and ect.

Thank You

Name Pawandeep Warring

Address 25 Pound Place Rocky View County  
T1Z 0A5

Sent from Windows Mail

6/10/2020

D-2  
Page 161 of 607

FW: [EXTERNAL] -

Michelle Mitton

Thu 6/4/2020 12:17 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Kuldeep Sandhu [REDACTED]

**Sent:** June 4, 2020 12:08 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] -

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

Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Kuldeep sandhu

Address: 7 kings road Rocky view county Alberta T1Z0A2

6/10/2020

D-2  
Page 162 of 607

FW: [EXTERNAL] -

Michelle Mitton

Thu 6/4/2020 7:37 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** sukh Sran [REDACTED]

**Sent:** June 4, 2020 5:47 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] -

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: sukhjinder sran

Address: 106 TRINITY ROAD Rockyview County

# FW: [EXTERNAL] - Bylaw C-7959-2019 and Bylaw C-7957-2019- (Oppose)

Michelle Mitton

Fri 6/5/2020 12:14 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: pritpal sandhu [REDACTED]  
Sent: June 5, 2020 10:23 AM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - Bylaw C-7959-2019 and Bylaw C-7957-2019-(Oppose)

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

I am resident of Cambridge Park Estates and oppose the above-captioned Bylaw's for many reasons like noise, pollution, traffic etc.

Regards,  
Pritpal Sandhu  
23 St, Andrew's Place  
Rocky view Country  
Alberta, T1Z0A5

Sent from my iPhone

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019- (OPPOSE)

Michelle Mitton

Thu 6/4/2020 7:34 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Tony Johal [REDACTED]  
Sent: June 3, 2020 8:07 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019-(OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that may even include "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of residents and home property values of the existing residents.

Name: Barinderpal Johal, Shinderpal Johal, Avineet Johal, Raveena Johal  
Address: 70 Woodlock Road, Rockyview County, Calgary Alberta, T1Z 0B9

Sent from my iPhone

# FW: [EXTERNAL] - BY-LAW C-7959-2019 AND BI-LAWC-7957-19- (OPPOSE)

Michelle Mitton

Fri 6/5/2020 12:14 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Natasha McDonald [REDACTED]  
**Sent:** June 5, 2020 10:38 AM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - BY-LAW C-7959-2019 AND BI-LAWC-7957-19- (OPPOSE)

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

We are residents of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaws. I **OPPOSE** the South Conrich Amendment given that a "B-BC" (business- business campus) designation is **INCOMPATABLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to us.

Commercial development that may even include "light industrial" development is simply **INCOMPATIBLE** with the longstanding vision-as outlined in both the South Conrich Approved conceptual scheme, as well what has been the longstanding and consistent communication by Amar Developments- of what this community was to be both now upon its completion. This **INCOMPATIBLE** type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of residents and home property of the existing residents.

Murray and Natasha McDonald  
 44 Abbey Road

This message (including any attachments) is for the addressee(s) only and may contain information that is privileged, confidential or exempt from disclosure. If you have received this message in error, please immediately notify the sender and delete this email message



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019- File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 12:20 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** jarnail kalsi [REDACTED]

**Sent:** June 5, 2020 11:44 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019- File # 04329003 (OPPOSE)

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

Hi Rocky view Team ,

Rocky view Team members who are working on the above mentioned Bylaws .

I am current resident of Cambridge Park Estates and OPPOSE the above captioned Bylaw's.

NO ONE HAVE RIGHT TO DESTROY OR UPSET PEACEFUL LIVING LIFESTYLE OF CAMBRIDGE RESIDENTS AND

PLEASE STOP THE BBC (BUSINESS -BUSINESS CAMPUS ) Design and potential development which

will going to effect the residents of this peaceful countryside life ADVERSELY in terms of Noise ,Pollution,crime etc.

Commercial Development that includes Light Industrial development will destroy the whole initial purpose of this

community life style with which we start living here.Think about future generations, ROCKY SHOULD CONSIDER

TO GIVE NEXT GENERATION SOMETHING BETTER THEN INDUSTRY IN CAMBRIDGE PARK.

I STRONGLY OPPOSE INDUSTRIAL DEVELOPMENT IN THE CAMBRIDGE AREA .

Thanking you for your consideration.

Regards,

Jarnail Kalsi

FW: [EXTERNAL] - Bylaw c 7959-2019 and Bylaw c-7957-2019 file  
#04329003

Michelle Mitton

Fri 6/5/2020 4:42 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Lovedeep s Punia [REDACTED]  
Sent: June 5, 2020 4:37 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - Bylaw c 7959-2019 and Bylaw c-7957-2019 file #04329003

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Lovedeep Singh Punia  
Address: 28 Trinity Rd

File Number: 04329003

Subhash Chaudhary [REDACTED]

Tue 2/18/2020 5:00 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Hello Oksana,

My name is Subhash Chaudhary and I reside at 78 Penny Lane. I am writing you this email to oppose the proposed phase 4 business campus rezoning in our community. I do not feel that a Business Campus is suited for our community as it will increase traffic and disrupt our quiet country living that we were promised when we purchased our home here

Thank you

Subhash Chaudhary

# FW: [EXTERNAL] - OPPOSITION letter to BYLAW C-7957-2019 and BYLAW C-7959-2019

Michelle Mitton

Mon 6/8/2020 7:36 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

📎 3 attachments

AChathaOppositionLetter.pdf; ExampleA.jpg; ExampleB.jpg;

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Aaron Chatha [REDACTED]

**Sent:** June 5, 2020 6:26 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - OPPOSITION letter to BYLAW C-7957-2019 and BYLAW C-7959-2019

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

Dear Rocky View County Council,

My name is Aaron Chatha and my address is 209 Milton Road, located in the community of Conrich.

I write to you to voice my strong **opposition** of BYLAW C-7957-2019 and BYLAW C-7959-2019.

The Rocky View County Land Use Bylaw (C-7841-97, May 27, 2020) states that a B-BC land designation development should have no off-site impacts, and must be compatible with adjacent land use – particularly those residential in nature, as is the case here.

It is clear to the residents of this community, who live on the land directly adjacent to this proposed development, that this bylaw is not compatible with the longstanding vision for this community, as outlined in the South Conrich Approved Conceptual Scheme.

My opposition to this bylaw stems from these three main reasons:

## 1. This development will lower property values

In a 2015 study of 4, 272 existing homes, researchers found that property values dropped by 4.4% when an commercial or light industrial development was announced within .75 (1.2 km) miles of their home, with an additional 0.7% loss *per year* after development is completed.

Nearly 191 homes fall within this range, 178 of which have signed a letter opposing this development, as their property values will be directly affected. My home is only 400 ft from the development. Within a decade, we could see up to a 10.7% decrease in our property values.

This study is not a one-off either. A second study found a similar negative results up to 1.6km from land development with a similar designation, and third one put the range at 2km, but with a smaller sample size.

You will find a full list of my sources at the end of this letter.

Amar Developments Ltd. did not disclose their plans to us when we bought the land and developed a home through them, despite multiple opportunities to do so. We have lived here since 2018. This development will bring unwanted and unexpected noise, pollution and traffic, which is my next point.

## **2. Local roads are not equipped to handle the traffic this development would create**

The land that Amar Developments Ltd. hopes to re-designate through this bylaw is located on an access road which can barely support current traffic and would not be able sustain the influx on traffic brought in by this development.

It is a long, narrow road that does not safely outline two opposing lanes and has no streetlights or safety barriers. During this past winter I was out there roughly once a week helping cars that careened off the side of the road. From my home, I can see the entire length of the road in the daylight, but it is pitch black at night.

Rani Duhra and Amar Developments Ltd. is aware of how unsafe this road is, and have made no efforts to fix the issues, but have moved ahead with their request to re-designate the land.

When residents signed a petition objecting to Phase 4 in January, Duhra sent a text message to a resident, and asked him to share it with the community, stating that they will close the access road as it was not made for residential use – which means it can't support any commercial use either.

As part of the Phase 4 plans submitted to Rocky View County, she has said she will be widening this road as part of the development.

The developer has threatened access to this community as a way to get what she wants, which should put any claim of community good from this project under high suspicion. In the meantime, she has acknowledged the safety risk of the current road not by fixing it, but by putting up Use At Your Own Risk signs to limit her own liability.

Duhra is head of my homeowners association, a clear conflict of interest, and has decided to use that position to speak for the community, without actually gathering any community input, and has acting with willful malice towards the majority of community members who do not support this development and bylaw change.

A screenshot of the text message and picture of the road sign are attached to this email.

## **3. Utilities including water**

As reported on by CTV News and Livewire Calgary, there are a myriad of water issues in the area. Rani Duhra also controls the water well in the area.

Last summer and this summer, she as enacted outdoor water bans for the community, with no reason or end-date provided. She then increased the water utility rates, again, with no reason given to community members, but to the media, she said it's because she now has to pay for water to be trucked in.

If there isn't enough water to support residents watering their lawns, how can we expect their to be enough water for the community and a business campus? And with limited water resources, our water bills will become unreasonably expensive.

At the end of the day, Duhra and Amar Developments Ltd. sold us on a quiet community just outside of the city. This development is a betrayal of that promise, and was intentionally kept secret from residents and potential customers for as long as possible in order to maximize profits. I do not intend to disparage a business in trying to make money, but when it comes at the cost of nearly 1,000 of her own customers, who made their purchasing decisions on Duhra's purposefully

obfuscated intentions for the community, it is clear this developer has no regard for her clients. I believe it is the role of elected officials to help protect their constituents in these situations.

I implore you to vote down Bylaw C-7957-2019.

Thank you for your time and consideration,

Aaron Chatha

## References:

### Section 1

Wiley (2015). The Impact of Commercial Development on Surrounding Residential Property Values. Working.

Matthews (2006). The Effect Of Proximity To Commercial Uses on Residential Prices. Georgia State University.

Aydin, Crawford, Smith (2010). Commercial Development Spillover Effects Upon Residential Values. Southwestern Economic Review.

### Section 2

See image Example A attached to email

See image Example B attached to email

### Section 3

Khan, A. (2020, May 24). Increased water fees amid coronavirus causes conflict in Conrich. Retrieved from <https://livewirecalgary.com/2020/05/22/increased-water-fees-amid-coronavirus-causes-conflict-in-conrich/>

Villani, M. (2020, May 28). Conrich residents frustrated over water rates increase by area developer. Retrieved from <https://calgary.ctvnews.ca/conrich-residents-frustrated-over-water-rates-increase-by-area-developer-1.4957953>



Dear Rocky View County Council,

My name is Aaron Chatha and my address is 209 Milton Road, located in the community of Conrich. I write to you to voice my strong **opposition** of BYLAW C-7957-2019 and BYLAW C-7959-2019.

The Rocky View County Land Use Bylaw (C-7841-97, May 27, 2020) states that a B-BC land designation development should have no off-site impacts, and must be compatible with adjacent land use – particularly those residential in nature, as is the case here.

It is clear to the residents of this community, who live on the land directly adjacent to this proposed development, that this bylaw is not compatible with the longstanding vision for this community, as outlined in the South Conrich Approved Conceptual Scheme.

My opposition to this bylaw stems from these three main reasons:

### **1. This development will lower property values**

In a 2015 study of 4, 272 existing homes, researchers found that property values dropped by 4.4% when an commercial or light industrial development was announced within .75 (1.2 km) miles of their home, with an additional 0.7% loss *per year* after development is completed.

Nearly 191 homes fall within this range, 178 of which have signed a letter opposing this development, as their property values will be directly affected. My home is only 400 ft from the development. Within a decade, we could see up to a 10.7% decrease in our property values.

This study is not a one-off either. A second study found a similar negative results up to 1.6km from land development with a similar designation, and third one put the range at 2km, but with a smaller sample size.

You will find a full list of my sources at the end of this letter.

Amar Developments Ltd. did not disclose their plans to us when we bought the land and developed a home through them, despite multiple opportunities to do so. We have lived here since 2018. This development will bring unwanted and unexpected noise, pollution and traffic, which is my next point.

### **2. Local roads are not equipped to handle the traffic this development would create**

The land that Amar Developments Ltd. hopes to re-designate through this bylaw is located on an access road which can barely support current traffic and would not be able sustain the influx on traffic brought in by this development.

It is a long, narrow road that does not safely outline two opposing lanes and has no streetlights or safety barriers. During this past winter I was out there roughly once a week helping cars that careened off the side of the road. From my home, I can see the entire length of the road in the daylight, but it is pitch black at night.

Rani Duhra and Amar Developments Ltd. is aware of how unsafe this road is, and have made no efforts to fix the issues, but have moved ahead with their request to re-designate the land.

When residents signed a petition objecting to Phase 4 in January, Duhra sent a text message to a resident, and asked him to share it with the community, stating that they will close the access road as it was not made for residential use – which means it can't support any commercial use either.

As part of the Phase 4 plans submitted to Rocky View County, she has said she will be widening this road as part of the development.

The developer has threatened access to this community as a way to get what she wants, which should put any claim of community good from this project under high suspicion. In the meantime, she has acknowledged the safety risk of the current road not by fixing it, but by putting up Use At Your Own Risk signs to limit her own liability.

Duhra is head of my homeowners association, a clear conflict of interest, and has decided to use that position to speak for the community, without actually gathering any community input, and has acting with willful malice towards the majority of community members who do not support this development and bylaw change.

A screenshot of the text message and picture of the road sign are attached to this email.

### **3. Utilities including water**

As reported on by CTV News and Livewire Calgary, there are a myriad of water issues in the area. Rani Duhra also controls the water well in the area.

Last summer and this summer, she as enacted outdoor water bans for the community, with no reason or end-date provided. She then increased the water utility rates, again, with no reason given to community members, but to the media, she said it's because she now has to pay for water to be trucked in.

If there isn't enough water to support residents watering their lawns, how can we expect their to be enough water for the community and a business campus? And with limited water resources, our water bills will become unreasonably expensive.

At the end of the day, Duhra and Amar Developments Ltd. sold us on a quiet community just outside of the city. This development is a betrayal of that promise, and was intentionally kept secret from residents and potential customers for as long as possible in order to maximize profits. I do not intend to disparage a business in trying to make money, but when it comes at the cost of nearly 1,000 of her own customers, who made their purchasing decisions on Duhra's purposefully obfuscated intentions for the community, it is clear this developer has no regard for her clients. I believe it is the role of elected officials to help protect their constituents in these situations.

I implore you to vote down Bylaw C-7957-2019.

Thank you for your time and consideration,

Aaron Chatha

**References:****Section 1**

Wiley (2015). The Impact of Commercial Development on Surrounding Residential Property Values. Working.

Matthews (2006). The Effect Of Proximity To Commercial Uses on Residential Prices. Georgia State University.

Aydin, Crawford, Smith (2010). Commercial Development Spillover Effects Upon Residential Values. Southwestern Economic Review.

**Section 2**

See image Example A attached to email

See image Example B attached to email

**Section 3**

Khan, A. (2020, May 24). Increased water fees amid coronavirus causes conflict in Conrich. Retrieved from <https://livewirecalgary.com/2020/05/22/increased-water-fees-amid-coronavirus-causes-conflict-in-conrich/>

Villani, M. (2020, May 28). Conrich residents frustrated over water rates increase by area developer. Retrieved from <https://calgary.ctvnews.ca/conrich-residents-frustrated-over-water-rates-increase-by-area-developer-1.4957953>







Hi Dharminder

Im sorry im texting you but pls forward the following text to cambridge park homeowners as i cannot do this as i have been removed from chat

13:36

Pls note due to the recent collective complaints to rockview by way of petition by cambridge park residents stating cambridge park blvd leading to 100 st from phase 3 is unsafe. We have no choice but to close this access road and that is exactly what it only was an access road which we allowed residents to use out of courtesy but because of recent complaints, we have no choice but to close it down. Pls schedule your commute accordingly.

Tks

Rani Duhra

Amar Developments. Ltd

13:49

Pls forward to cambridge park group

# FW: [EXTERNAL] - Subject line: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:45 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Nerinder Chatha [REDACTED]

**Sent:** June 7, 2020 7:08 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** CambridgeParkRocky@gmail.com

**Subject:** [EXTERNAL] - Subject line: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Rocky View County Council:

I am a resident of Cambridge Park Estates and OPPOSE BYLAW C-7959-2019 and BYLAW C-7957-2019. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Amar Developments did not communicate their plan to us when we purchased in the area. We were promised a clean, quiet neighbourhood, and this development flies in the face of the developer's initial promises to residents.

I believe it is the role of elected officials to help protect their constituents in these situations.

I implore you to vote down Bylaw C-7957-2019 and BYLAW C-7959-2019.

Sincerely,



6/10/2020

FW: [EXTERNAL] - Subject line: BYLAW C-7959-2019 and BYLAW ... - Oksana Newmen

**D-2**

NERINDER CHATHA

**Page 178 of 607**

209 Milton Road

Rocky View County, AB

T1Z 0B8

[REDACTED]

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File# 04329003 OPPOSE

Michelle Mitton

Mon 6/8/2020 7:36 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Devroop Kaur [REDACTED]  
**Sent:** June 5, 2020 6:49 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File# 04329003 OPPOSE

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

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in **strong opposition** to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighborhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

When I moved into the house, I was told we would have beautiful mountain and city views. This was the main reason I purchased this lot, wanting to get away from the hustle and bustle of the city. Now the developer has stated that they wish to build commercially in that area, completely depleting the reason we moved here in the first place. In fact, Amar Developments had never communicated their intent to develop such a commercial development to me. Being a university student abroad, coming home to a quiet neighbourhood is something I need, especially to spend time with my family. My family has spent a lot of time and money on this dream home of ours knowing that we would have a quiet and peaceful residential area amongst us rather than a business designation that defeats the purpose. As communicated by Amar developments, we were told we would have these promises met, however, they are not meeting our promises with the designation they intend to have.

I urge you to reconsider this request by the developer. It's important to speak with the residents in this community, before this developer is allowed to continue their methods of business.

For these reasons, I have stated above, I am **STRONGLY OPPOSED** to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Devroop Premi  
67 Abbey Road  
Rocky View County AB T1Z 0A1

[REDACTED]

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File# 04329003 OPPOSE

Michelle Mitton

Fri 6/5/2020 4:29 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Simranjit Premi [REDACTED]

**Sent:** June 5, 2020 4:23 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File# 04329003 OPPOSE

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

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in **strong opposition** to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighbourhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

When my family purchased our lot, we were told that we would have beautiful mountain and city views. This was the main reason we purchased this lot, wanting to get away from the hustle and bustle of the city. Now the developer has stated that they wish to build commercially in that area, completely depleting the reason we moved here in the first place. In fact, Amar Developments had never communicated their intent to develop such a commercial development to us. If they had, we would have never have even bought it and would have searched for a location where these promises would be sustained.

We do not want to have to move again and spend all that time, money and hard work creating our dream homes in a new area all because Amar developments could not keep their promises to us. We have made our homes here, and we'd like to

keep them here.

I urge you to reconsider this request by the developer. It's important to speak with the residents in this community, before this developer is allowed to continue their methods of business.

For these reasons I have stated above, I am **STRONGLY OPPOSED** to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Simranjit Kaur Premi  
67 Abbey Road  
Rocky View County AB T1Z 0A1

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File# 04329003 OPPOSE

Michelle Mitton

Fri 6/5/2020 2:40 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Jagdeep Premi [REDACTED]

**Sent:** June 5, 2020 2:22 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File# 04329003 OPPOSE

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

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in **strong opposition** to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighborhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

When I purchased my lot, I was told we would have beautiful mountain and city views. This was the main reason I purchased this lot, wanting to get away from the hustle and bustle of the city. Now the developer has stated that they wish to build commercially in that area, completely depleting the reason we moved here in the first place. In fact, Amar Developments had never communicated their intent to develop such a commercial development to me.

I urge you to reconsider this request by the developer. It's important to speak with the residents in this community, before this developer is allowed to continue their methods of business.



6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - ... - Oksana Newmen

**D-2**

**Page 184 of 607**

For these reasons I have stated above, I am **STRONGLY OPPOSED** to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Jagdeep Premi

67 Abbey Road

Rocky View County AB T1Z 0A1

[REDACTED]

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Thu 6/4/2020 12:54 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Dharminder Premi [REDACTED]

**Sent:** June 4, 2020 12:25 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Hi

I Very strongly **OPPOSE** the BYLAW C-7959-2019 and BYLAW C-7957-2019.

I oppose the South Conrich Amendment given that a “B-BC” (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a “B-BC” designation to me.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Developer has always kept their interest at the forefront at every step of the way and have made false promises to the community and have not fulfilled their duties or promises.

- Always communicated that this is country style residential community
- Told us there will be school coming but it is not here yet
- We were sold fully serviced lots that are serviced by city water but we later discovered that is not the case
- Did a very poor job of maintaining common areas of the existing phases

Had we known about this Business Campus we would not have built our house here. We did not sign up for this when we purchased the lot and built our house.

Regards,

Name: Dharminder Premi

Address: 67 Abbey Road, Rocky View County, AB - T1Z 0A1

--

Regards,

Dharminder Premi

FW: [EXTERNAL] - Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Mon 6/8/2020 7:37 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Paramjit Kalsi [REDACTED]  
Sent: June 5, 2020 7:05 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - Subject: \*BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Paramjit Singh Kalsi  
Address: 18 Woodlock Road, Conrich, Rockyview County

Sent from my iPhone

FW: [EXTERNAL] - Opposing BYLAW C-7957-2019 and BYLAW C-7959-2019 for notice of Public hearing on June 23, 2020.

Michelle Mitton

Mon 6/8/2020 7:38 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** mani [REDACTED]

**Sent:** June 6, 2020 1:26 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** cambridgeparkrocky@gmail.com

**Subject:** [EXTERNAL] - Opposing BYLAW C-7957-2019 and BYLAW C-7959-2019 for notice of Public hearing on June 23, 2020.

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

Thank you for taking the time to read my email. I, along Mrs Jessica Dhillon, Mr. Jatinder Kahlon and Mrs Gurjeet Kahlon of 9 Park Drive Rockyview county AB (Cambridge park Estates) entirely and in its totality oppose Bylaws C-7957-2019 (for application# PL20190153 (04329003)) and Bylaw C-7959-2019 (for application# PL20190021 (04329003)).

Amar Developments has never previously communicated their intent in writing to develop such a "B-BC" designation to any of the community members before they purchased the house or lots in this community. In fact, quite the opposite, verbally as witnessed by many Cambridge residents they were told no such developments will occur. No where else in rockyview or in Alberta (for example spring banks or bears paw etc) will ever allow such permits for the betterment of the community. The overwhelming majority of the community is in strict opposition of this development. RVC has approved development permits of current Phases 1, 2 and 3 with well water supply, without long term vision and consideration. It is already concerned and all future mistakes shall be avoided to save this Estate Park value and dignity. Development permits should be only allowed that are compatible with surrounding and welcomed by residents.

Furthermore, unwanted commercial establishment not congruent with the wants and needs of the community will bring unwanted commercial vehicle traffic, noise, safety issues and pollution and it will bring real estate prices

down. Cambridge park needs to also sort out its water supply issues. In China I can see the authority not respecting to the wishes of its citizens but here in Canada please allow democracy to prevail. Minority needs also need to be respected rather than focusing on revenue generation alone. Such a venture would never be considered in other estates (for example: springbank, bears paw etc).

*Dr. Maninder Kahlon, BSC,MD,CCFP, EM*





# FW: [EXTERNAL] - BYLAW C-7959-2019 & BYLAW C-7957-2019 - FILE #04329003 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:39 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** rana kalsi [REDACTED]

**Sent:** June 6, 2020 6:31 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 & BYLAW C-7957-2019 - FILE #04329003 (OPPOSE)

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

Sent from my Samsung Galaxy smartphone.

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I **OPPOSE** the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in strong opposition to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighborhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

When I purchased my lot, I was told we would have beautiful mountain and city views. This was the main reason I purchased this lot, wanting to get away from the hustle and bustle of the city. Now the developer has stated that they wish to build commercially in that area, completely depleting the reason we moved here in the first place. In fact, Amar Developments had never communicated their intent to develop such a commercial development to me.

I urge you to reconsider this request by the developer. It's important to speak with the residents in this community, before this developer is allowed to continue their methods of business.

For these reasons I have stated above, I am STRONGLY OPPOSED to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Harjit Kalsi  
33 Pound Pl  
Rocky View County AB T1Z 0A5

## FW: [EXTERNAL] - oppase (Dura Development phase 4)

Michelle Mitton

Mon 6/8/2020 7:41 AM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Reena Ruprai [REDACTED]**Sent:** June 7, 2020 11:43 AM**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>**Subject:** [EXTERNAL] - oppase (Dura Development phase 4)

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

Dear Sir/Madam,

I strongly OPPOSE the above-captioned Bylaw's.

I purchased a lot in this community to build my dream home. Developer never made me aware of this Business Campus development ever. In fact I was told that the development will be residential upon purchase of the lot. If I knew that there will be more commercial coming I would not have purchased the expensive lot.

Commercial/Industrial type development can bring a lot of issues like unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values. This type of development is INCOMPATIBLE with the area of Cambridge Park.

Name Ranjit kaur Ruprai  
156 Cambridge Park Way

# FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:44 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Sunny Chatha [REDACTED]

**Sent:** June 7, 2020 6:59 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** CambridgeParkRocky@gmail.com

**Subject:** [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Rocky View County Council:

I am a resident of Cambridge Park Estates and OPPOSE BYLAW C-7959-2019 and BYLAW C-7957-2019. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

I believe it is the role of elected officials to help protect their constituents in these situations.

I implore you to vote down Bylaw C-7957-2019 and BYLAW C-7959-2019.

Sincerely,

DALJIT CHATHA

209 MILTON ROAD

ROCKY VIEW COUNTY

T1Z 0B8

# FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:42 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Gurmail Dhanjal [REDACTED]

**Sent:** June 7, 2020 12:59 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

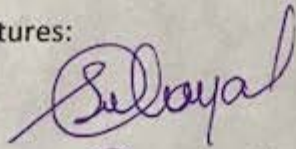
Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply **INCOMPATIBLE** with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This **INCOMPATIBLE** type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Gurmail Singh

Address:

7 ST. ANDREWS PL.



# FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:50 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Kamal Bassi [REDACTED]

**Sent:** June 5, 2020 9:42 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Kamal Bassi

11 St John's place

Rockyview AB

[REDACTED]

# FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:48 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Neeraj mishra [REDACTED]

**Sent:** June 4, 2020 10:39 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** cambridgeparkrocky@gmail.com

**Subject:** [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

To , Rocky View County, 262075 Rocky View Point, Rocky View County Alberta

Re: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Hi Legislative Services,

I am the resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

6/10/2020

FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-79... - Oksana Newmen

**D-2**

**Page 198 of 607**

Name: Neeraj and Zankhana Mishra

Address: 23 Kings Road Rockyview County AB T1Z 0A2

[REDACTED]

[REDACTED]

[REDACTED]

## file number 04329003 New Development in Cambridge Park

Jessie Singh [REDACTED]

Tue 1/28/2020 12:16 PM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

 2 attachments

email\_JSingh.jpg; email\_JSingh.jpg;

Hey there,

We have the following concerns regarding the above file:

We built houses in this neighborhood to live in country style setup which was promoted by the developer. Industrial commercial and business setup will greatly depreciate value of our houses and will not be compatible with country style living which we are currently enjoying. It will increase, noise, dust, traffic and crime in the area.

Regards

Jessie Singh

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019- File#04329003 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:45 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** sonny s [REDACTED]

**Sent:** June 7, 2020 7:58 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019-File#04329003 (OPPOSE)

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

I AM RESIDENT OF Cambridge Park Estates and OPPOSE the above-caption Bylaw,s. I OPPOSE the South Conrich Amendment given that a "B-BC" (Business-Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. That said it will bring unwanted noise pollution, traffic and create a negative impact on the community of Cambridge Park Estates. I strongly oppose the development.

Name:Kuldip Sandhu

Address: 129 Park Dr.

*Kuldip Sandhu*

# FW: [EXTERNAL] - Bylaw c-7959-2019 and Bylaw c-7957-2019-file#04329003 (oppose)

Michelle Mitton

Fri 6/5/2020 9:39 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** mand akash [REDACTED]

**Sent:** June 4, 2020 6:00 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** cambridgeparkrocky@gmail.com

**Subject:** [EXTERNAL] - Bylaw c-7959-2019 and Bylaw c-7957-2019-file#04329003 (oppose)

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

Hello,  
I'm a resident of Cambridge Park Estates and I completely oppose the above-captioned Bylaw. I'm opposing the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is completely incompatible with the large residential community of Cambridge Park Estates along with the closely surrounding area. When I purchased land here from Amar Development, they said all these phases including phase 4 would be residential. I built my home thinking there will be no commercial development in the Cambridgepark in any of the phases. If this development goes ahead, I will be faced with increased traffic, a decreased home value, increased crime in the area. We are already facing water issues in the other three phases where the developer hasn't resolved the problems to date. The developer is also using scare tactics to get this development approved. For example, shutting down access from 100 St into Cambridgepark and telling residents that there will be no RVC Co-op water connection if we don't vote in favor of this amendment.

I completely oppose this amendment. I am however in favor of additional residential development in phase 4.

If you have any questions, please contact me at [REDACTED]



6/10/2020

FW: [EXTERNAL] - Bylaw c-7959-2019 and Bylaw c-7957-2019-fi... - Oksana Newmen

**D-2**

**Page 202 of 607**

Thank you

Akashdeep Mand

7 Abbey Road

Rockyview County, AB

T1Z 0A1

[REDACTED]

[REDACTED]

6/10/2020

## FW: [EXTERNAL] - Phase 4 Oppose Template

Michelle Mitton

Mon 6/8/2020 7:46 AM

To: Oksana Newmen &lt;ONewmen@rockyview.ca&gt;;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Priya Chatha**Sent:** June 7, 2020 8:09 PM**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>**Subject:** [EXTERNAL] - Phase 4 Oppose Template

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

Dear Rocky View County Council:

I am a resident of Cambridge Park Estates and OPPOSE BYLAW C-7959-2019 and BYLAW C-7957-2019. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Amar Developments did not communicate their plan to us when we purchased in the area. We were promised a clean, quiet neighbourhood, and this development flies in the face of the developer's initial promises to residents.

I believe it is the role of elected officials to help protect their constituents in these situations.

I implore you to vote down Bylaw C-7957-2019 and BYLAW C-7959-2019.

6/10/2020

**D-2**

**Page 204 of 607**

Sincerely,

Name: Prianka Chatha

Address: 250 Milton Road Rockyview County, AB T1Z 0B8

[REDACTED]

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

Michelle Mitton

Mon 6/8/2020 7:46 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** San Ran [REDACTED]

**Sent:** June 7, 2020 8:35 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

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

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw for following reasons

## 1. INCOMPATIBILITY

- The proposed development of B-BC zoning is not compatible with the residential community of Cambridge Park along with immediate surrounding areas. Industrial development is incompatible with the longstanding vision of Cambridge Park.
- B-BC zoning will transform the country living to more urban living. That is not what we signed up for when we built/bought our houses in this neighborhood.
- B-BC Zoning will bring in unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current home property values of the existing residents.
- The developer sold the lots as acreage country living style where families could raise their children away from crowded commercial neighborhoods

- From the first resident who purchased the lot or the house to the last, were told that the developer is planning more residential in the Phase 4 (Cell D)
- Idea of Industrial and Business Park with B-BC zoning was never shared by Amar Developments as they were selling residential lots in Phase 1, 2 and 3
- Home is the biggest investment one ever makes in lifetime, Had people known this beforehand, people would have made purchase decisions on such huge investments accordingly.
- The proposed zoning will impact property values within the estate neighborhood.
- As per Conrich Area Structure Plan, Cambridge Park is already surrounded by Industrial Commercial on all three sides. Having Industrial at the entrance of the community will ruin the complete outlook of the area.

## 2. TRAFFIC

- **There will be a lot of Commercial traffic that will share the road from 100st with the 1000 plus residents on a daily basis.**
- Most residents work in the City of Calgary and use 100 St to commute on a daily basis. Residents will have to commute through business campus on a daily basis. Kids going to school at Prince of Peace and Chestermere High will also encounter more traffic in morning and evenings.

## 3. NOISE

- **B-BC zoning will allow light industry, warehouses etc. to come to the backyard of the estate neighborhood which will increase noise levels for the residents.**

## 4. WATER SUPPLY ISSUE

There have been constant water Quality and Quantity issues in the existing 3 Phases of the development. Amar development has not connected the Cambridge community to the regional Rockyview Potable water system( which is available in close proximity) even after promising it to do so in development applications of phase 1,2 and 3. No new development should be allowed until Amar development full fill this condition.

- image.png

## 5. FALSE PROMISES FROM DEVELOPER

- Amar Developments should stick to their original plan and vision to bring more residential in Phase 4 as per their constant communication of the same to the residents
- All Phase 3 lots were sold to residents showing there is direct access for them to go to work from 100St but they threatened to even close it. if Phase 4 application is opposed by residents. This is contrary to conditions under which Phase 3 was approved.

**I request Rockyview Council members to please decline the Bylaw amendments requested in the Application # PL20190021 and PL20190153. These amendments will affect the life of area residents in a negative way due to more traffic, noise, water supply issues and decrease in property values.**

Sandeep Randhawa

5, Pound Place

Cambridge Park, Rockyview County.

[REDACTED]

[REDACTED]



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:50 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

Importance: High

**MICHELLE MITTON**, M.Sc

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Ann Pilon [REDACTED]

**Sent:** June 5, 2020 9:34 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** Cambridgeparkrocky@gmail.com

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

**Importance:** High

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

I am writing in today to state that I STRONGLY OPPOSE the BYLAW C-7959-2019 and BYLAW C-7957-2019.

When I bought my house in 2012, I was told by AMAR DEVELOPMENT that it would ONLY be a 3 phase community of Houses and NO industrial would be build in this community other than a Strip Mall up front for us to access, it would be country living close to the city.

The crime it would bring into our community , the DRUGS , the traffic, The GARABGE being dumped in our area : This would ALL increase due to the development Amar is trying to get approved.

So a Very NEGATIVE impact on this community.

The community has asked her to build a church , or houses , or a community hall or even to sell the property to the home owners but she has stated it will not give her enough money , so it's all about the money to her and not about the community that they have built.

6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (O... - Oksana Newmen

**D-2**

**Page 209 of 607**

So again I STRONGLY OPPOSE the BYLAW C-7959-2019 and BYLAW C-7957-2019.

Ann Pilon

[REDACTED]

[REDACTED]

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:41 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520-1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Nav Dhundal [REDACTED]

**Sent:** June 4, 2020 6:34 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

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

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in **strong opposition** to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighborhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

My family purchased our lot from Amar Developments in October of 2014 and we spent over 6 months building our dream. We were very happy to finally live in a home located in a small and quite community, which was away from the traffic and noise of Calgary. For the last 5 years we have enjoyed the peaceful country style living that we invested in.

This community is full of very hard-working and honest people, all of whom I am proud to call a neighbour. As you are aware, our community has been the victim of multiple issues from our developer (which is also the builder for most homes here Amar Developments). In the 5 years I have lived in this community I have seen first-hand all the broken promises, lies, deceit and also intimidation by Amar Developments.

Before I purchased my lot, I was told, (By Amar Developments), that it would be fully serviced and I would be attached to a waterline coming from Langdon. Until the last 6 months I had no idea that my water was coming from a well located in the community and owned the developer/builder (although under a different legal entity). As a result, I have spent about 10K in 5 years on replacing hot water tanks, installing a softener system, installing a water filter ect. The quality of water in this community is clearly an issue. The company that replaced my last hot water tank advised me that most the tanks in the community are being changed within 5 years. This installer was of the opinion that this community had "horrible" water conditions.

The developer has also made clear to us that the supply of water in the community is inadequate. We have had a water ban in this community from when I moved in May 2015. I do not understand how this developer is planning to provide enough adequate water to another phase in this development, when the residents of the first 3 phases have a shortage. With the inadequate volume of water supply to the existing homes in phase 1, 2 and 3, It is not feasible to have any commercial development in phase 4. The developer has been making promises to the community to connect to the regional water line for years prior to developing phase 3 but so far has not been able to provide any connection or been able to substantiate in any way that they are currently working towards connecting to said water line.

When I purchased my lot, I was also told by the developer that the parcel of land behind my house would developed in to a community center or a school. This was the main reason I purchased this lot, having a school in our backyard was very attractive. Now the developer has stated that they have no further plans to build anything at all on this land. The land looks like a dump; there is no grass, puddles of water with mosquitos everywhere. It is such an eyesore and I have to watch my young children when they play in my backyard as coyotes and foxes have been seen on that parcel of land the developer owns.

There are many other concerns with this developer. They have a reputation of tax evasion and within our community they have collected large sums of money for which we have been provided no records. The stories about this developer and all the money they have ripped people out of, are never ending.

I urge you to reconsider this request by the developer. Its important to speak with the residents in this community, before this developer is allowed to continue their methods of business.

For these reasons I have stated above, I am **STRONGLY OPPOSED** to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Navdip Dhundal  
14 Park Drive  
Rocky View County AB T1Z 0A1

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

Michelle Mitton

Fri 6/5/2020 9:39 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Taran Mehdwan [REDACTED]

**Sent:** June 4, 2020 5:46 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 (OPPOSE)

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

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in **strong opposition** to the proposed amendment to the designation because it is not in line with what I envisioned for my community. The proposed changes will lead to more pollution (noise and environmental) as well as increase traffic in and around our very quiet community. The proposed change also brings with it a potential of increased crime in to our neighborhood. Furthermore, the proposed change will have an adverse affect on our current home property values.

My family and I moved here to get away from the congestion, noise and hustle of large city living. We purchased our dream home in April 2015 and have enjoyed the peaceful country living in the perfect quiet country style atmosphere since then.

The proposed development of B-BC zoning is not compatible **in any way** with the large residential estate style community surrounding it. In addition to increased traffic, noise and pollution the proposed amendment will take away from the quiet country style atmosphere in which our dream home is located in.

The community is currently facing substantial issues with the developer (Amar Developments). There have been years and years of false and broken promises for which the developer seems to have no answers or accountability for. When I acquired my property in April 2015, I was told by the developer that the water source is a Rocky View County water line coming from Langdon. I was shocked to discover at a much later time, that the water supply to my home is indeed a water well located within the community and Langdon Utility Corp is just the billing company. The quality of the water is extremely poor, it is murky, tastes terrible and destroys hot water tanks after 4-5 years of normal usage. The supply of water is inadequate as we have been suffering from a continuous water ban in place for the last few years. With the inadequate volume of water supply to the existing homes in phase 1, 2 and 3, It is not feasible to have any commercial development in phase 4. The developer has been making promises to the community to connect to the regional water line for years prior to developing phase 3 but so far has not been able to provide any connection or been able to substantiate in any way that they are currently working towards connecting to said water line.

I was also told by the developer that the parcel of land on Cambridge Park Way would be developed in to a community center or a school. In recent interactions, the developer has stated that they have no further plans to build anything at all on this land. To this day that parcel of land sits vacant and barren not even landscaped or seeded with grass. There is a large section of commercial land which already exists in the community on Cambridge Park Way west of Conrich Road. The developer should consider developing that land first, before asking for this amendment as it has also been sitting vacant, barren and is a total eyesore since at least July of 2014 when I first visited this area.

For these reasons I have stated above, I am **STRONGLY OPPOSED** to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Taranpreet Mehdwan  
3 Abbey Road  
Rocky View County AB T1Z 0A1



# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019- File #04329003(OPPOSE)

Michelle Mitton

Mon 6/8/2020 1:29 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Amarjit Dhaliwal [REDACTED]

**Sent:** Monday, June 08, 2020 11:55 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** cambridgeparkrocky@gmail.com

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019- File #04329003(OPPOSE)

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

Dear Sir/ Madam,

I am a resident of Cambridge Park Estates and oppose the above-captioned Bylaws. I oppose the South Conrich Amendment given the Business-Business Campus Commercial/ Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area, In fact, Amar Developments had never previously communicated their intent to develop such Business Commerical development plan to me. We were told the entire area will be developed as Country Style Residential. Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision- as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments- of what this community was to be both and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexcepted noise, pollution, and traffic and create a potentially negative impact on the current lifestyle of the residents and home priority values of the existing residents.

Regards,

Jagmohan Dhaliwal and Amarjit Dhaliwal

Signatures:

**Jagmohan Singh Dhaliwal**

[REDACTED]

**Amarjit Kaur Dhaliwal**

Jagmohan Dhaliwal and Amarjit Dhaliwal

49 park drive, Rocky View County, T1Z 0A3 AB Canada

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - \*\* OPPOSE \*\*

Michelle Mitton

Tue 6/9/2020 11:02 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** J Smith [REDACTED]

**Sent:** June 9, 2020 10:53 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Cc:** cambridgeparkrocky@gmail.com <cambridgeparkrocky@gmail.com>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - \*\* OPPOSE \*\*

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

Dear Rocky View,

We are residents of Cambridge Park Estates and we OPPOSE the above-captioned Bylaw's. We oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. Please note that we are raising the opposition at this time as the developer, Amar Developments, had not previously communicated their intent to develop such a "B-BC" designation to us or the community.

Commercial development that may even include "light industrial" development is simply INCOMPATIBLE with the longstanding vision for the area – as outlined in both the South Conrich Approved Conceptual Scheme as well as to that which had been longstanding and consistently communicated by Amar Developments. This INCOMPATIBLE type of development will bring about many nuisances such as unwanted and unexpected noise, odor, pollution and extra traffic, creating a potentially negative impact on the current lifestyle of residents and home property values of the existing residents.

Sincerely,

Name: John & Dionne Smith

Address: 18 Park Dr

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Tue 6/9/2020 3:15 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Rick B [REDACTED]

**Sent:** June 9, 2020 2:08 PM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Good Morning,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. Amar Developments had never communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This

INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Thank you

Rick Brar

86 Trinity Road

Rocky View County, AB

T1Z 0B9

# Attention: Planning Services Department File: 04329003 Application: PL20190021 - Redesignation

rajinder dhillon [REDACTED]

Tue 1/28/2020 1:33 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

To Whom It May Concern,

My name is Rajinder Dhillon and I'm writing this email today in regards to the potential commercial phase in my community and my opposition to it. It's been a dream to build my own custom home in an area away from the city. The long-standing luxury of living in this area was to be close enough to the city all while enjoying the quiet, scenic, and close-knit community. This area is known in the city for exactly this. Exclusive industrial, commercial, and/or business sectors will have a negative effect on this community through the depreciation of our homes, an increase in noise pollution, environmental damage, traffic, crime, and does not follow the values of this community as a whole. The newly opened truck yard that just opened off of Range Road 285 has already spurred negative feelings in the community and has potentially already added to the depreciation of our unique homes, noise pollution, environmental damage, and traffic. I reside in the newest phase of Cambridge Park, Phase 3, and since I've moved, there's been many changes to the community such as the second entrance that's more convenient for all residents to use to go to McKnight Blvd or 16th Ave / Trans Canada Highway and there is no sign to distinguish this community for visitors and not a single light at the narrow turn to make the entrance safer for driving in the dark or bad weather conditions.

I truly hope you take this into consideration, me and the rest of the residents of Cambridge Park are greatly opposed to this and it is not what was expected or promised and should it have been stated explicitly before, I'm sure a vast majority of us would've sought out our dreams of building our dream homes elsewhere.

My place of residence is: 10 Woodlock Road. Should you have any questions or concerns, feel free to reach me at [REDACTED]

Sincerely,

Rajinder Dhillon



# Attention: Planning Services Department File: 04329003 Application: PL20190021 - Redesignation

Sukhmeet Dhillon [REDACTED]

Tue 1/28/2020 2:02 PM

To: Oksana Newmen <ONewmen@rockyview.ca>;

To Whom It May Concern,

My name is Sukhmeet Dhillon and I'm writing this email today in regards to the opposition of a commercial phase in Cambridge Park's final phase, Phase 4.

Since my move to Cambridge Park almost two years ago this summer, me and my family have finally settled into our home and love living here. Though we're on the opposite end of the city, waking up to the beautiful Rockies is breath-taking and an added bonus of living in this area. You feel a sense of peace whilst living here. Me and my neighbours have realized that this can be taken away from us through the development of a commercial phase. The depreciation of our homes, an increase in noise pollution, environmental damage, traffic, and crime are just the surface of issues that follow along with a commercial development and it isn't aligned with what the residents of this community value. In fact, the newly opened truck yard that just opened off of Range Road 285 has already spurred negative feelings in the community and has already created noise pollution, environmental damage, and traffic as well as impacted the value of our homes. With the creation of Phase 3, the second entrance to enter Cambridge Park lessens the time to go to McKnight Blvd or 16th Ave / Trans Canada Highway and yet there is no sign to distinguish this community for visitors and there is no light to signal for the narrow turn ahead to make the entrance safer for driving in the night or the bad weather conditions.

I do hope you take this into consideration, as both me and the rest of the residents of Cambridge Park are greatly opposed to this and it is not what Cambridge Park needs, after all, we're the ones that reside here.

My place of residence is: 10 Woodlock Road. Should you have any questions or concerns, feel free to reach me at [REDACTED]

Sincerely,

Sukhmeet Dhillon

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Mon 6/8/2020 7:43 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Manpreet Brar [REDACTED]  
Sent: June 7, 2020 2:21 PM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Good afternoon,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in strong opposition to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighborhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

The reason we moved here was to get away from the city and have a peaceful environment without any extra traffic. We wanted nice mountain views and the feel of country living with the comfort of knowing the city was close by but did not impede on our living. Now the developer has stated that they wish to build commercially in that area, completely depleting the reason we moved here in the first place. In fact, Amar Developments had never communicated their intent to develop such a commercial development to me.

I urge you to reconsider this request by the developer. It's important to speak with the residents in this community, before this developer is allowed to continue their methods of business.

For these reasons I have stated above, I am STRONGLY OPPOSED to the proposed amendment to BYLAW C-7959-2019 and

6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 -... - Oksana Newmen

**D-2**

**Page 222 of 607**

BYLAW C-7957-2019.

Regards,

Manpreet Brar

23 St Johns Place, Rocky View County, AB T1Z0A5

[REDACTED]

[REDACTED]

# FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

Michelle Mitton

Fri 6/5/2020 9:51 AM

To: Oksana Newmen <ONewmen@rockyview.ca>;

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Kris Jaswal [REDACTED]

**Sent:** June 5, 2020 9:44 AM

**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>

**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Harkrishan Jaswal

113 Park Drive Rocky View Alberta

Sent from my Samsung Galaxy smartphone.

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Wednesday, June 03, 2020 2:29 PM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Paul Jaswal [REDACTED]  
**Sent:** June 3, 2020 1:46 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Parminder Jaswal  
 113 Park Drive Rocky View Alberta



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:48 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

**From:** Anna Mazhar [REDACTED]  
**Sent:** June 4, 2020 11:07 AM  
**To:** PAA\_LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Hi,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Khawa Farooq  
 Anna Mazhar  
 40 Abbey Road Rockyview county AB

Sent from my iPhone



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:47 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** gurpyar singh bhullar [REDACTED]  
**Sent:** June 4, 2020 9:58 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Gurpyar Singh Bhullar  
 Address: 105 Park Dr, Rocky View No. 44, AB, Canada.

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 05, 2020 9:42 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Gurbinder Maan [REDACTED]  
**Sent:** June 4, 2020 7:28 PM  
**To:** PAA\_ LegislativeServices <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

Hello Sir/Madam,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Gurbinder Singh Maan  
 Address: 58 Woodlock Rd Rocky View County

[Sent from Yahoo Mail on Android](#)



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Wednesday, June 03, 2020 3:19 PM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** [REDACTED]  
**Sent:** June 3, 2020 2:44 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)\*

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Amarjit Jaswal  
 61 Park Drive Rocky View Alberta

Sent from my Samsung Galaxy smartphone.

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Wednesday, June 10, 2020 8:41 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - Re: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Dil Sidhu [REDACTED]  
 Sent: June 9, 2020 10:42 PM  
 To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
 Cc: cambridgeparkrocky@gmail.com  
 Subject: [EXTERNAL] - Re: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

My name is Dilmeet Sidhu and I reside at 29 Pound Place Rockyview, AB T1Z0A5

> On Jun 9, 2020, at 10:39 PM, Dil Sidhu [REDACTED] wrote:

>

> I am a resident in phase 2 of Cambridge park, and I am opposed to the proposed development of phase 4. I believe that something that is more community oriented such as community or rec centre to address the needs of the youth in our community as well as the seniors in our community which make a big number of the members of our community



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Wednesday, June 10, 2020 8:42 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Rosy Sidhu [REDACTED]  
 Sent: June 9, 2020 10:43 PM  
 To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
 Cc: cambridgeparkrocky@gmail.com  
 Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

My name is Ramandeep Sidhu and I reside at 29 Pound Place Rockyview, AB T1Z0A5 I am a resident in phase 2 of Cambridge park, and I am opposed to the proposed development of phase 4. I believe that something that is more community oriented such as community or rec centre to address the needs of the youth in our community as well as the seniors in our community which make a big number of the members of our community

Rosy Sidhu  
 Sent from my iPhone

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Wednesday, June 10, 2020 8:42 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Harman Sidhu [REDACTED]  
**Sent:** June 9, 2020 10:53 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident in phase 2 of Cambridge park, and I am opposed to the proposed development of phase 4. I believe that something that is more community oriented such as community or rec centre to address the needs of the youth in our community as well as the seniors in our community which make a big number of the members of our community.

Harman Sidhu  
 29 Pound Place, Rocky View, AB



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Tuesday, June 09, 2020 8:12 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

**From:** Avtar Dhadda [REDACTED]  
**Sent:** Monday, June 08, 2020 5:47 PM  
**To:** PAA\_LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me. Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Name: Avtar Dhadda  
 Address: 51 Kings Road, Rockyview County AB, T1Z0A2

Sent from my iPhone

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Monday, June 08, 2020 7:43 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Lavpreet Brar [REDACTED]  
**Sent:** June 7, 2020 2:20 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in strong opposition to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighborhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

When I purchased my lot, I was told we would have beautiful mountain and city views. This was the main reason I purchased this lot, wanting to get away from the hustle and bustle of the city. Now the developer has stated that they wish to build commercially in that area, completely depleting the reason we moved here in the first place. In fact, Amar Developments had never communicated their intent to develop such a commercial development to me.

I urge you to reconsider this request by the developer. It's important to speak with the residents in this community, before this developer is allowed to continue their methods of business.

For these reasons I have stated above, I am STRONGLY OPPOSED to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Lavpreet Brar  
23 St Johns Place  
Rocky View County AB T1Z 0A1



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Monday, June 08, 2020 7:43 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 Phone: 403-520- 1290 |  
 MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Rohit Brar [REDACTED]  
 Sent: June 7, 2020 2:18 PM  
 To: PAA\_LegislativeServices <legislativeservices@rockyview.ca>  
 Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

To whom it may concern,

I'm a resident of Cambridge Park Estates located in Rocky View County and would like to state that I OPPOSE the above-captioned Bylaw. I oppose the South Conrich Amendment given that a "B-BC" (business – business campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area.

I am in strong opposition to the proposed amendment to the designation as it is not in line with what I envisioned (and was also promised by the developer) for my community. The proposed changes will lead to an increase in pollution (noise and environmental), traffic and crime in our neighborhood. We also have legitimate concerns that the proposed change(s) will have an adverse effect on our property values.

When I purchased my lot, I was told we would have beautiful mountain and city views. This was the main reason I purchased this lot, wanting to get away from the hustle and bustle of the city. Now the developer has stated that they wish to build commercially in that area, completely depleting the reason we moved here in the first place. In fact, Amar Developments had never communicated their intent to develop such a commercial development to me.

I urge you to reconsider this request by the developer. It's important to speak with the residents in this community, before this developer is allowed to continue their methods of business.

For these reasons I have stated above, I am STRONGLY OPPOSED to the proposed amendment to BYLAW C-7959-2019 and BYLAW C-7957-2019.

Rohitpreet Brar  
23 St. John's Pl  
Rocky View County AB T1Z 0A5

**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Monday, June 08, 2020 7:43 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

**MICHELLE MITTON, M.Sc**

Legislative Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**

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

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Satbir Brar [REDACTED]  
**Sent:** June 7, 2020 2:16 PM  
**To:** PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
**Subject:** [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

Good day,

I am a resident of Cambridge Park Estates and OPPOSE the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Satbir Singh Brar  
 23 St Johns Place, Rocky View County, AB T1Z 0A5



**Oksana Newmen**

---

**From:** Michelle Mitton  
**Sent:** Monday, June 08, 2020 7:41 AM  
**To:** Oksana Newmen  
**Subject:** FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

MICHELLE MITTON, M.SC  
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Romi Sidhu [REDACTED]  
Sent: June 7, 2020 11:38 AM  
To: PAA\_ LegislativeServices <legislativeservices@rockyview.ca>  
Cc: Cambridgeparkrocky@gmail.com  
Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

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

To whom it may concern,

I am resident in phase 2 of Cambridge Parks, I am opposing this application for zoning and subdivision, because I have no information nor have I been informed of any proposals being brought forward in our community.

Sent from my Iphone.  
Romi Sidhu

To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Name: Amrit Phaguda

Address:  
15 Kings Road



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Name:

*Kuldip Singh*

Address:

*7 Kings Road Rocky View  
County, AB T1Z 0A2*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

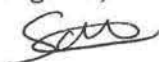
**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Name: *SUKH HANS*

Address: *11 KING RD #*  
*Rocky view county*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Name: JUNAID ABBAS



Address:

3 kings RD  
T12 0A2



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Name: Sarbjit Bains

Address: 19 Kings Road  
Rockyview County





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

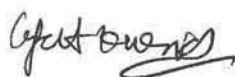
**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Name: Rajinder Singh Gill

Address: 46 Kings Road  
Rockyview County



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Signature:

Name: SUKHJINDER TOOR

Address: 38, TRINITY RD  
ROCKY VIEW AB.  
T1Z 0B9



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature: *Jayrup Sibal*

Name: *JAYRUP SIBAL*

Address: *16 Trinity Rd*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

*Jasbir Nisser*

Name:

*JASBIR NISSER*

Address:

*39 Kings Rd.  
Rockyview County*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Name: *Harinder Kalkat*

Address: *38 Kings Rd*  
*Rocky View County*  
*T1Z 0A2*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:



Name:

Mandeep Kaler

Address:

50 Woodlock Rd





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Paramjit Sandhu  
206 Millon Road, Rocky View County.  
PARAMJIT SANDHU  
Signatures:

Name:

Address:



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Name: Zankhana Mishra  
Neenaj Mishra

Address: 23 Kings Road  
Rockyview County.



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Signatures:

*SURJIT SINGH DHILLON*

Name:

Address: *126- TRINITY ROAD*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards, *Suzanne Sidhu*

Name: *Suzanne Sidhu*

Address: *58 King's Road*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:



Name:

RESHAM SINGH SIDHU

Address:

20 TRINITY ROAD



To,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply **INCOMPATIBLE** with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This **INCOMPATIBLE** type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:

Balwinder S

Name:

Balwinder Sidhu

Address:

54 Woodlock Road,  
T2E 0C1





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject : By Law C-7957-2019 and C-7959-2019**

I, the undersigned, **OPPOSE** the proposed by laws **C-7957-2019** and **C-7959-2019**

This opposition is based upon my belief that a business – business campus designation is not consistent with the broader community of Conrich Area. I am also fearful that Business Campus that includes Light Industrial will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,

Signature

Name:

*M. Sabba*  
*Mohammed Sabba*

Address:

*244084 RG Road 285*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject : By Law C-7957-2019 and C-7959-2019

I, the undersigned, **OPPOSE** the proposed by laws C-7957-2019 and C-7959-2019

This opposition is based upon my belief that a business – business campus designation is not consistent with the broader community of Conrich Area. I am also fearful that Business Campus that includes Light Industrial will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,

Signature

*Alamji*

Name:

*Nizar*

Address:

*284188 TWP RD 244A.*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject : By Law C-7957-2019 and C-7959-2019

I, the undersigned, **OPPOSE** the proposed by laws **C-7957-2019** and **C-7959-2019**

This opposition is based upon my belief that a business – business campus designation is not consistent with the broader community of Conrich Area. I am also fearful that Business Campus that includes Light Industrial will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,

Signature

*Wm Duncan*

Name:

*Billy Duncan*

Address:

*244052 100st ne*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Paul Pawa

Address:

80 - Park Drive





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Jasmeet Pureval

Address:

84 Park Drive





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Pardeep Jaswal

Address:

97 Park Drive



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

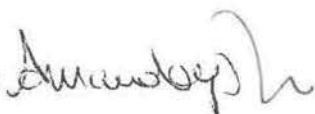
Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Amandeep S Sandhu

Address:

33 Park Dr.



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

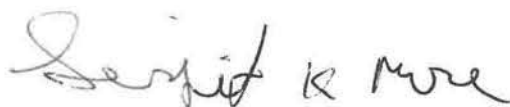
Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply **INCOMPATIBLE** with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This **INCOMPATIBLE** type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name: SURESH K MORE

Address: 92 park Dr





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta


**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: 

Name: *Ravinder Arora*

Address: *96 Rock Point*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

*Ratinderjeet Samra*

Signatures:

Name:

*100 Park Drive*

Address:

*Rocky View AB  
T1Z0A4*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

  
Signatures:

Name: – SURJIT DHILLON  
Address: 112 PARK DRIVE



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Signatures:

*N. NORMAN*

Name: *116 Park Drive*

Address:



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

Name:

Manpreet Nahi

Address:

125 Park Drive, Rockyview, AB





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Kuldeep Sandhu

Address:

129 Park Dr.



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

Name:

Address:

MANDEEP SINGH GROWN  
132 PARK DR.  
Rocky View  
T1Z 0A4





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

Name: *Sian SARAVJIT*

Address: *136 - PARK DR*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Nick Flecher

Address:

140 Park Drive



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: 

Name: GURINDER CHahal  
Address: 141-PARK DRIVE





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name: BALWINDER MEHTA

Address: 145 PARK DRIVE

Rocky View County, AB  
T1T 0A3



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name: SUKHDARSHAN SIDHU

Address: 109 Park drive Rockyview AB, T1Z0A3





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

Name: *Bobby Brant*

Address:

*77 SADDLE-1*

*77 PERRY LANE*

*T12 0A4*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

 Nadeen Yawef -

Name:

Address:

70- Penny Lane  
Rocky view, AB -  
T1Z 0A5



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Beena Joseph  
Signatures:

Name: Beena Joseph

Address: 69, Penny Lane

Rocky view County

T1Z0A4 AB





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

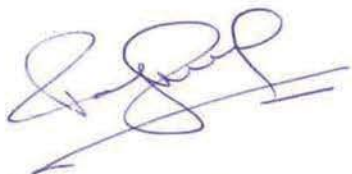
Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

RAJ SANDAL

Address:

108 PARK DR. CONRICH



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

Name: GURINDER SINGH GILL

Address: 151 CAMBRIDGE PARK WAY





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:

*Bindarpal Singh*

Name:

*Bindarpal Singh Gill*

Address:

*2 mill Bay*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:



Name: **JAGBIR KHOSLA**

Address: **10 Mill Bay Rocky view**



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

*S. Chahal*  
Signatures:

*SATWINDER CHAHAL*  
Name:

Address: *10 PARK DR.*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

STANLEY OH

Address:

5 BARR DRIVE



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

*Hanjit Singh*

Name:

*HARJIT SINGH KANG*

Address:

*I Park Drive*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: 

Name: Sheeraz Ali

Address: 30 PARK DR ROCKYVIEW County, AB



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *Alija Hujic*

Name: *Alija Hujic*

Address: *34 Park Dr Conrich*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Signatures:

Name:

Ch. Qadri ARRAH

Address:

15 HOUSE ABBEY RD 1





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

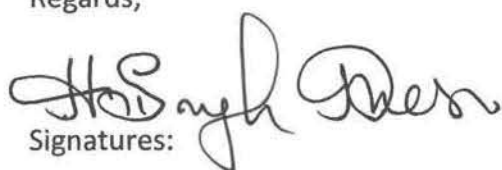
**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

  
Signatures:

HARINDER S. DHESI  
Name:

Address:

19- Abbey Road



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *Mary J Kri Banat Mary J Banwat*

Name: *Mari*

Address: *63 Abber Road, Conrich*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Hi Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:



Name:

MOHAMED BORHAT

Address:

68 Abbey Rd.



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:



Name:

*Syed Mshyuddin*

Address:

*39 Abbey Road  
Rocky view County  
AB.*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

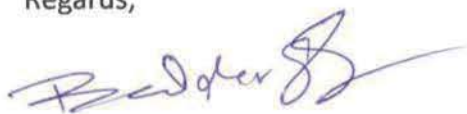
**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Signatures:

Name:

BALDEV SINGH JAMMU

Address:

23 ABBEY ROAD Rockyview County  
AB T1Z 0A1





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *Parminder Kaur*

Name: *Parminder Kaur*

Address: *60 Abbey Rd.  
Rocky view county*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *Mand n*

Name: MANDEEP SINGH

Address: 60 ABBEY RD.  
ROCKY VIEW





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

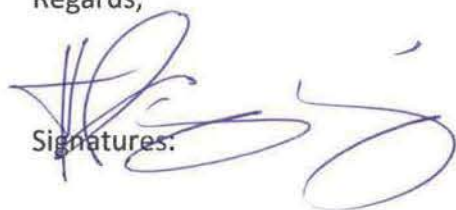
Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name: HOMER G. PAGALING

Address: 21 PARK DRIVE  
ROCKY VIEW, AB.  
T1Z 0A3



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature:

Jagmohan Singh

Name:

JAGMOHAN SINGH DHALIWAL

Address:

49, Park Dr Rocky View County AB  
T1Z0A3



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Signatures:

Name:

Arathi D Boruah

Address:

45 PARK DR.  
CONRICH.  
AB T1Z0A3-





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

Ichawaya

Farooq

Name:

Address:

40 Abbey Road R.V.C. T1Z 0A7, AB



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

S. WAR

Address:

36 ABBEY Rd. Rockyview, AB





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *Randhir Singh Gill*

Name: *RANDHIR Singh Gill*

Address: *15 Woodlock road  
Rockyview (Conrich)*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Joe Brown

Address:

41 Park Drive



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

Name:

Address:

*Minha*  
*Surendra Singh*  
*33 Park Drive*  
*Rocky View County AB*  
*T12 6A3*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

JAGTAR DHILLON

Address:

50 PARK DR



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

MARY BRIEGER

Address:

25 Park Drive





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

~~11 ABBEY ROAD~~ SUKHAEEP SARGALIA

Address:

~~11 ABBEY ROAD~~



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

HI Legislative Services,

I am the resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that a "B-BC" (Business – Business Campus) designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such a "B-BC" designation to me.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signature: *Nannihal Gill*

Name: *NAUNIHAN GILL*

Address: *17 Park Dr. Rockyview ALTA T1Z 0A3*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

S.B. SHERGILL

Signatures:

SUCHA SINGH & SWARN Kaur

SHERGILL

Name:

Address: 159 CAMBRIDGE PARK WAY

To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta



**Subject : By Law C-7957-2019 and C-7959-2019**

I, the undersigned, **OPPOSE** the proposed by laws **C-7957-2019** and **C-7959-2019**

This opposition is based upon my belief that a "B-BC" (business – business campus) designation is not consistent with the broader community of Conrich Area. I am also fearful that a "B-BC" designation will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,

Signature

A handwritten signature in blue ink, appearing to read "Ivan Katic", written over a horizontal line.

Name:

IVAN KATIC, ANA KATIC

Address:

284123 MEADOWRIDGE LANE



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta



**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *Ranjit Sekhon*

Name: *RANJIT SEKHON*

Address: *82 woodlock road.  
Rocky view Alberta.*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: 

Name: *Ahadi, Farad*

Address: *6 park 26*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Harinder Chatha

Address:

230 million Drive  
T12 0B8



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

Anuras Chatha

Address:

230 million Drive  
T12 0B8  
Rocky View





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *P. Chatha*

Name: *Prianka Chatha*

Address: *2020 Milton Rd. Noy T2L 0B8*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply **INCOMPATIBLE** with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This **INCOMPATIBLE** type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: 

Name: Charnjit Chatha

Address: 230, Milton Rd.  
Rocky view AB  
T1Z 0B8





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *INDERJIT SEKHAR*

Name: *INDERJIT SEKHAR*

Address: *74 WOOD LOCK ROAD*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

MOHINDER SEKHON

Address:

74 WOODLOCK RD.



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: JAGDISH SEKHON 

Name: JAGDISH SEKHON 82 - Wood Luck Rd.

Address: Rocky view (AB)





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name:

KAMALJIT BASSI

Address:

11 ST Johns PL Rocky View



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**


Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

  
Signatures:

Name:  JASBIR SANDHU / AMRITPAL SANDHU

Address: 7 ST John's PL Rockyview AB.





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name: Parmjit Dhaliwal

Address: 35 ST Johns PL Rockyview



To,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:

*CF 27 ST JOHNS PL*  
*COD4*

Name:

Address:

*27 ST JOHNS PL ROCKY VIEW*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures:



Name: MAJOR S. BRAR

Address: 3 ST Johns PL Rockyview AB

Ph:



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,



Signatures:

Name: Nahr Gill

Address: 46 Park Drive, Rocky view





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes “light industrial” development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

*Jagdeep Brar*  
Signatures:

JAGDEEP BRAR  
Name:

Address: 29 Park Dr.





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is **INCOMPATIBLE** with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply **INCOMPATIBLE** with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This **INCOMPATIBLE** type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: *PINKY*

Name: *PINKY*

Address: *37 PARK DRIVE*



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject: BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)**

Dear Sir/Madam,

I am a resident of Cambridge Park Estates and **OPPOSE** the above-captioned Bylaw's. I oppose the South Conrich Amendment given that Business – Business Campus Commercial/Industrial designation is INCOMPATIBLE with the large residential community of Cambridge Park Estates along with the immediate surrounding area. In fact, Amar Developments had never previously communicated their intent to develop such Business Commercial development plan to me. We were told that the entire area will be developed as Country Style Residential, Which is why we chose to bring our families to this community.

Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well as what has been the longstanding and consistent communication by Amar Developments – of what this community was to be both now and upon its completion. This INCOMPATIBLE type of development will bring unwanted and unexpected noise, pollution and traffic and create a potentially negative impact on the current lifestyle of the residents and home property values of the existing residents.

Regards,

Signatures: 

Name: Rakesh Sharma

Address: 133 Park Drive Rocky View AB  
T120A3



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject : By Law C-7957-2019 and C-7959-2019**

I, the undersigned, **OPPOSE** the proposed by laws **C-7957-2019 and C-7959-2019**

This opposition is based upon my belief that a business – business campus designation is not consistent with the broader community of Conrich Area. I am also fearful that Business Campus that includes Light Industrial will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,

Signature

Name:

Address:

*BAH*  
*Brad Rota*  
*284107 Meadow Ridge Lane*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

Subject : By Law C-7957-2019 and C-7959-2019

I, the undersigned, **OPPOSE** the proposed by laws **C-7957-2019** and **C-7959-2019**

This opposition is based upon my belief that a business – business campus designation is not consistent with the broader community of Conrich Area. I am also fearful that Business Campus that includes Light Industrial will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,

Signature

Name:

Address:

Robert Jopp 1 Jay Jopp  
Robert  
284128 meadowridge lane



To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject : By Law C-7957-2019 and C-7959-2019**

I, the undersigned, **OPPOSE** the proposed by laws C-7957-2019 and C-7959-2019

This opposition is based upon my belief that a business – business campus designation is not consistent with the broader community of Conrich Area. I am also fearful that Business Campus that includes Light Industrial will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,



Signature

Name: *PAUL L. SIMON*

Address: *284115 MEADOW RIDGE LANE  
ROCKY VIEW AB*





To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject : By Law C-7957-2019 and C-7959-2019**

I, the undersigned, **OPPOSE** the proposed by laws **C-7957-2019 and C-7959-2019**

This opposition is based upon my belief that a "B-BC" (business – business campus) designation is not consistent with the broader community of Conrich Area. I am also fearful that a "B-BC" designation will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,

SUNDEEP GILL

Signature

Name:

Address:

284131 Meadowridge Lane, Rockyview County

To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject : By Law C-7957-2019 and C-7959-2019**

I, the undersigned, **OPPOSE** the proposed by laws **C-7957-2019 and C-7959-2019**

This opposition is based upon my belief that a "B-BC" (business – business campus) designation is not consistent with the broader community of Conrich Area. I am also fearful that a "B-BC" designation will bring unwanted and unexpected noise, pollution and traffic and may also have a potential negative impact on the current property values of the homes within this broader community.

I am of the opinion that the B-BC zoning will disrupt the quiet country style neighborhood we live in today.

Regards,



Signature

Name:

MOUJIB ALEIN

Address:



May 18, 2020

Ms. Oksana Newmen  
Municipal Planner  
Rocky View County

Via E-Mail

Dear Oksana,

**Re: Cambridge Park Estates – Currents Issues & Concerns**

Pursuant to our ongoing dialogue with respect to the many issues and concerns currently facing the residents of Cambridge Park Estates (CPE), this letter serves to summarize our previous communications with the goal of added clarity as we move forward in our desire to positively resolve these critically important issues and concerns.

Our main concerns and issues are threefold: (i) our opposition to the South Conrich Land Use Amendment; (ii) our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) our concerns regarding the Homeowners Association.

Similarly, while it is my signature at the end of this letter, please note that the list attached to it serves to confirm the overwhelming support of this letter by the current residents of CPE. This list also serves as a follow up to the list of almost 160 names that we had previously provided to you on January 11, 2020.

**South Conrich Land Use Amendment (SCA):**

As we have stated in the past, we oppose the SCA given that a “B-BC” (business – business campus) designation is not consistent with the large residential component that is, in essence, CPE today. Commercial development (even including potential “light industrial”) is simply not compatible with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by the developer, Amar Developments (Amar) – of what CPE was all about and what it would be comprised of upon its completion.

- 2 -

A “B-BC” designation will bring unwanted and unexpected noise, pollution and traffic for the existing residents of CBE. We are also fearful of the potential negative impact on the current property values of the homes of the numerous families who currently call CPE home. Those who decided to live in CPE certainly did not do so to have to be faced with such problems that will undoubtedly adversely impact their collective way and quality of life.

We also believe that the added commercial supply of land under the “B-BC” designation is not viable today. A commercial site, at the entrance of CPE, has been sitting vacant and there appears to be no demand to support commercial development neither at this present time nor in the foreseeable future. Adding additional commercial lands would undermine the viability of the already existing vacant commercial property and would diminish the ability to make CPE the truly thriving community that achieves the end vision that had always been envisioned – and communicated – to all existing CPE residents.

While we understand that we will have an opportunity to address Rocky View County (RVC) Council on this matter at some as yet to be determined date, the magnitude of our concerns require that we must not only share them with you again now, but also hope that RVC Administration examine them further. We are most certainly open to expanding our dialogue with you and your colleagues in this regard.

Water:

The existing residents of CPE are facing water problems related to water quality, capacity (i.e. shortage), pressure and rising costs. We feel that adding any further development via the SCA will only serve to exacerbate and worsen these existing problems.

Similarly, we had previously informed you of the “outdoor water ban” issued on April 15, 2019 by the Rocky View Utility Corporation that, to our knowledge, is still in effect. We have also recently been faced with a water cost increase by Amar that, as confirmed in writing by Mr. Chris Burt of the Alberta Utilities Commission (AUC), had not been applied for by Amar and, as such, had not received the required prior approval of the AUC.

Given the magnitude of the current water-related problems, we would respectfully request that RVC cease any further issuance of building permits within CPE until these problems can be properly addressed.

- 3 -

Homeowners Association (HOA):

In spite of the many families living in CPE, the HOA has yet to be turned over to its residents. We understand the importance of the HOA given that it deals with the care and maintenance of our community and, hence, it serves to protect not only the very look and feel of our community, but also the value of the homes contained within it.

We have received communications by Amar that Ms. Rani Duhra (of Amar) has resigned as the President of the HOA and have also received confusing communications from Amar wherein we have been asked to provide the names of potential board members which we have already supplied. It has also come to our attention that some community maintenance related trades, trades that we are in essence paying for through the payment of our HOA fees, have not been paid by Amar.

We are looking for greater certainty and transparency with respect to the HOA and while we feel that we have asked for this from Amar, we have yet to receive it. As such, we would request your assistance in this regard.

In closing, the residents of CPE do not believe that the South Conrich Land Use Amendment is viable and it is not supported by the overwhelmingly majority of CPE residents. It will not only serve to create additional concerns and issues, but it will also draw attention and focus away from the very real problems (i.e. water and HOA) that we are currently experiencing.

With this said, and as stated earlier in this letter, we are open to expanding our dialogue with you and your colleagues with respect to these critically important matters.

Thank you, Oksana, for your time, interest and consideration. We look forward to your reply at your earliest convenience.

Sincerely,

CAMBRIDGE PARK RESIDENTS

attachment / list of CPE residents in support of this letter




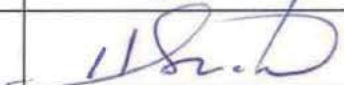



cc: Mr. Matthew Wilson, Manager – Planning & Development ([via e-mail](#))

cc: Ms. Theresa Cochran, Executive Director – Community Development Services ([via e-mail](#))





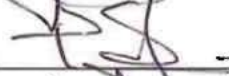








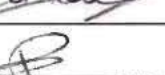
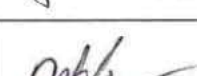


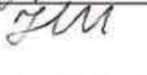

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Sukhpal Parmar	12-TRINITY Rd-Confid	
JAGRUP SIDHU	16 Trinity Rd, Corvick	Jagp Sidhu
R Sidhu	20 TRINITY Rd -	
D. KAN 6	21-TRINITY RD	Dip
Gurjeet Toor	20 38 Trinity Rd	Gurjeet Toor
SUKJYOT	106 TRINITY Rd	
SUKH DEEP	102 TRINITY Rd	SS
Hardip Nahal	110 Trinity Rd	
SURJIT DHILLON	126-TRINITY Rd.	Surjit Dhillion
DILPREET SIDHU	130 - TRINITY Road	Dilpreet Sidhu
HIMMAT CHAHAL	134 - Trinity Road	Himmat Singh Chahal
NARINDER TUN	138 TRINITY ROAD	
PARMINDETOOR	142 Trinity Road	
Mahesh - Rm	86-TRINITY Rd.	Phul
DALJIT CHATHA	209- MILTON ROAD	Darjit Chatha
Mateen Faizi	202 Milton Rd	
RABIR SANDHU	206- MILTON RD	Rabir

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Krushni Patel	57 Park Drive	
<del>Amarjit Jaswal</del>	61 Park Drive	<del></del>
Pardip Jaswal	97 Park Drive	
Parminder Jaswal	113 Park Drive	
JARNAIL KAISI	73 Penny Lane	
PARMINDER CHERRA	54 Park Dr.	
Amrit Chera	54 park DR	
Rinku Chera	54 park DR	
JAGTAR DHILLON	50 PARK DRIVE	
JASKIRAN DHILLON	50 PARK DR.	
Nahk Gill	46 Park Drive	
Anmol Gill	46 Park Drive.	
Shekhar Singh	112 Park Drive	
Aliza Huzar	34 PARK DR CONRICH	
Amir Huzar	34 park dr conrich	
Mehmet C. Huzar	34 PARK DR	
Mehmet Huzar	34 PARK DR	



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Dalit Banwait	63 Abbey Road	Dalit Banwait
Nissandeep Banwait	63 Abbey Road	Nissandeep Banwait
Ardees Cheema	15 Abbey Road.	Ardees Cheema
JOGINDER BRAR	41 PARK DR	Joginder Brar
JAGMOHAN SINGH	49 Park Dr	Jagmohan Singh
MAYA BORUAH	45 PARK DRIVE	Maya Boruah
PARTHA BORUAH	45 PARK DRIVE	Partha Boruah
ARJUN BORUAH	45 PARK DRIVE	Arjun Boruah
Kalwant S. Jhal	37 PARK DRIVE	Kalwant S. Jhal
Jatinder K. Jhal	37 PARK DRIVE	Jatinder K. Jhal
Ramon Jhal	37 Park Dr.	Ramon Jhal
Tejvir Minhas	33 Park Dr	Tejvir Minhas
Fahim Minhas	33 Park Dr.	Fahim Minhas
Surender Minhas	33 Park DR.	Surender Minhas
Sandeep Minhas	33 Park DR.	Sandeep Minhas
Balwinder	29 Park Dr	Balwinder
Lakshmi	29 Park Dr	Lakshmi

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

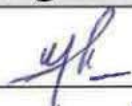




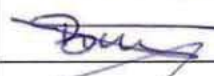

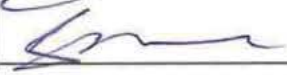




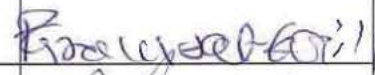

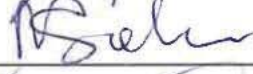


(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Tabal Sidhu	22 Woodlock Rd	J Sidhu
Narinder Sidhu	22 Woodlock Rd	Narinder
Pushinder Pannu	26 Woodlock Road	Pushinder
HARSWINDER K BAINS	30 WOODLOCK ROAD	Harswinder
MAKHAN. S. BAINS	30 WOODLOCK ROAD	Makhan Singh
JASANDEEP S. RAE	38 Woodlock Rd.	Jasandeep Singh
SUKHDEEP RAE	38 Woodlock Rd	Sukhdeep
JOGINDER S LADHI	2 Woodlock Rd	J.S. Ladhi
Balinder Kale	50 - Woodlock Rd	Balinder Kale
ICHL DIP MATH	55 Woodlock Rd	Icchur Math
KULWINDER MATH	— DO —	Kulwinder Math
Noman Sikandar	62 Woodlock Rd	Noman
Baljeet Math	86 Woodlock Rd	Baljeet Math
JASWINDER Math	86 Woodlock Rd	Jaswinder Math
MAKHAN S	66 Woodlock Rd.	Makhan
Balinder Jai	70 - Woodlock Rd	Balinder
Shinder Jai	70 - Woodlock Rd	Shinder



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Jasbir Sangha	14 woodlock road	
Baljit Sangha	14 woodlock road	
Surinder Pal Kelal	6 woodlock road	
Parvinder Kaur Kelal	6 woodlock road	
PARMJEET BAINS	2 Woodlock Road	
JASVIR S. BAINS	2 Woodlock Road	
Mandeep Sran	7 woodlock road	
Sandeep Sran	7 woodlock road	
Rachpal Singh	46 woodlock road	
Bhupinder Kaur	46 woodlock road	
Sulchmeet Dhillon	10 woodlock Road,	
Rajinder Dhillon	10 woodlock ROAD	
RANDHIR GILL	15 WOODLOCK RD	
PARAMJEET GILL	15 WOODLOCK RD	
Mandeep/Selva	11 woodlock Rd	
Surinderpal Singh	11 woodlock Road	
BALWIR TASI	18 Woodlock ROAD	
PARAMJEET	18 WOODLOCK ROAD	



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
CHARANJEET	25 POUND PLACE	Charanjit Singh
PAWANDEEP	25 POUND PLACE	Pawandeep
HARJIT SINGH	33 POUND PLACE	Harjit Singh
KANWALJIT KAUR	33 POUND PLACE	Kanwaljit Kaur
M.F. SAHIB	21 POUND PL.	M.F. Sahib
Premia Sahib	21 POUND PL.	Premia Sahib
LAKHVI R MUND	13 POUND PLACE	Lakshmi Mund
GILL PAVITAR	1 Pound Place.	Gill Pavitar
MANDEEP SINGH	60 ABBEY RD.	Mandeep Singh
Murray McDonald	44 Abby Rd	Murray McDonald
Natasha McDonald	44 Abbey Road	Natasha McDonald
Ann Pilon	32 Abbey Rd	Ann Pilon
Armand Pilon	32 Abbey Rd	Armand Pilon
WILNER PAGXLING	12 ABBEY ROAD	Wilner Pagxling
BALDEV S JAMMU	23 Abbey Road	Baldev S Jammu
Saman Prabjit Jammu	23 Abbey Road	Saman Prabjit Jammu
Satinder Jammu	23 Abbey Road	Satinder Jammu

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
JATINDER SANDHU	28 Abbey Road, Rockyview.	Jatinder
Ravinder K Sandhu	28 Abbey Road, Rockyview, AB	Ravinder Sandhu
Parminder S Sandhu	24 Abbey Road, Rockyview.	Parminder
Amardeep K Sandhu	24 Abbey Road Rockyview	Amardeep Sandhu
SHAZ W	36 " " "	Shaz
T SHAHZAD	36 " " "	T Shahzad
Syed Ahson	39 Abbey Road	Syed
Robina Yasmin	39 Abbey Road-	Robina
Sukhpreet Singh	11 ABBEY ROAD	Sukhpreet
CHANKAR SINGH	11 ABBEY ROAD	Chankar
Chandhary Akran	15 Abbey Road	Chandhary
RESTHAN SINGH	35 ABBEY Rd	Resthan
Michael Sidhu	37 Abbey Road	Michael
Mona Atwal	35 Abbey Road	Mona
Gurmail Dhanjal	7 St andrews Pl	Gurmail
YOGESH PATEL	57 Park Dr	Yogesh
Jayashankar	57 Park Dr	Jayashankar
Patel Urvasi	57 Park Dr	Urvasi




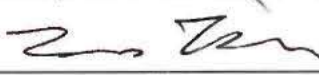

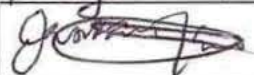


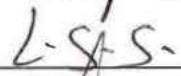



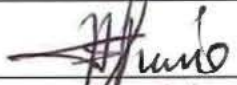
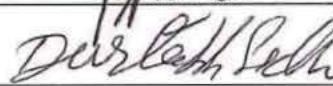
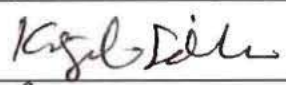
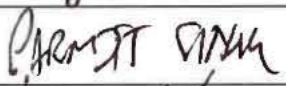

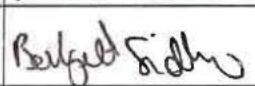
I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Ramandeep Gill	46 Kings Rd	R Gill
Chamkarr Gill	Rocky View County	CGill
Sanjit Gill	AB T120 A2	S Gill
Jasbir Sohi	39 KINGS RD	J Sohi
Kulwinder Sohi	" "	KULWINDER SOHI
Navjit Sohi	" "	Navjit Sohi
Abhijeet Sohi	" "	Abhijeet Sohi
Neeraj Mishra	23 Kings Rd	N Mishra
Zankhara Nichra	23 Kings Rd	Z Mishra
Santjytkan	19 Kings Rd	Santjytkan
Jasbir Singh	19 King. Rd.	J Singh
GURNEK PHAGUDA	15 KINGS RD	Gurpreet
REBISAM PHAGUDA	15 KINGS RD	R.P
TANVIR PHAGUDA	15 Kings Road	Tanvir
JARINDER PHAGUDA	<del>15 Kings Road</del> "	Nande Phaguda
Kiranvir Phaguda	15 Kings Road.	Kiranvir
Amrit Phaguda	" "	Amrit Phaguda

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

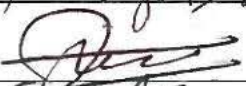



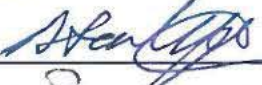



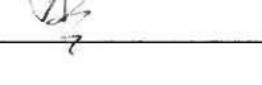
(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
JASPAL TOOR	155 CAMBRIDGE PARKWAY	
Taranveer Toor	155 Cambridge Park Way	
Ranjot Toor	155 Cambridge Park Way	
Saskiran Toor	155 Cambridge Park Way	
Paramjit Sekha	160 Cambridge Park Way	
Kamalpreet Sekha	" " "	
Lavpreet Sekha	" " "	
Avtar Sekha	" " "	
Harinder Singh	1 Park Dr	
Harjit Singh	1 Park Dr	
Loudep Kumar	28 Trinity Rd	
Darleen Sidhu	32 Trinity Rd	
Kuljeet Sidhu	32 Trinity Rd	
Ranjit Sidhu	32 Trinity Rd	
Simran Sidhu	32 Trinity Rd	
Baljeet Sidhu	32 Trinity Rd	



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

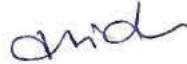



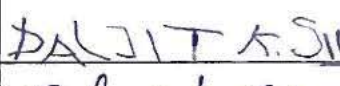



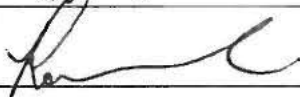

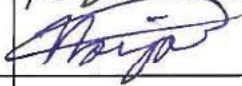


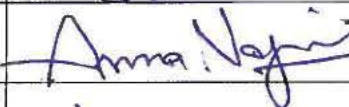

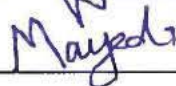
(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
IVAN NIHAL	17 Park DR.	Namh. Gill
JASVIR GILL	17 Park DR.	Jasvir Gill
TANJOT GILL	17 Park DR.	Tanjot Gill
Kiranjit Gill	17 Park DR.	Kiranjit Gill
Karim Ahmad	26-Park Drive	
Shabnam Afzal	26-Park Drive	
PRAVIN NATHVANI	13 - PARK DRIVE	Nathvani
Riddhi Nathvani	13 PARK DR.	R Nathvani
Jayshri Nathvani	13, Park DR.	J Nathvani
MANINDER KATHER	9 PARK Dr.	
JESSICA MILLER	9 PARK Dr.	Jessica
Conita Silveira	5 PARK Dr.	
Stan Oh	5 Park Dr.	
Mohamed Elghemali	6 Park Dr.	
Fawaz Ahadi	6 Park Dr.	
Elias Ahadi	6 Park Dr.	
Maria Ahadi	6 Park Dr.	




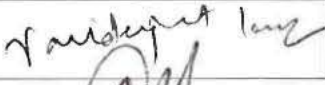


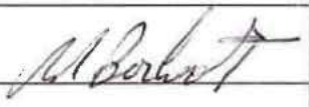
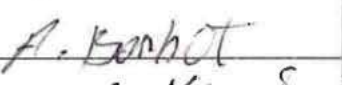
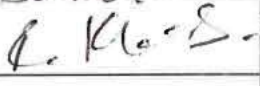
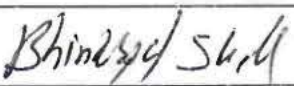
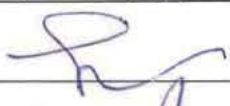
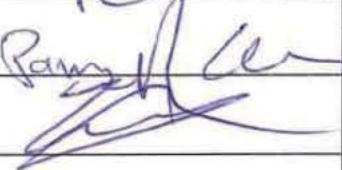

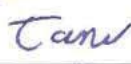
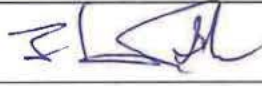



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Romi SIDHU	29 POUND PLACE	
RAMANDEEP SIDHU	"	
DILMEET SIDHU	"	
HARMANDEEP SIDHU	"	
DALJIT K. SIDHU	"	
BALWINDER RAJASANSI	9 POUND PLACE	
BHUPINDER RAJASANSI	"	
Anmit RAJASANSI	"	
RAHMEET RAJASANSI	"	
HARJOT RAJASANSI	"	
NOJOT RAJASANSI	"	
AUTAR RAJASANSI	"	
Kishwaja Farooq	40 Abbey Road	
Amna Mayhal	"	
AFFAN GHANI	"	
Mayedla Shafique	"	

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:







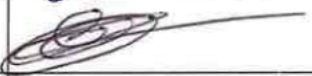


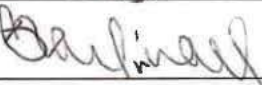

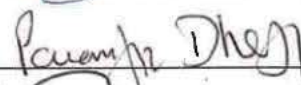


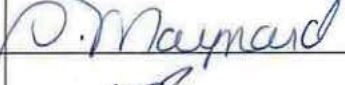


(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
DEVINDER GILL	71 ABBEY RD	
YARINDERDEET KAUR	71 ABBEY RD	
HANDEET GILL	71 ABBEY ROAD	
SIRAMDEET GILL	71 ABBEY ROAD	
Mohamed Borhot	68 Abbey Rd.	
AMCHE BORHOT	68 Abbey Rd.	
RAJDEEP KHOSLA	[REDACTED]	
	10 mill bay Rocky view County	
BYINDERPAL SINGH	2 MILL Bay	
Gurdeep Dhundal	14 Park Drive	
Pornjit Dhundal	14 Park Drive	
Navedip Dhundal	14 Park Drive	
Tanu Dhundal	14 Park Drive	
John Smith	18 PARK DR	
Bman	25 PARK DR	
Shamir Singh	25 PARK DR	
HOMER PAGALING	21 PARK DRIVE	



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Jayson Dhalwal	37 Pound place	
Balinder Dhalwal	37 Pound place	
Raminder Dhalwal	37 Pound place	
Jessica Dhalwal	37 Pound place	
GIAN K. Dhalwal	37 Pound place	
BALWINDER MAHA	64 ABBEY RD	
Sheer Mahal	64 ABBEY RD	
Tauken Lawr	3 ABBEY RD	
Param Dhalwal	4 Abbey Rd.	
Karnvir Singh Dhalwal	4 abbey Road	
Maleet Singh	4 ABBEY ROAD	
PARAMJIT DHESI	19 Abbey Rd.	
PREET DHESI	19 Abbey Rd	
Doug Maynard	27 Abbey Rd.	
D. Maynard	27 Abbey Rd.	
Kuldeep Sandhu	7 Kings Road	
Hinton Sculth	1 Kings Rd	

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:


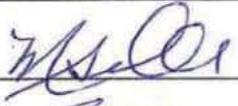

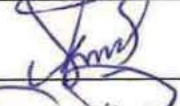
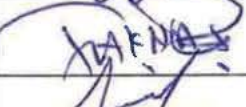
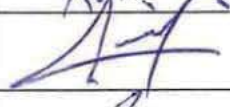




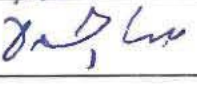
(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Jessie Singh	3 Abbey Rd	Jessie Singh
TARANPREET MEHDWAN	3 ABBEY RD	Taranpreet Mehdwan
HARJIT MAND	7 ABBEY RD	Harjit Mand
RANJIT MAND	7 ABBEY RD	Ranjit Mand
Akashdeep Mand	7 Abbey Rd	Akashdeep Mand
PARMINDER SINGH	112 Park DR	Parminder Singh
SURJIT SINGH	112 PARK DR	SS Singh
SUKANDEEP DHALIWAL	126 Cambridge Park Way	Sukandeep Dhalwal
Tagjit Dhalwal	126 Cambridge Park Way	Tagjit Dhalwal
Sukhjinder Dhalwal	126 Cambridge Park Way	S. Dhalwal
Mansit S Chhina	130 Cambridge park	Mansit S Chhina
Jagdeep Chhina	130 Cambridge Park Way	Jagdeep Chhina
Jaswinder Chhina	130 Cambridge Park Way	Jaswinder Chhina
Pinki Manhas	122 Cambridge Park Way	Pinki Manhas
Swarn Manhas	122 Cambridge Park Way	SKM
Jaswant Manhas	122 Cambridge Park Way	Jaswant Manhas
Hardeep Singh	122 Cambridge Park Way	Hardeep Singh



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

- (i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Amarjit Deol	18 mill Bay	A. Deol
Gurpreet Saini	6 MILL BAY	
Harinder Saini	6 mill Bay	H. Saini
Bikram Saini	6 Mill Bay	B. Saini
m.s. Deol	18 mill Bay	m.s. Deol
Manjit Gill	151 Cambridge Park Way	
BURGINDER GILL	151 Cambridge Park Way	
AZMAT A NASEEM	3 Kings Road	
FARHAN ABBAS	3 Kings Road	
JUNAD ABBAS	3 Kings Road	
ZAIN ABBAS	3 Kings Road	
SALMA FARHAN	3 Keness Road	Salma
SOFIA JUNAD	3 Kings Rd	
ALEENA ZAIN	3 Kings Rd	
FATIMA ABBAS	3 Kings Rd	
SAJIDA ABBAS	3 Kings Rd.	
Salma	3 Kings Rd	Salma



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
HARJINDER SINGH	3, ABBEY ROAD;	Hajinder S
HARMINDER KALKA	38 Kings Rd	H
GURDEEP KALKAT	"	G
Ripendeeep Kalkat	"	Ripendeeep
Ramveet Kalkat	"	Ramveet
Gaganjot Kalkat	"	G
Asit Singh Kalkat	"	Asit
Hanbhagan Kalkat	"	Hanbhagan
RAM DHADA	51 Kings Road	Ram Dhada
Jas Dhada	51 Kings Road	Jas Dhada
AVTAR DHADA	"	Avtar Dhada
JASKARAN	"	Jaskaran
SANDEEP RIKHI	47 KINGS RD ROCKY	Sandeep Rikhi
SARIKA RIKHI	"	Sarika Rikhi
GAYATRI RIKHI	"	Gayatri
Pavon Sohi	39 Kings RD	Pavon Sohi
Jasbir Nijjer	"	Jasbir Nijjer

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Taspochan Singh	159 Cambridge Park Way	T.S
Jasbir Kaur	159 Cambridge Park Way	J.S
Sucha Singh	159 Cambridge Park Way	S.S
Sarwan Kaur	159 Cambridge Park Way	S.K
Navjit Shergill	159 Cambridge Park way	NK
Amanpreet Shergill	159 Cambridge Park way	AS
Namneet Shergill	159 Cambridge Park way	NS
Jacob Varughese	69 Penny Lane	JV
Beena Joseph	69 Penny Lane	Beenjoseph
Joel Varughese	69 Penny Lane	JV
Jerry Varughese	69 Penny Lane	JV
Jens Varughese	69 Penny Lane	JV
NAUSHA AZ	30 PARK Drive	NA
ROZANA BEGUMI	30 PARK DRIVE	RZ



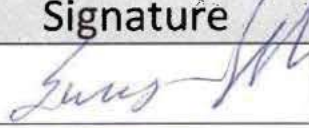

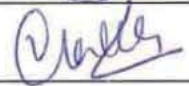
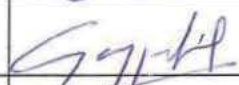
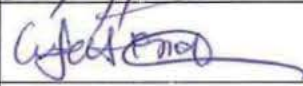
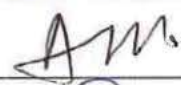


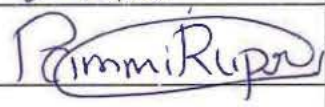
I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
MOHINDER SINGH	128 PARK DR	M Singh
SARAVJIT SINGH	136 - PARK DR	S Singh
Rakish Shahi	133 PARK DR.	R Singh
MOHINDER SINGH	132 PARK DR.	M Singh
Paramjit	125 PARK DR.	P Singh
Paramjit Sandhu	129 Park Dr.	P Singh
Shabnam	137 PARK DR	S Singh
Mubashshir	137 PARK DR	M Singh
Raminder Pal Singh	141 PARK DR	R Singh
B. Mehta	145 PARK DRIVE	B Mehta
GURKARAN DHANWA	146 PARK DR	G Singh
Satwinder Chahal	10 PARK DR.	S Chahal

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

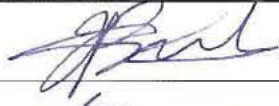


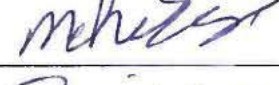






(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Survinder Singh	218 Milton Rd	
Sandeep Sharma	222 Milton Rd	
HARINDER CHATUA	236 Milton Rd	
GURPREET SINGH	105 PARK DRIVE	
Gurjeet Paul Sidhu	109 PARK DRIVE	
Aman Arora	17 Pound Place	
HARJINDER SINGH	42 Kings Rd.	
Harveen Premi	42 Kings Road	
PARAMSIT RUPRAI	156 Cambridge Way	



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms. Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Paul Purova	80 Park Drive	
Jaz Purova	84 Park Drive	
Amanda Purova	88 Park Dr.	
MONIKA MORE	92 PARK DR	
SURJIT K MORE	92 park DR	
ARVINDER DULAZAR	96 Park Drive	
Ratmokeet Sude	100 Park Dr	
RAS SANDAL	108 PARK DR	
NORM MONKMAN	116 Park Drive	
DHARMINDER PREMI	67 Abbey Road	



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
INDERJIT SINGH	73 Woodlock Rd	Indrajit Singh
SUKHDEEP Gill	158 Trinity Rd	SSGul
BHAGWAN GILL	150 Trinity Rd	BSS
MOHINDER SEKHAN	<del>505 SADDLE</del> 74 WOOD LOCK RD.	Moheer
Balwinder sidhu	54 wood LOCK RD	B.S
GURPREET Sidhu	54 WOOD LOCK RD	GS
JAGJIVAN SINGH	307 Grange Lane	J
MUNVEER CHOHAN	307 Grange Lane	Munveer Chohan
SATWINDER CHOCHAN	307 Grange Lane	Satwinder chohan
Kanwaljit Singh	14 wood lock Road	Kanwaljit Singh
Gurpreet Singh	—/—	Gsingha

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:



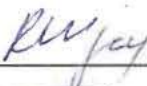








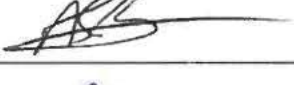
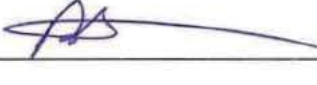
(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Jagdeep K. Boor	29 Park Dr	J.B.
Amardeep K. Boor	29 Park Dr	A.K.
Sukhdev Singh Boor	29 Park Dr	S.B.
Gurcharan K. Boor	29 Park Dr	G.K.
PARAMJIT RUPRAI	78 Wood Rock Rd	Paramjit
Pritpal Samel	23 St Andrews St	Pritpal
JASBIR HANS	11 KINGS ROAD ROCKYVIEW	Jasbir
Nadeen Yaseef	70-Penny Lane	Nadeen
Muhammad	74 Penny Lane Connaught	Muhammad
BRAHMANDEEP SAINI	22 PARK DRIVE	Brahman
Navjot Sarna	22 Park Dr.	Navjot Sarna



I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
SARBA SUNDH	75T Johns PL	
AMRITPAL SANDHU	7 ST Johns PL.	
Rohin Vijay	19 St Johns	
SATBIR BARR	23 St. Johns	
NARINDERVIR BARR	23 St. John	
Rajit Minhas	31 St Johns	
Harmeet Dhillon	35 St Johns	
Major Bora	3 St Johns PL	
SUDAN SINGH	58-King Road	
Harbans Khaira	15 St John's Place	
Pelindabai Khaira	15 St Johns PL.	
APPX BHALLA	75 Abbey Road	
B.S BHALLA	75 Abbey Rd	

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

[illegible]

(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

[illegible]



(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

[illegible]

May 18th Letter to Rocky View has been signed by the following residents

ABBEY ROAD	House		
Name	Number	Street	Status
Jessi Singh	3	Abbey Road	Signed
Malkit Singh Dhaliwal	4	Abbey Road	Signed
Harjit Singh Mand	7	Abbey Road	Signed
Ali	8	Abbey Road	Neutral
Chamkur Sangha	11	Abbey Road	Signed
Wilnar Pagaling	12	Abbey Road	Signed
Chaudhery Akram Cheema	15	Abbey Road	Signed
Rammi Dhaliwal	16	Abbey Road	Signed
Harinder S Dhesi	19	Abbey Road	Signed
Jagdeep Sidhu	20	Abbey Road	Signed
Baldev Jammu	23	Abbey Road	Signed
Parm Sandhu	24	Abbey Road	Signed
Doug Maynard	27	Abbey Road	Signed
Pinka Sandhu	28	Abbey Road	Signed
Sukhpreet Gill			
	31	Abbey Road	Developers Contractor
Armand/Ann	32	Abbey Road	Signed
Sam Sidhu	35	Abbey Road	Signed
Shahzad Warraich	36	Abbey Road	Signed
Syed Mohyuddin	39	Abbey Road	Signed
Khawaja Farook	40	Abbey Road	Signed
Natasha and Murray McDonald	44	Abbey Road	Signed
Mandeep S Dhaliwal	60	Abbey Road	Signed
Amrinder Gill	71	Abbey Road	Signed
Balwinder Marok	64	Abbey Road	Signed
Dharminder Premi	67	Abbey Road	Signed
Mohamad	68	Abbey Road	Signed
Manjit Banwait / Deep Banwait	63	Abbey Road	Signed
Baljinder Bhullar / Appy Bhullar	75	Abbey Road	Signed
KINGS ROAD	House		
Name	Number	Street	Status
Azmath Naseem Abbas	3	Kings Road	Signed
Kuldeep Sandhu	7	Kings Road	Signed
Jasbir Hans	11	Kings Road	Signed
Gurnek Singh	15	Kings Road	Signed
Jasbir Singh	19	Kings Road	Signed
Neeraj Mishra	23	Kings Road	Signed
Gurdeep Kalkat	38	Kings Road	Signed
Jasbir Sohi	39	Kings Road	Signed
Harjinder Singh	42	Kings Road	Signed
Kulwant Nijjar	43	Kings Road	Developer Relative
Gurlal Manuke	46	Kings Road	Signed

Sandeep Rikhi	47	Kings Road	Signed
Kartar Kaur	51	Kings Road	Signed
Amrik Singh Kalkat	54	Kings Road	Signed
Gulu	55	Kings Road	Not Reachable
Sawaran Sidhu	58	Kings Road	Signed
<b>MILL BAY</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Bhinder Gill	2	Mill Bay	Signed
Gurdeep Saini	6	Mill Bay	Signed
Rajdeep Khosa	10	Mill Bay	Signed
Manjit Deol	18	Mill Bay	Signed
<b>MILTON ROAD</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Mateen Faizi	202	Milton Road	Signed
Paramjit Sandhu	206	Milton Road	Signed
Daljit Chatha	209	Milton Road	Signed
Ranjit Singh Bedi	218	Milton Road	Signed
Paramjit	222	Milton Road	Signed
Charanjit Chatha	230	Milton Road	Signed
<b>CAMBRIDGE PARK WAY</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Haroyr Singh / Hardial Manhas	122	Cambridge Park Way	Signed
Sikander Singh	126	Cambridge Park Way	Signed
Manjit Singh	130	Cambridge Park Way	Signed
Gurinder Singh	151	Cambridge Park Way	Signed
Jarnail Singh	152	Cambridge Park Way	Developer Relative
Jaspal Toor	155	Cambridge Park Way	Signed
Tarlochan Singh Shergill	159	Cambridge Park Way	Signed
Avtar Singh	160	Cambridge Park Way	Signed
Paramjit Ruprai	156	Cambridge Park Way	Signed
<b>PARK DRIVE</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Harry	1	Park Drive	Signed
Connie	5	Park Drive	Signed
Edris Ahadi	6	Park Drive	Signed
Jatinder Kahlon	9	Park Drive	Signed
Satwinder Chahal	10	Park Drive	Signed
Pravin Nathvani	13	Park Drive	Signed
Gurdip Singh Navdip Dhundal	14	Park Drive	Signed
Tanjot & Naunihal S Gill	17	Park Drive	Signed
John Smith	18	Park Drive	Signed
Homer Pagaling	21	Park Drive	Signed
Sunny Samra	22	Park Drive	Signed
Shannon Brieyer	25	Park Drive	Signed
Shabnam / Karim Ahmadi	26	Park Drive	Signed
Lakhsbir Brar	29	Park Drive	Signed
Sheeraz	30	Park Drive	Signed

Tejvir & Sandesh Minhas	33	Park Drive	Signed
Asmira Hujic / Mehmed Hujic	34	Park Drive	Signed
Roman Johal	37	Park Drive	Signed
EMPTY - HOUSE ON SALE	38	Park Drive	Not Reachable
Joe Brar	41	Park Drive	Signed
Paramjit Singh Doad	42	Park Drive	Signed
Abhi Bozuah / Abhishruti Datta	45	Park Drive	Signed
Nahr Gill	46	Park Drive	Signed
Jagmohan Dhaliwal	49	Park Drive	Signed
Mr. Dhillon	50	Park Drive	Signed
Parminder Chera	54	Park Drive	Signed
Yogesh Patel	57	Park Drive	Signed
Amarjit Singh Jaswal	61	Park Drive	Signed
Paul Pawa	80	Park Drive	Signed
Jasmeet Singh Purewal	84	Park Drive	Signed
Amandeep Sandhu	88	Park Drive	Signed
Mohinder More	92	Park Drive	Signed
Happy Aulkh	96	Park Drive	Signed
Partip Jaswal	97	Park Drive	Signed
Surinder Singh Sandhu / Ratinderjeet Sandhu	100	Park Drive	Signed
Angrej Jazzy	101	Park Drive	Signed
Gurpyar Singh Bhullar	105	Park Drive	Signed
Raj Sandal	108	Park Drive	Signed
Darshan Sidhu	109	Park Drive	Signed
Surjit Dhillon	112	Park drive	Signed
Harkrishan Jaswal	113	Park Drive	Signed
Norm Monkman	116	Park Drive	Signed
Ajaib Singh Nahal	125	Park Drive	Signed
Mohinder Singh	128	Park Drive	Signed
Kuldeep Sandhu	129	Park Drive	Signed
Ruban	132	Park Drive	Signed
Rakesh Sharma	133	Park Drive	Signed
Saravjit Singh	136	Park Drive	Signed
Mubashshir Mirza	137	Park Drive	Signed
Raminderpal Singh Chahal	141	Park Drive	Signed
Vivian Gathercole	140	Park Drive	Neutral
Gurkaramjit Dhanoya	144	Park Drive	Signed
Balwinder	145	Park Drive	Signed
<b>PENNY LANE</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Jacob Varughese	69	Penny Lane	Signed
Nadeem Yousaf	70	Penny Lane	Signed
Lakhvir Kaur / Jarnail Kalsi	73	Penny Lane	Signed
Muhammad	74	Penny Lane	Signed
Jaya Gupta	77	Penny Lane	Signed
Subhas Chaudhary	78	Penny Lane	Signed

Kanwaldeep Bains	82	Penny Lane	Developer Relative
<b>POUND PLACE</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Pavitar Singh	1	Pound Place	Signed
Sandeep Randhawa	5	Pound Place	Signed
Balwinder Rajasansi	9	Pound Place	Signed
Lakhvir Mund	13	Pound Place	Signed
George	21	Pound Place	Signed
Charanjeet Warring	25	Pound Place	Signed
Harjit Kalsi	33	Pound Place	Signed
Baljinder Dhaliwal	37	Pound Place	Signed
Aman Arora	17	Pound place	Signed
Romi Sidhu	29	Pound place	Signed
<b>ST ANDREWS PLACE</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
	3	St Andrews Place	Not Reachable
Gurmail Dhanjal	7	St Andrews Place	Signed
Charanjit Dura	19	St Andrews Place	Developer Relative
Pritpal Sandhu	23	St Andrews Place	Signed
<b>ST JOHNS PLACE</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Major Singh Brar	3	St Johns Place	Signed
Jasbir Sandhu	7	St Johns Place	Signed
Kamalpreet Bassi	11	St Johns Place	Signed
Tajinder Khaira	15	St Johns Place	Signed
Sheldon Vijay	19	St Johns Place	Signed
Satbir & Lally Brar	23	St Johns Place	Signed
Copey Ross	27	St Johns Place	Neutral
Kamaljit Minhas	31	St Johns Place	Signed
Paramjit Dhaliwal	35	St Johns Place	Signed
<b>TRINITY ROAD</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Kuljit & Sukhpal Parmar	12	Trinity Road	Signed
Jagrup Sidhu	16	Trinity Road	Signed
Resham Sidhu	20	Trinity Road	Signed
Darshan Kang	21	Trinity Road	Signed
Lovedeep Punia	28	Trinity Road	Signed
Durlabh Sidhu	32	Trinity Road	Signed
Sukhjinder Toor	38	Trinity Road	Signed
Tajinder & Malkit S Brar	86	Trinity Road	Signed
Sukhdee Sran	102	Trinity Road	Signed
Sukhjinder Sran	106	Trinity Road	Signed
Hardip Nahal	110	Trinity Road	Signed
Surjit & Surinder Singh Dhillon	126	Trinity Road	Signed
Kuljinder & Dilpreet Sidhu	130	Trinity Road	Signed
Himmat Chahal	134	Trinity Road	Signed



Narinder Toor	138	Trinity Road	Signed
Parminder Toor	142	Trinity Road	Signed
Sukhdeep Gill / Bhagwant Gill	150	Trinity Road	Signed
Baljit Gill	163	Trinity Road	Neutral
<b>WOODLOCK ROAD</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Paramjit Bains	2	Woodlock Road	Signed
Gurpreet Thind - SOLD HOUSE	3	Woodlock Road	HOUSE SOLD
Mandeep Saran	7	Woodlock Road	Signed
Surinder Pal Kehal	6	Woodlock Road	Signed
Rajinder Dhillon	10	Woodlock Road	Signed
Surinderpal Sidhu	11	Woodlock Road	Signed
Kanwal Sangha / Jasbir Sangha	14	Woodlock Road	Signed
Randhir Gill/ Paramjit Gill	15	Woodlock Road	Signed
Paramjit Kalsi	18	Woodlock Road	Signed
Iqubal Sidhu	22	Woodlock Road	Signed
Pannu	26	Woodlock Road	Signed
Gurpyar / Makhan Bains	30	Woodlock Road	Signed
Simranpreet Sandhu	38	Woodlock Road	Signed
Joginder Singh Dhadda / Raj Dhadda	42	Woodlock Road	Signed
Rashpal Singh Matharoo	46	Woodlock Road	Signed
Baljinder Kaler	50	Woodlock Road	Signed
Balwinder Sidhu / Gurpreet Sidhu	54	Woodlock Road	Signed
Kuldip Maan	58	Woodlock Road	Signed
Noman Sikandar / Sikander Ali	62	Woodlock Road	Signed
Avtar Brar	66	Woodlock Road	Signed
Barinder Johal	70	Woodlock Road	Signed
Inderjit Bajwa	73	Woodlock Road	Signed
Mohinder Sekhon	74	Woodlock Road	Signed
Paramjit Ruprai	78	Woodlock Road	Signed
Jagdish Sekhon	82	Woodlock Road	Signed
Jaswinder Minhas	86	Woodlock Road	Signed
<b>GRANGE LN</b>	<b>House</b>		
<b>Name</b>	<b>Number</b>	<b>Street</b>	<b>Status</b>
Jagjiwan Singh	307	Grange Lane	Signed

Analysis

Total Houses 191

Total Signed 178

Neutral 4

Not Reachable 4

Not in Favor 5

% Supporting Letter 95%

% Against Letter 2%

% Neutral / Not Reachable 3%

Date: 11 Jan 2020

Attn: Oksana Newmen  
Planning Service Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB – T4A 0X2

Re: File Number – 04329003 For Applications : PL20190021 - Redesignation ; PL20190089 – Subdivision;  
PL20190153 – Conceptual Scheme

Dear Sir / Madam,

We are the residents impacted by the proposed redesignation and subdivision as our properties are adjacent to, or in the immediate vicinity of the land subject to application file number 04329003. This redesignation and new proposed subdivision is of great concern and will negatively impact the residents in the vicinity. We would like to bring forward the following concerns:

1. Most residents use the connecting road from Cambridge Park Estates to 100 St on the West side to commute from our community to Calgary. This new proposed development will increase traffic and excessive noise levels for the residents of Cambridge Park, who are currently enjoying the quiet country style living.
2. Applicant is seeking the redesignation of the lands to Business Campus District which permits General Industry Type I, Business Park, Restaurants etc. as such as defined in the Rocky View Land Use Bylaw C-4841-97 (pg 193-197). This is of great concern to the community. The new proposed development will completely alter the dynamics of the area from Rural residential to more urban and industrial type setting which impacts properties values within the estate neighborhood. Most of the estate houses in the Cambridge Park are over ~\$1M and the new proposed development may greatly devalue property values. Residents are currently enjoying the country living lifestyle far enough from businesses to enjoy the open setting, yet close enough to businesses in Calgary or Chestermere when the need arises.
3. With the redesignation there will be a lot of commercial establishments which will come close to our beautiful and quiet residential development which can lead to excessive noise, traffic and crime.
4. The proposed development is not compatible with the overall outlook and expectation of the area and will transform the country living to more urban living. That is not what we signed up for when we built/bought our houses in this neighborhood. The developer sold the lots as acreage country living style where families could raise their children away from crowded commercial neighborhoods.
5. If Rocky View Country determines there is a need to have business representation in the community, we propose that Rocky View County consider on-going residential development and parks within the designated area, along with a much more limited retail component instead of designating the entire area as Business Campus District.

Page 1 of 13

This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,

Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Jessie Singh	3 Abbey Rd.	Jessie Singh
EZAZ ALI	8 Abbey Rd	Ezaz Ali
Chanjit Chatha	230 Milton Rd.	Chatha
Neal Chatha	209 Milton Rd	Neal Chatha
Paramjit Sharma	222 Milton Rd	P. Sharma
Mateen Faizi	202 Milton Rd	Mateen Faizi
Paramjit Sandhu	206 Milton Rd.	P. Sandhu
Harjit Toon	138 Trinity Rd	Harjit Toon
Himmat Chahal	134 Trinity Rd	Himmat Chahal
Rajinder Sidhu	130 Trinity Rd	Rajinder Sidhu
Sam Sidhu	35- ABBEY Rd	Sam Sidhu
Bulland Cheema	15- Abbey Rd	Bulland Cheema
Suknoor Singh	11- ABBEY Rd	Suknoor Singh
Harvinder Dhalwala	4 Abbey Rd	H.K. Dhalwala
RANVIR K. MAND	7 ABBEY ROAD	Ranvir K. Mand
KULJIT PARMAR	12 TRINITY ROAD	Kuljit Parmar



This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,





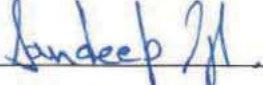
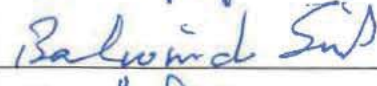
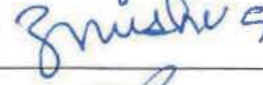








Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Paranjit Ruprai	156 Cambridge Park way, R. View	Paranjit Ruprai
HARJINDER PREMI	42 KINGS ROAD	Harjinder
Sukhdeep Gill	46 Kings Road	<del>Sukhdeep</del>
Gurleen Gill	46 Kings Road	R. Gill
Gurdeep Kalkar	36 Kings road	Gurdeep Singh
Jasbir Sohi	39 Kings Road	Jasbir Sohi
Jasbir Singh	19 Kings Rd.	Jasbir
Sandeep Kaur	19 Kings Rd.	<del>Sandeep</del>
AZMATA HASEEM	3 KINGS ROAD	Azmat
Gurpreet Sami	6 MILL BAY	<del>Gurpreet</del>
Sikander Singh Sholima	126-Cambridge Park way	Sikander
H. R. KRISHNA	113 PARK DR.	H. R. Krishna
RAJ SANDHU	106 PARK DR	Raj Sandhu
Sunny Samra	22 Park Dr.	Sunny Samra

This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,

Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Aman Arora	17 POUND PLACE	
M.F. SAHIB	21 POUND PLACE	
Romi Sidhu	29 POUND PLACE	
GURKEEN GILL	1-POUND PLACE	
Sandeep Randhawa	5 Pound Place	
BALWINDER RAJSEKHSI	9 POUND PLACE	
Neeraj Mishra	23 Kings Road	
KULDEEP SANDHU	7 Kings Road	
Manjit Deol	18 Mill Bay	
RAJDEEP KHOSA	10 Mill Bay	
GURKARAMSIT DHANOT	144 PARK DR	
Vivian Gathercole	140 Park Dr.	
MOHINDER SINGH	128 PARK DR	
MOHINDER S MORE	92 PARK DR	
Amandeep S. Sandhu	88 Park Dr.	



This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redevelopment and subdivision application.

Page 3






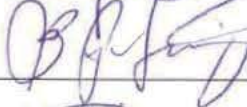

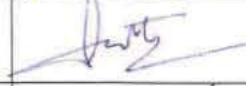







Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Shamim Maza	137 Park Dr	Shamim Maza
Shamim Maza	Rocky View	
Sherine Berickel	25 Park Drive	Sherine Berickel
Mary Maza		
Guy D P	14 Park Dr	Guy D P
Joe Dhalon	50 Park Dr	Joe Dhalon
Farminzer	54 Stone Dr	Farminzer
Hakamul Jilani	42 Park Dr	Hakamul Jilani
Asmida Hujic	34 Park Dr	Asmida Hujic
MEHMET HUCIC	34 PARK DR	Mehmet Hucic
Ajisa Aisa	34 PARK DR	Ajisa Aisa
Sheeraz	30 Park Dr	Sheeraz
Monnie	5 Park Dr	Monnie
Edris Ather	6 Park Dr	Edris Ather
KILWANT NADAR	43 Kings Rd	Kilwant Nadar
P Kijjar	11	P K Nijjar
Chantel Nijjar	11	Chantel Nijjar

This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,

Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Nandip Dhundel	14 Park Drive Rocky View County, AB	
PRAVIN NATHVANI	13, PARK DRIVE, ROCKY VIEW COUNTY, AB	
JAYSHRI NATHVANI	13, PARK DRIVE ROCKY VIEW COUNTY, AB	J. Nathvani
John Smith	18 PARK DR ROCKYVIEW, AB	
TANJOT GILL	17 PARK DR ROCKYVIEW, AB	
HOMER PAGALING	21 PARK DRIVE ROCKY, VIEW, AB. T1Z0A3	
BEATRIZ PAGALING	21 PARK DRIVE ROCKYVIEW, AB. T1Z0A3	
HANNAH PAGALING	21 PARK DRIVE ROCKY VIEW, AB. T1Z0A3	
ABHI BOREWA	45 PARK DR.	
YOGESH PATEL	57 PARK DRIVE	
JAY PATEL	57 PARK DRIVE	
J BRAR	41 PARK DRIVE	
Ramon Johal	37 Park Drive	
Jugveer Johni	45 Park Drive	
Tejvir Minhas	33 Park Drive	
LAKHVI S. BRAR	29 - Park drive	



Name	Address	Signature
J.S. DHADDA	42 WOOD LOCK Rd	
Parm Sandhu	24 Abbey Rd	
Pika Sandhu	28 Abbey Rd	
Khawaja Farooq	40 Abbey Rd Rvc.	
Murray McDonald	44 Abbey Rd	
Robtsho McDonald	44 Abbey Rd	
Parmjit Bains	2 Woodlock Rd	
SURINDER PAL Kehal	6 Woodlock Rd	
Parvinder	8 Woodlock	
Sukhu Sandhu	11 Wood Lock Rd	
Iqbal Sidhu	22 Woodlock Rd	
Narinder Sidhu		
Kuldip MAHAN	58 Woodlock Rd	
Balwinder Sidhu	54 Woodlock Rd	
Gurpreet Bains	30 Woodlock SE	
Noman Sikandar	62 Woodlock Rd	
Sikandar Ali	62 Woodlock Rd	
Tojinder Brar	86 TRINITY Rd	

This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,

Residents of Cambridge Park and Surrounding Area










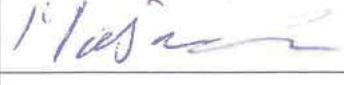


Name	Address	Signature
MOHAMED BORHOT AMCHIE BORHOT	68 Abbey Rd. Rockview	M. Borhot
BILL BHULLAR	75 Abbey Rd. R. View	B. Bhullar
DHARMINDER PREMI	67 Abbey Rd Rview	D. Premi
JAGDEEP PREMI	67 Abbey Road R. View	J. Premi
Mangit Banot	63 ABBEY ROAD	Mangit
GURDI PRANWAN	63 Abbey Road	Gurdi
SANDEEP RIKHI	47 KING'S ROAD	Sandeep Rikhi
GURJINDER GILL	151 CAMBRIDGE PARK	G. Gill
HARINDER S. DHESI	19 Abbey Road	H. Dhesi
SUKHJINDER TAR	38, Trinity Road	S. Tar
SUKHJINDER SRAN	106 TRINITY ROAD	S. Sran
SUKHDEE SRAN	102 TRINITY ROAD	S. Sran
Sunil Chaudhary	78 Penny Lane	S. Chaudhary


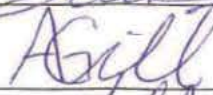
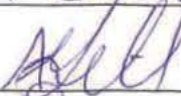
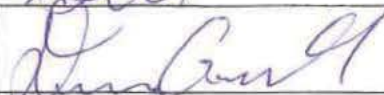

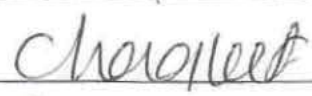
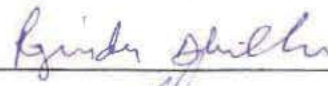

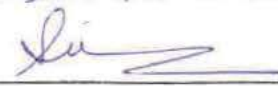



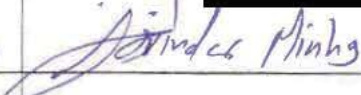
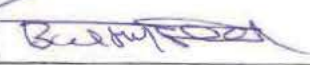





This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,

Residents of Cambridge Park and Surrounding Area



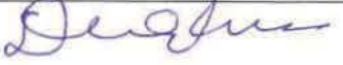






Name	Address	Signature
Sheldon Vijay	19 St Johns PL	
SATBIR BRAR	23 St John's Pl	
NARINDER PAL BRAR	23 St John's Pl	
KAMALJIT BASSI	11 ST Johns PL	
Sharanjit BASSI	11 ST Johns PL	
TESINDER KHAIRA	15 ST JOHNS PL	
COPEL ROSS	27 ST JOHNS PL	
Kamaljit Minhas	31 St John's PL	
Harneer Phalmar	35 St John's Pl	
	357 John's Pl	
JASBIR SINGH	7 ST JOHNS PL	

Name	Address	Signature
Shamsher Gill	71 ABBEY ROAD	
AMARJEET Gill	71 ABBEY ROAD	
AMRINDER Gill	71 ABBEY ROAD	
DEVIINDER Gill	71 ABBEY ROAD	
Balroop Hans	11 Kings Road	
CHARANJEET	25 POUND PLACE	
RAJINDER DHILLON	10 WOODLOCK RD	
Jasbir Sangha	14 Woodlock Rd	
Simranpreet Sandhu	38 Woodlock Rd	
RAT DHADDA	42 WOODLOCK RD	
Artur Brar	66 WOODLOCK RD	
Bennedy Johal	70-woodlock RD	
JASWINDER MINHAS	86 Woodlock RD	
BALJIT GILL	163 TRINITY ROAD	
PARMINDER TOL	142 TRINITY ROAD	
AMRITPAL PADOA	73 WOODLOCK ROAD	
PARAJIT KALSI	18 Woodlock Road	

This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,

Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
1338602 AB LTD BALWINDER MARAK	64 ABBEY RD	
Paramjit Ruprai	78 Woodlock Road Rocky View	Paramjit Ruprai
Gurpyar Singh Bhullar	105 Park Dr	
Darshan Sidhu	109 Park Dr	
Happy DIALWALL		
Partip Jaswal	97 Park Drive	
Paul Paula	80 Park Drive	
Jaya Gupta	77 Penny Lane	
Sande Varraghese	69 Penny Lane	
HARIT KALSI	33 Round Pl.	
LAKHVIR MUND	13 Round Pl.	



This is a collective response from all the undersigned property owners of the lands in the vicinity of the proposed redesignation and subdivision application.

Regards,

Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Jatinder Kahlm	9 Park drive	Jatinder
Georgi Kaur	-do-	G.K.
MANINDER KATLON	9 PARK Dr.	Maninder
B. J. Dhallwal	37 POUND PL	B. J. Dhallwal
R. Dhallwal	37 Pound Pl	R. Dhallwal
SURJIT SINGH DHILLON	126-TRINITY ROAD	Surjit Singh Dhillon
SURHWINDER S. DHILLON	126-TRINITY ROAD	Surhwinder S. Dhillon



Page 13 of 13

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

Name TARLOCHAN DUHRA  
Address 245080 MEADOWRIDGE ROAD  
CONRICH

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed 

Date: April 26 / 2020

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

Name Bhupinder & Ravinder Basati  
Address 245011 Mo  
Conrich  
T814-425

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed Ravinder Basati

Date: April 23/20

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

Name KARTAR SINGH BHATIA  
Address 245030 MEADOW RIDGE.  
CONRICH AB  
T2M-4L5

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed Mandeep Bhatia

Date: April 23<sup>rd</sup> / 2020



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

Name BALJEET KAINTH  
Address 245020 Meadow Ridge Rd  
Conrich, AB  
T2M 4L5

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed Bh

Date: Apr 22/20

RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: CHARANJIT SINGH

Address: 19 St Andrews PL  
ROCKYVIEW AB T12 0A5

Date: Feb 10<sup>th</sup> 2020

Signature: C. D. Whisa

RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

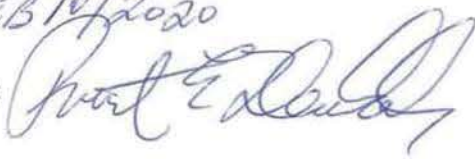
Name: ROBERT & THERESA DERKACH

Address: 19 ST ANDREWS PLACE ROCKYVIEW ALBERTA.

Date: FEB 10/2020

T12 0A5

Signature:



RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: Kulwinder Duhra

Address: 19 St Andrews PL  
ROCKYVIEW AB T120A5

Date: Feb 07/2020

Signature: 



RE: Letter of Support

To Whom it May Concern:

It is my understanding that:


- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: HARPREET GOSAL.

Address: 40 82 - Penny Lane Rockyview Alberta

Date: February-7<sup>th</sup> 2020

Signature: 

RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: KANWALD P BAINS.

Address: 82 PENNY LANE, ROCKYVIEW, AB T1Z 0A4

Date: FEB/02/2020

Signature: 

RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: GOODWILL ENTERPRISES LTD.

Address:

Date: FEB. 6<sup>th</sup> 2020

Signature: [Signature]

RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: SURJIT SINGH PARMAR

Address: 154 TRINITY ROAD

Date: FEB. 6<sup>th</sup> 2020

Signature: [Signature]



RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: *Indeepal Singh*

Address:

Date: *Feb - 6th - 2020*

Signature: *Indeepal Singh*

RE: Letter of Support

To Whom it May Concern:

It is my understanding that:

- Amar Developments Ltd. is proposing the redesignation and subdivision of Cambridge Park Phase 4.
- Cambridge Park Phase 4 (described as the remainder of the NW 1/4 Sec. 29-24-28-W4M and comprises 68.1 Acres (27.505 Hectares) is proposed for redesignation from Ranch and Farm District (RF-2) to Business - Business Campus (B-BC) in order to accommodate a mix of business activity within a comprehensively-planned campus-like setting.
- Business use may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele.
- The Conceptual Land Use Plan for Cambridge Park Phase 4 provides for the creation of six (6) business lots with proposed lots ranging in size from 4.21 Acres (1.70 Hectares) to 7.46 Acres (3.02 Hectares), municipal reserve lots and a public utility lot.

Having regard to the above, I am in support of the proposed redesignation and subdivision.

Name: Mandeep S sumal

Address: 284127 Meadow Ridge lane NE

Date: Feb 12 2020

Signature:



June 10, 2020

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

**Attention: Ms. Oksana Newman**

Dear Ms. Newman:

**Re: Cambridge Phase 4  
 South Conrich Conceptual Scheme Appendix D BYLAW C-7957-2019  
 Land Use Redesignation BYLAW C7959-2019**

This letter is submitted in support of the above captioned Bylaws on behalf of Amar Developments, owners and developers of the project. Planning+ is the authorized planning consultant representing Amar Developments. The purpose of this letter is to respond to the concerns and indicate what Amar Developments is doing to address these issues.

It is our understanding that the concerns may be broken down into four main categories:

1. Compatibility of Land Uses between Cambridge Park Phase 4 and Phases 1, 2, and 3
2. Transportation Issues
3. Impact of the Expansion of the Cambridge Park Water System
4. Impact on the Home Owners Association in Cambridge Park

## **1. COMPATIBILITY OF LAND USES**

### **Concern**

Residents have expressed concern that the proposed Business Park uses are incompatible with the existing residential in Phases 1, 2 and 3 due to noise and pollution and will negatively impact property values

### **Response**

- The proposed B-BC Business Campus uses are consistent with the Conrich Area Structure Plan (Conrich ASP), 2015 which identifies the Phase 4 lands as Highway Business Uses. **See Figure 1.** The Conrich ASP was prepared following multiple open houses and involved discussions with neighboring municipalities of both Calgary and Chestermere. It was approved in 2015 without any opposition from Cambridge residents. Amending the Conrich ASP to residential uses will require opening discussions with both municipalities and potentially an approval from the Calgary Metropolitan Region Board (CMRB).
- Of all the Industrial districts available in the Rocky View County Land Use Bylaw, B-BC is considered most compatible with residential uses. It requires 25% minimum landscaping. The Purpose and Intent of the B-BC district states, *'Development should have no off-site impacts,*

*and must be compatible with adjacent land use. Development will be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses, particularly those residential in nature'.*

- Business Uses in Phase 4 are deemed appropriate, as ultimately Phase 4 will be severed and physically separated from Cambridge Park Phase 1, 2 and 3 by the future realignment of Garden Road, a 46 metre wide Major Road. **See Figure 2.**
- The residential interface is further addressed through the location of the proposed landscaped stormwater pond. **See Figure 3.** Approximately 45% of the west property line of residential interfaces with open space. Additional buffering will be supplied by a Municipal Reserve strip that runs parallel to the future Garden Road Right of Way. Fencing will be constructed on the properties that are adjacent to the Municipal Reserve.
- In response to residents' concern, policies in Section 7.7 of the proposed South Conrich Conceptual Scheme Appendix 4 ensure an appropriate transition by:
  - mandating Institutional uses only on Lots 1 & 6 in proximity to existing residential; and
  - restricting General Industrial and high traffic uses to Lots 3 and 4, away from the existing residential.

## 2. TRANSPORTATION ISSUES

### Concern

Residents have expressed the following concerns with respect to the existing Cambridge Park Boulevard:

- The proposed development will increase traffic
- *'There is no sign for Cambridge Park Blvd off Garden Road to distinguish the community for visitors and there is no light to signal for the narrow turn ahead to make the entrance safer for driving in the night or the bad weather conditions'*

### Response

- With Phase 4 development, Cambridge Park Blvd, currently a private road, will be upgraded to an Industrial Standard public road designed to accommodate the projected traffic volumes as per the Traffic Impact Assessment (TIA) prepared by Bunt and Associates, a qualified transportation engineering consultant. **See Figure 4.**
- The intersection of Garden Road and Cambridge Park Blvd will be upgraded to a modified Type 3 with appropriate turn lanes, lighting and signage.
- In addition, as per Alberta Transportation (AT) requirements, the intersection of Garden Road and Highway 1 will be upgraded to extend the existing left turn bay for east bound traffic turning north into Garden Road.
- With the future realignment of Garden Road, Cambridge Park Phases 1, 2 and 3 residents will be able to access Highway 1 without travelling through the proposed business uses.



**3. IMPACT OF THE EXPANSION OF THE CAMBRIDGE PARK WATER SYSTEM****Concern**

- Residents are concerned about the lack of capacity in the current water system. Amar is currently trucking in water to supplement the water supply to Cambridge 1, 2, and 3 which has resulted in an increase in the water rate this year.
- Residents have indicated that the quality of water is also a concern as there is a high iron content in the well water

**Response**

The development of Phase 4 will facilitate in addressing not only Cambridge residents' concerns stated above but water issues faced in the region, as explained below.

- Current Cambridge Park water system is supplied by well water with a water treatment system and distribution network that solely serves this community. The water license is regulated by Alberta Environment and Parks who have limited the amount of water that can be utilized by the wells serving Cambridge Park.
- Prince of Peace and Sage Properties urgently require an upgrade to their water system due to lack of capacity within their existing facility and the high costs associated with trucking in water.
- A new water system is being proposed by the County which will serve Cambridge Park Phases 1-4, Prince of Peace and Sage Properties as well as other existing developments. The new water system will tie into the Rocky View County Conrich water system which relies on water from the currently underutilized Balzac Water Treatment Plant, and will provide increased capacity. **See Figure 5.**
- The new system requires approval of Rocky View County if any County investment is required. The most cost-effective method of upgrading the Prince of Peace and Sage water system is through Cambridge Phase 4. There is support for financial contributions by Amar Developments, Prince of Peace and Sage Properties to facilitate the construction. Over the long term the system is projected to be financially sustainable.
- As a condition of Subdivision Approval for Phase 4, Amar will be required to tie into the County's potable water services to service the proposed development.
- Once the new system is in place, the rate is controlled by the County and there is no additional cost required to tie into the system for Phase 1, 2 and 3 residents, provided Rocky View County invests in the system.
- Both Prince of Peace, which has approximately 300 senior residents on fixed incomes and Sage Properties who are proposing an additional residential development, have indicated a strong support for Phase 4 development as it will facilitate in addressing their water issues.
- The waterline extension will facilitate development of future lands within the Conrich ASP, thereby utilizing the infrastructure investments made to date by the County and add to its tax base for return on investment.

#### 4. IMPACT ON THE HOME OWNERS ASSOCIATION

##### Current

- The Home Owners Association (HOA) for Phase 1 and 2 is currently controlled by Amar Developments. Residents have requested that the Home Owners Association in Phase 1 and 2 be turned over to them.

##### Response

- Amar has called an Annual General Meeting (AGM) of the HOA for phases 1 and 2. Nominations for Board members from the HOA membership have been called for.
- The current Board will resign at the AGM and a new Board will be elected by the membership of the HOA. The new Board will meet once the AGM is concluded and elect a new executive.
- Amar will turn over the HOA for phases 1 and 2 to the new Board

We trust the above address the residents' concerns.

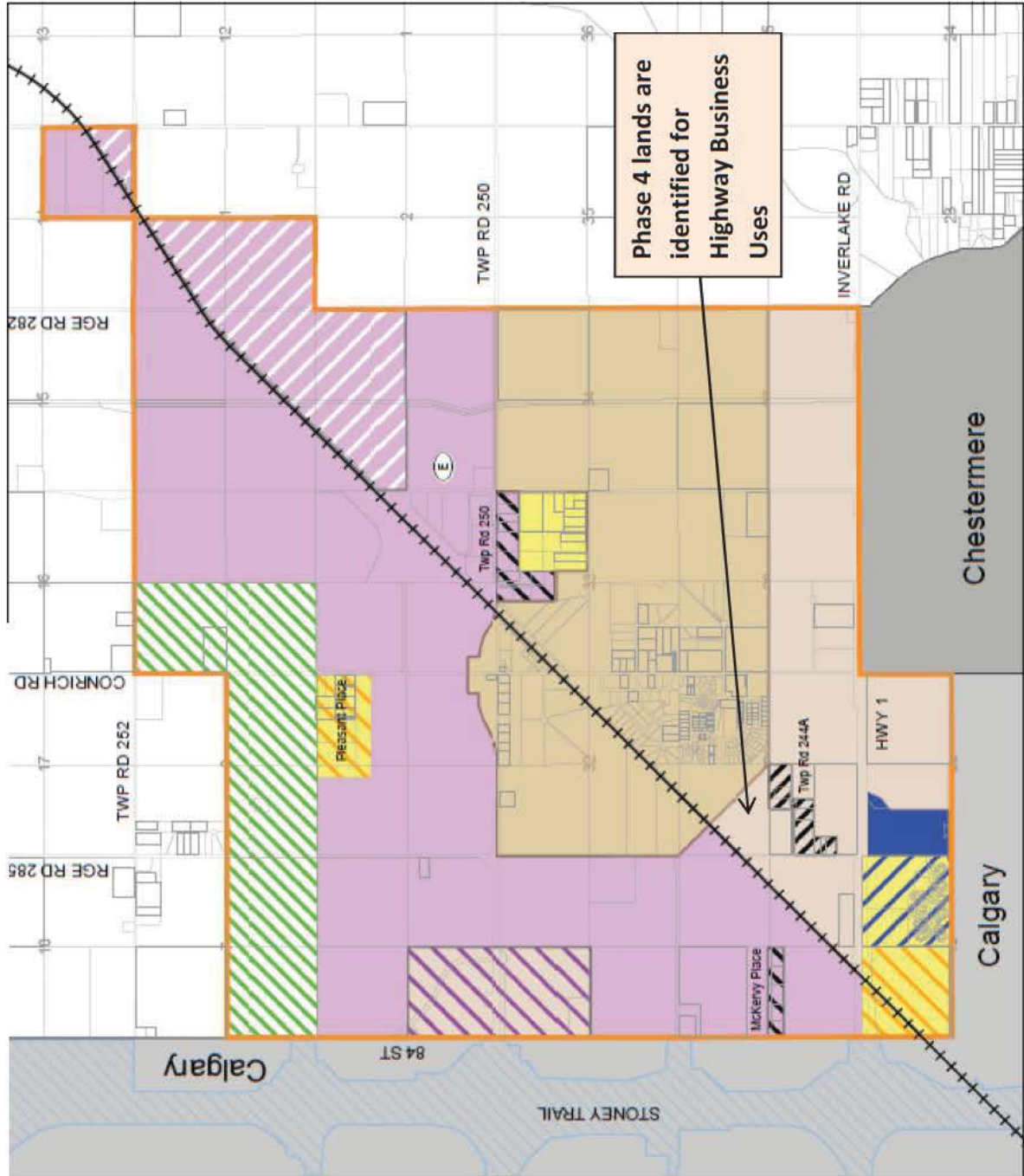
Sincerely,

A handwritten signature in dark ink, appearing to read 'Bela Syal', with a horizontal line drawn underneath it.

Bela Syal, MBA, MCIP  
Principal, Planning+

Submitted on behalf of Rani Duhra, President  
Amar Developments  
RR 6 LCD 9, Calgary, AB T2M 4L5

Figure 1: CASP Land Use Direction  
South Conrich CS Appendix D  
Cambridge Phase 4



Map 5:  
Land Use Strategy

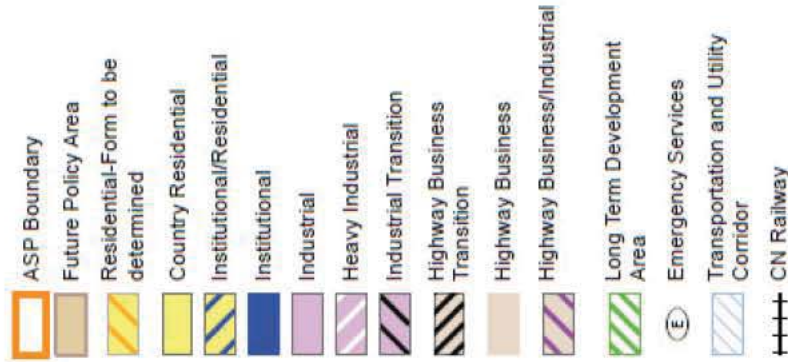
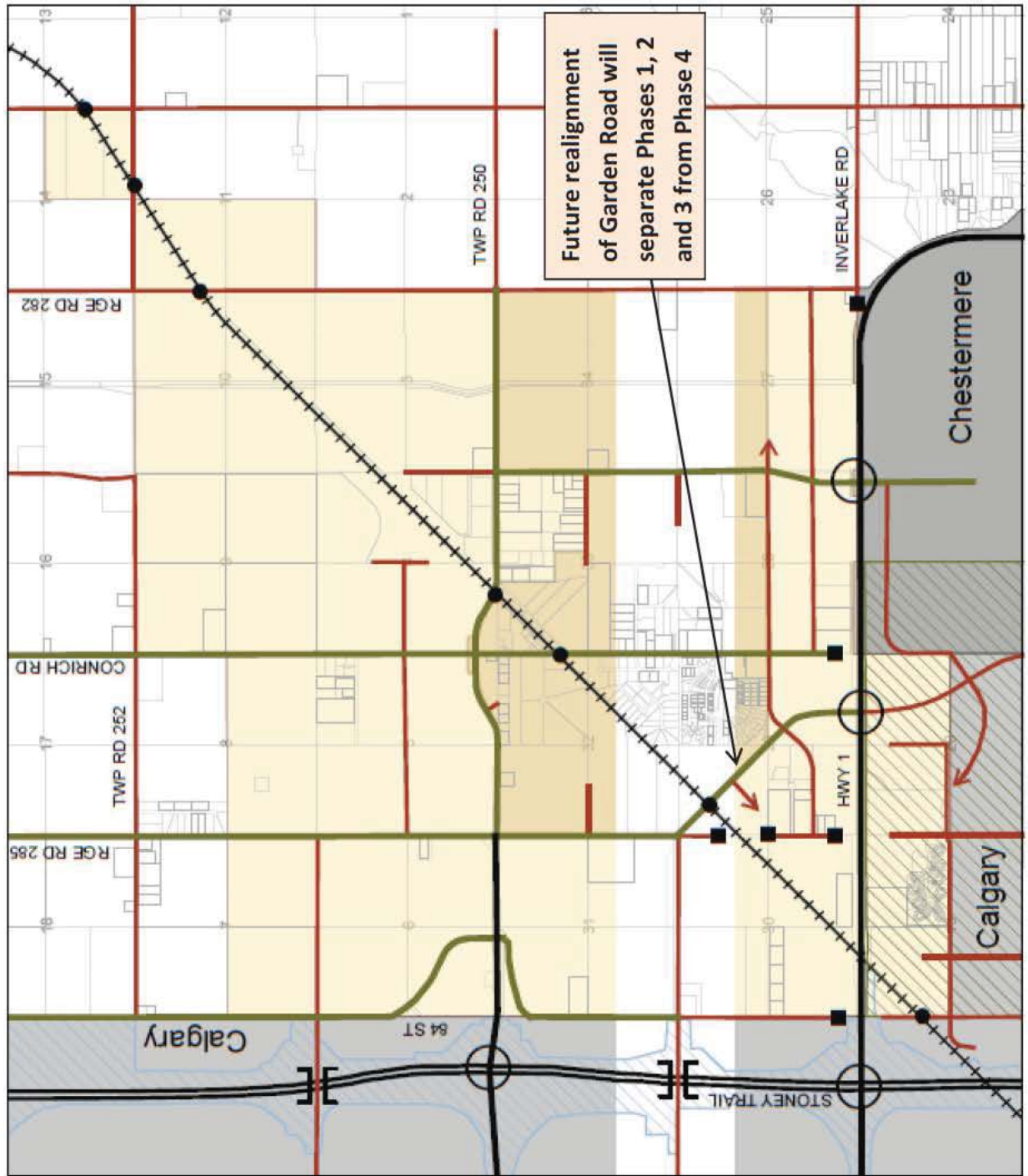
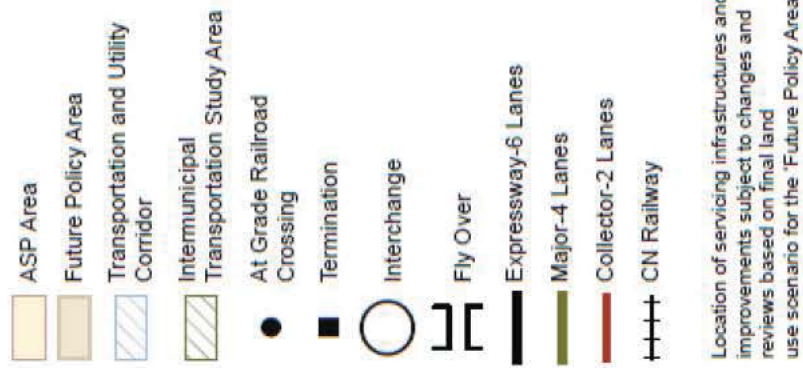


Figure 2: CASP Transportation Network  
South Conrich CS Appendix D  
Cambridge Phase 4



Map 8:  
Transportation  
Network





## APPENDIX 'C': LANDOWNER COMMENTS

### Figure 3: Land Use Compatibility

## South Conrich CS Appendix D

## Cambridge Phase 4

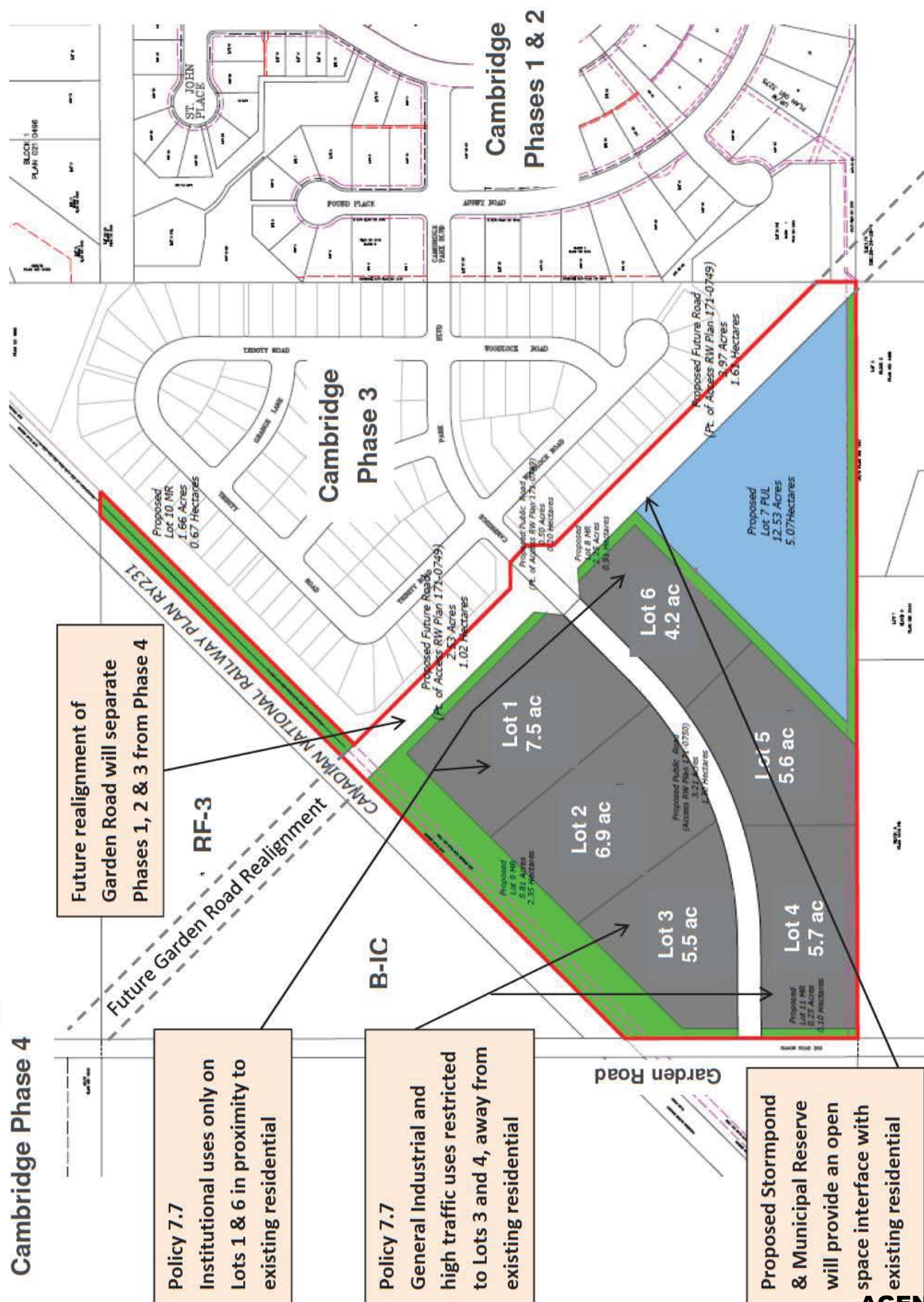


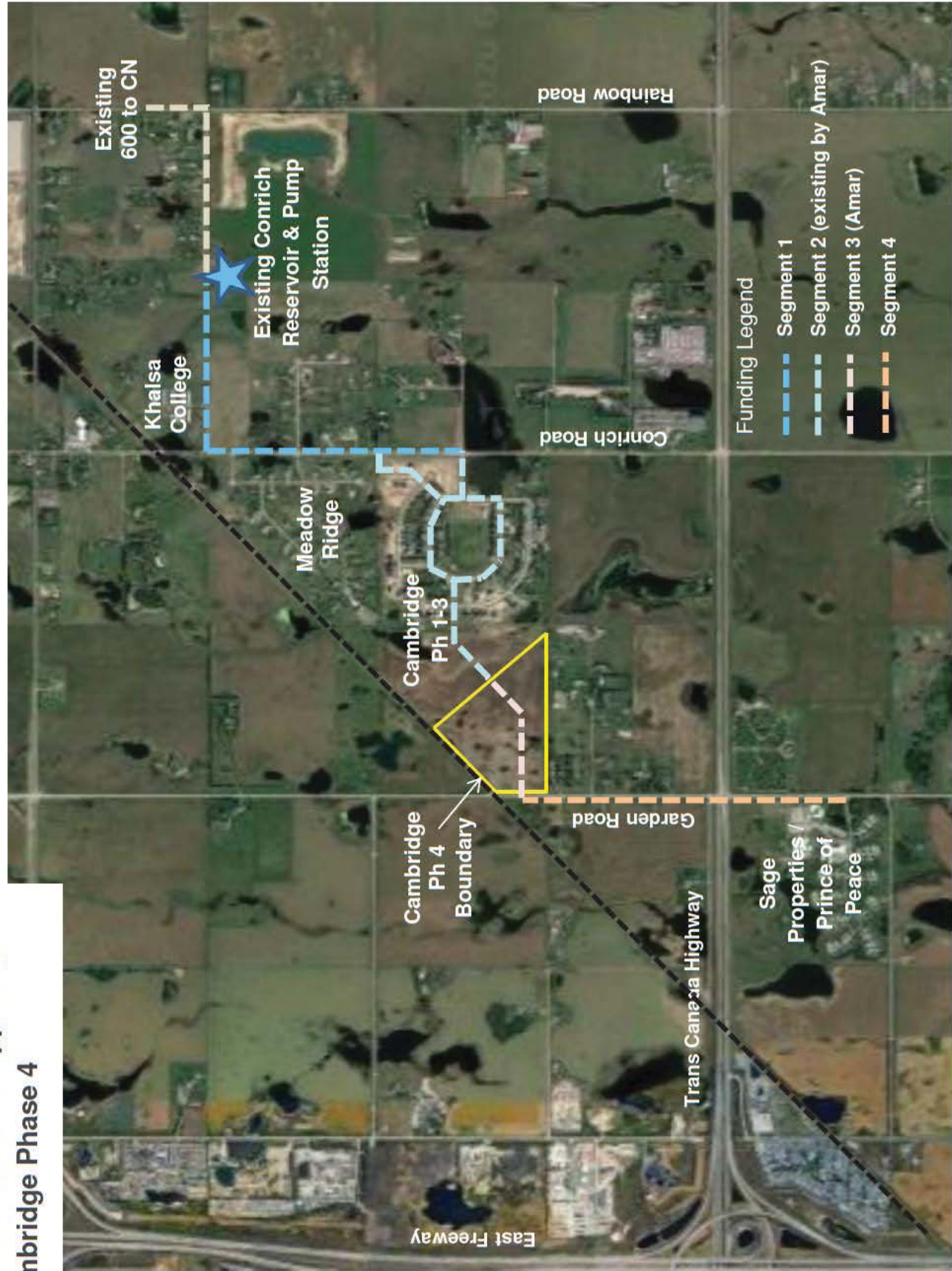


Figure 4: Transportation Upgrades  
South Conrich CS Appendix D  
Cambridge Phase 4





Figure 5: Water Servicing  
South Conrich CS Appendix D  
Cambridge Phase 4



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

Name RANDY CARRUTHERS  
Address 329 - TRUINE BAY  
CALGARY ALTA.  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Randy Carruthers

Date: April 15, 2020



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

Name Diane DeSchover  
Address 211 Dayspring Bay  
M.D. ROCKYVIEW #44  
Calgary AB T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Diane DeSchover

Date: April 16, 2020

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

Name Rudolf & Hildegard Dold  
Address 209 Dayspring Bay  
Calgary AB  
T1x 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Hildegard Dold

Date: April 13, 2020

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

Name Allan Brausse  
Address 229 Dayspring Bay  
Calgary, AB  
T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Allan Brausse

Date: April 14, 2020



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

Name DOUG + RHONDA SWITZER  
Address 131 COVENANT BAY  
ROCKY VIEW COUNTY, AB  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 14, 2020



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

Name Mrs Lele C Zippich  
Address 105 Cavanah Bay  
Rocky View County, AB.  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Mrs Lele C Zippich  
Date: April 16<sup>th</sup> / 20

Thank you.

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

Name BRODEUR GINETTE & JEAN-LOUIS  
Address 285011 Luther Rose Blvd.  
Rocky View County  
T1X-1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: GINETTE BRODEUR

Date: April 17<sup>th</sup> 2020

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

Name Asten & Rosemary Hoch  
Address 135 Covenant Bay  
Calgary, Ab  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 14, 2020



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

Name Marianne Agren  
Address 133 Covenant Bay  
Calgary AB  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Marianne Agren

Date: Apr. 15/20



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

Name MENAD + NAOMI FRIESEN  
Address 109 COVENANT BAY  
ROCKY VIEW COUNTY

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: M. Friesen

Date: April 14 / 2020

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

Name James Schuelke  
Address 111 Covenant Bay  
Calgary, Alberta T1X1G2  
Prince of Peace Village

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: James Schuelke

Date: April 14, 2020

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

Name Gary Peterson  
Address 101 Covenant Bay  
Rocky View County  
T1X1H2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 14th 2020



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

Name DAVID & AUDREY BURROWS  
Address ~~103~~ 103 COVENANT BAY  
ROCKY VIEW COUNTY, AB  
T1X 1G12

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: David Burrows

Date: April 16/2020



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

Name W. L. THISTLETHWAITE  
Address 107 COVENANT BAY  
ROCKY VIEW COUNTY  
T1X 1G2.

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: W L Thistlethwaite

Date: APRIL 15 2020

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

Name Thomas Beach  
Address 113 Covenant Bay  
Rocky View County AB  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Thomas Beach

Date: April 17 2020

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

Name Don & Carol Shaben  
Address 115 - Covenant Bay  
Rocky View County, AB  
T1X-1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: D. Shaben

Date: April 14/20



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

Name HARVEY PAGE  
Address 117 COVEJANT BAY NE  
ROCKY VIEW COUNTY  
ALBERTA T1X 1G2


Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 14<sup>th</sup> / 2020



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

Name GARY PATZER  
Address 119-COVENANT  
BAY  
ROCKY VIEW COUNTY. T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Gary Patzer

Date: APR 17/20

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

Name MERLE BUMSTEAD  
Address 121 COVENANT BAY  
ROCKY VIEW COUNTY AB  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Merle Bumstead

Date: April 16, 2020

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

Name Cory & Ronald Pieters,

Address 123 Covenant Bay,  
Prince of Peace Village.

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: 15 April 2020.



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

Name RIK & MARGO JOHNSON  
Address 125 COVENANT BAY.  
ROCKY VIEW COUNTY. AB  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Dick Johnson

Date: APRIL 17 / 2020



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

Name EDWIN & PRYNA KOBERSTEIN  
Address 127 COVENANT BAY - PRINCE OF PEACE  
ROCKY VIEW COUNTY  
T1X 1G2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: \_\_\_\_\_

  
ED KOBERSTEIN

  
PRYNA KOBERSTEIN

Date: ARR 15, 2020

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

Name John Judson  
Address 907 Baypring BH  
Rock View County.  
T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: John Judson

Date: Apr 17/20

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

Name Al & Rosemarie Baum  
Address 213 Dayspring Bay  
Laguna, T6X 1G3  
\_\_\_\_\_


Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: Apr. 14/20



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

Name Marion Jones  
Address 203 Dayspring Bay  
Prince of Peace Villas  
Calgary T2X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Marion Jones

Date: April 14 - 2020



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

Name CARLA BONSEL  
Address 233 DAYSPRING Bay NE  
CALGARY AB  
T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 15/2020

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

Name Lorna McKenzie  
Address 235 - Dayspring Bay  
Calgary  
T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 15/20

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

Name JAMES THOMAS McNEIL  
Address 205 DAYSPRING BAY  
CALGARY AB  
T1X 1C3


Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 17, 2020



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

Name\_\_ Helmuth Schroeder  
Address 215 Dayspring Bay  
Calgary, AB  
T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Helmuth Schroeder

Date: April 16, 2020



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

Name TINA SIEMENS  
Address 217 Dayspring Bay  
Prince of Peace Village  
Calgary, Alberta T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Tina Siemens

Date: April 17, 2020

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

Name Elsie Lunk  
Address 219 Waplespring Bay  
Calgary AB.  
T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Elsie Lunk  
Date: April 17 2020

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

Name BRENDA GRAYSON  
Address 221, DAYSPRING BAY  
PRINCE OF PEACE VILLAGE  
CANARY TX 1E3.

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: B. Grayson

Date: 16<sup>th</sup> April 2020



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

Name Ed & Suzanne Scott  
Address 223 Dayspring Bay  
Calgary, T1K 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Ed Scott

Date: April 13, 2020



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

Name PIETER HENDRIKS  
Address 225 DAYSPRING BAY  
CALGARY, ALBERTA  
T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 13, 2020

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

Name SHARON + WILL SCHULTZ  
Address 227 DAYSPRING BAY.  
CALGARY AB  
T1X 1G3.

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Sharon Schuly

Date: April 17, 2020

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

Name ANN KRUSE  
Address 231 Dayspring Bay  
Calgary, AB.  
T1X-1G3

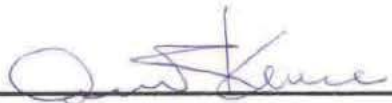
Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 14 - 20 20



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

Name LARRY FINNIE  
Address 201 DOWNSPRING BAY  
CALGARY T1X 1G3

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 14/2020



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

Name J J FALK  
Address 339 Triumf Bay  
Calgary AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 14, 2020

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

Name TOM REID  
Address 937 - TRILLINE BAY  
CALGARY, ALBERTA  
T1X 1G4

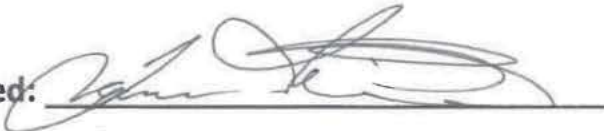
Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 16/2020

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

Name Arlene Yakimenko  
Address 333 Grimmer Bay  
Calgary, AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Arlene M. Yakimenko

Date: Feb 15/2020



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

Name Deborah Switzer-Cook  
Address 331 Triune Bay  
Calgary, AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Deborah Switzer-Cook

Date: April 14, 2020.



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

Name Bert Horvath  
Address 325 Triune Bay  
Calgary, AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Bert Horvath

Date: April 18, 2020

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

Name Geoff Carr  
Address 323 TRIUNE BAY  
CALGARY AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Geoff Carr  
Date: April 13 / 2020

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

Name NANCY GORDING

Address 319 TRILINE BAY  
Calgary (Rockyview County)  
AB S1X1G41

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Nancy Gording

Date: 14 April 2020



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

Name JOAN & DON FRASER  
Address 317 TRIUNE BAY PRINCE OF PEACE VILLAGE  
CALGARY AB  
T1X1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Joan Fraser  
Date: April 17 2020



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

Name Ken & Vivian Drysdale  
Address 315 Triune Bay  
Calgary, AB.  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Vivian Drysdale

Date: April 17, 2020

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

Name ELSIE GEDDERT  
Address 313  
TRIUNE BAY  
CALGARY, AB, T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: E. Geddert

Date: Apr. 16, 2020

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

Name ELFRIEDA PLETT  
Address 311 TRIUNE BAY  
CALGARY, AB.  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Elfrieda Plett

Date: April 14, 2020



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

Name Jim & Judy Snyder  
Address 305 Triune Bay  
Calgary, AB T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: 14 April 2020



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

Name RUTH BITTLE  
Address 303 TRIUNE BAY  
CALGARY AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Ruth Bittle

Date: 17 April 2020

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

Name ANDREW NEUFELD  
Address 301 TRIUNE BAY  
CALGARY, AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Andrew Neufeld

Date: April 16/2020

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

Name Don & Judy Shappack  
Address 307 Trilene Bay  
Calgary  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Don Shappack

Date: 17 Apr. 2020



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

Name Henry Bost  
Address 335 Trine Bay  
CALGARY AB  
T1X 1G4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: [Signature]

Date: April 14 2020



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

Name REINHOLD SCHOCK  
Address 415 - HOPE AVE  
CALGARY, ALBERTA.  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Reinhold Schock

Date: APRIL 13/2020

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

Name HERTHA JANZ  
Address 407 HOPE BAY N.E.  
CALGARY, AB  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Hertha Janz

Date: April 17, 2020

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

Name H & L ELDER  
Address 405 Hope Bay  
CALGARY AB  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Lisa Elder

Date: April 17, 2020.



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

Name CYRIL SPURRELL  
Address 403 HOPE BAY  
ROCKY VIEW COUNTY  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Cyril Spurrell

Date: April 17, 2020



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

Name GEORGE P. MERIK  
Address 401 HOPE BAY  
CALGARY AB  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 15, 2020

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

Name DONALD N. REED.  
Address 409 NOPE BAY  
CALGARY AB.  
T1X1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Donald N Reed

Date: April 16, 2020

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

Name Elsie Kerber  
Address 413 Hope Bay  
Calgary, AB  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Elsie Kerber

Date: April 14/20



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

Name \_\_\_\_\_

Address \_\_\_\_\_



Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Caroline Chaudhuri

Date: April 13, 2020



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

Name EDITH WHITAKER.  
Address 419 HOPE BAY  
CALGARY A.B.  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 16 - 2020

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

Name Robert Bruce Peters  
Address 421 Hope Bay  
Calgary, AB.  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Robert B. Peters

Date: April 13/20

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

Name DOLORES KENT  
Address PRINCE OF PEACE  
423 HOPE BAY  
CALGARY, AB T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 15, 2020



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

Name Bill DARES  
Address 425 - HOPE BAY  
CALGARY, AB  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 14/2020



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

Name Judy Sloan  
Address 427 Hope Bay  
Calgary T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Judy Sloan

Date: April 14, 2020

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

Name RUBY HIDES  
Address 431 HOPE BAY  
CALGARY AB  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Rm Hides

Date: April 17, 2020

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

Name M. HEZMALHALCH  
Address 433 Hope Bay  
CALGARY AB  
T1X 1G7 T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: M. Hezmalhalch

Date: April 13 2020



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

Name Richard + Ruth Anderson  
Address 435 Hope Bay  
Calgary  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Ruth Anderson

Date: April 16, 2020



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

Name Alida Ostenburg  
Address 501 Epiphany Bay  
Calgary AB T1X 1G6  
\_\_\_\_\_

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 16, 2020

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

Name Jean Isley  
Address 505 - Epiphany Bay (Rocky View)  
Calgary AB  
T1X 1G86

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Jean Isley  
Date: 04/14/2020

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

Name \_\_\_\_\_

Address \_\_\_\_\_



Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

*Lorna Ruf*  
*April 15 - 2020*



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

Name JACOB JANZEN & LEONA JANZEN  
Address 507 EPIPHANY BAY  
CALGARY, AB  
T1X 1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 13, 2020



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

Name KEN GROVE  
Address 509 EPIPHANY BAY  
CALGARY

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: K. Grove

Date: APRIL 16/2020

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

Name Kat Niederlag  
Address 511 - Spafford Bay  
Calgary AB T1X 1G6.

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Patricia K. Niederlag  
Date: April 16, 2020

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

Owners- Name Kand D Wallace, J and G Olyslager, Cand K van Ellenberg  
Address 513 Epiphany Bay  
Calgary, AB  
T1X 1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

on behalf of all owners

Signed: K Wallace

Date: April 15, 2020



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

Name Brian Kehler  
Address 515 EPIPHANY Bay  
CALGARY, AB  
T1X 1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 14, 2020



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

Name GAYLE PEARSON  
Address 517 Epiphany Bay  
Calgary AB  
T1X 1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 13, 2020

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

Name Dona Wheaton  
Address 519 Epiphany Bay  
Calgary, AB T1K 1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Dona Wheaton

Date: April 17, 2020

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

Name Robert Stewart  
Address 521 Foxphany Bay  
Calgary, AB  
T1X 1G5

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Robert Stewart

Date: \_\_\_\_\_

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

Name Jean Kemp  
Address 523 Epiphany Bay  
Rocky View County AB.  
T1X 1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Jean Kemp

Date: April 16 - 2020



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

Name Klaus Schroll  
Address 525 Epiphany Bay  
Calgary AB  
T1X-1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: Apr 15, 20

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

Name JUNE KNUTTILA  
Address 527 - EDINBURGH AVE  
CALGARY AB  
T1X 1B6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: M. June Knuttila

Date: Apr 16/20

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

Name ROBERT & JOYCE FARTHING  
Address 529 EPIPHANY BAY  
CALGARY ALBERTA  
T1X-1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: R.H. Farthing  
J.B. Farthing

Date: APRIL 16 - 2020

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

Name Roy BIENSCH  
Address 531  
— EPIPHANY BAY  
— CALGARY AB

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Roy A. Biensch

Date: April 17/2020



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

Name Edie Beaudry Hanger,  
Address 533 Epiphany  
Bay N.E.  
Calgary Alberta

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Edie Beaudry Hanger  
Date: Apr 16, 2020

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

Name CAMPITELLI, NINO & MARIANNE  
Address 535 EPIPHANY BAY  
CALGARY AB  
T1X-1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Nino Campitelli

Date: April 17-2020

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

Name W. Kachmarzki  
Address 537 E. 19th Ave.  
Calgary, AB.  
T2M 1A6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: W. Kachmarzki

Date: April 15, 2020



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

Name EVELYN GOOD  
Address 539 EPIPHANY BAY  
PRINCE OF PEACE VILLAGE  
CALGARY AB T1X1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: E. Good

Date: APR 14/20



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

Name

Address

Diana Kerv  
541 EPIPHANY BAY  
Rocky View County  
T4A 1G6

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed:

D Kerv

Date:

April 16 2020

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

Name KENNETH BRAUSSE  
Address 617 ADVENT BAY  
CALGARY, AB  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: 2020/04/15

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

Name Greg Ellenor Binnion  
Address 635 Advent Bay  
Calgary, AB  
5121128

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Greg B. Binnion

Date: April 13 / 2020

Ellenor J. Binnion  
April 13, 2020



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

Name Don + Ruth Knox  
Address 601 Advent Bay  
Calgary, AB  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 16/2020



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

Name ARLENE YOUNG  
Address 611 ADVENT BAY  
ROCKY VIEW COUNTY  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Arlene J. Young

Date: April 14/2020

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

Name Victor Wilhelm  
Address 613- Advent Bay  
Calgary T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 15 2020

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

Name Robert L. Mazurek  
Address 615-Advent Bay N.E.  
CALGARY AB  
T7X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Robert L. Mazurek

Date: Apr. 15/20



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

Name Shirley Robinson  
Address 619 Advent Bay  
Calgary, AB  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Shirley Robinson

Date: April 14, 2019



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

Name Katheryn Schneider  
Address 621-Advent Bay  
Calgary T1X1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Katheryn Schneider

Date: April 17/2020

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

Name Brenda Neufeld  
Address 627 Advent Bay  
T2X 1W8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: 13 APR 2020

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

Name Gilles R Isagre  
Address 629 Advent Bay  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Gilles R Isagre  
Date: April 14/20



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

Name Brenda Gunn  
Address 631 Advent Bay (PRINCE OF PEACE)  
Calg AB  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Brenda Gunn

Date: April 12, 2020



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

Name BETH HOLOBOFF  
Address 637 ADVENT BAY  
CALGARY AB  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Beth Holoboff

Date: APRIL 17, 2020

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

Name MARGARET A. STAMLER  
Address 639 ADVENT BAY  
CALGARY AB.  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Margaret A. Stamler

Date: April 17/2020

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

Name EMMERICH PLESZING  
Address 693 ADVENT BAY  
CALGARY, ALBERTA  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: E. Pleszing

Date: 15 APRIL 2020



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

Name OETELAAR  
Address 623 ADVENT BAY  
TUXING CALGARY  
[REDACTED]

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: 17-4-2020



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

Name L. WALDER-MACKENZIE  
Address 607 ADVENT BAY  
CALGARY  
T1X 1W8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: L. Walder-Mackenzie

Date: 13/4/2020

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

Name Joan GASKELL  
Address 603 Advent Bay  
Calgary, AB  
T1X 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Joan Gaskell  
Date: April 16, 2020

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

Name LYNNE DENDY  
Address 1005 ADVENT BAY  
CALGARY AB  
T1X1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Lynne Dendy  
Date: April 13 2020



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

Name W. T. MORGAN  
Address 609 ADVENT BAY  
CALGARY, AB  
T1Y 1N8

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: 15 Apr 20



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

Name WEYMAN SMITH  
Address 701 PENTECOST BAY NE  
CALGARY, AB  
T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Weyman Smith

Date: APRIL 14, 2020

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

Name

Address

R Rosine  
703 Pentecost Bay  
Calgary, AB T1X 1L4



Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: T.R. Rosine

Date: April 17/2020

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

Name LEONARD GIRONX  
Address 705 PENTECOST BAY  
ROCKY VIEW COUNTY  
AB. T1K 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 16 2020



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

Name RONALD ORR  
Address 707 PENTECOST BAY  
CALGARY, AB  
T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Ronald W. Orr

Date: APRIL 15, 2020



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

Name NORMAN JACOBSEN  
Address 709 PENTECOST BAY  
CALGARY AB  
T1X 1K4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 15 2020

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

Name W.K. McLEISH  
Address 711 PENTECOST BAY  
CALGARY, AB  
T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: OK [Signature]

Date: APRIL 13, 2020

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

Name Larry Androsch  
Address 713 Penitence Bay  
Calgary  
T1X1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Larry Androsch

Date: April 16 2020



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

Name

BILL & SHARON WITHELF

Address

715 PENTECOST BAY  
~~64~~ ROCKY VIEW  
PRINCE OF PEACE VILLAGE  
T1X 1L4

Attn: Rocky View County Planning Department

RE: Amar Developments Conceptual Scheme and Re-designation

## To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed:

A. Withef.

Date:

04/13/20



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

Name BARBARA WILCOX  
Address 717 PENTECOST BAY  
CALGARY AB  
T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Barbara Wilcox

Date: April 14, 2020

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

Name DIRK VISEE  
Address 719 PENTECOST BAY  
PRINCE OF PEACE VILLAGE  
ROCKY VIEW COUNTY T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 16, 2020

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

Name James + Dianne BECK  
Address 731 Pontecost Bay  
Calgary AB  
T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: [Signature]

Date: April 15/2020



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

Name PHYLLIS TESKE  
Address 723 PENTECOST BAY  
CALGARY, AB T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Phyllis Teske

Date: April 14th 2020



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

Name Harm & Joyce Boskers  
Address 725 Pentecost  
Bay Calgary AB  
T1X 1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: HJBoskers

Date: April 14 2020

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

Name Raymond Leischner  
Address 729 Pentecost Bay  
Calgary Alta  
T1X1L4

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Raymond Leischner

Date: April 16<sup>th</sup> 2020

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

Name Harley / Sharon Sanders  
Address 843 Ascension Bay NE  
Calgary, AB T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: Apr 14, 2020



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

Name JEANNE SCHWARTZENBERGER  
Address 841 ASCENSION PKY  
CALGARY AB T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: Apr 16/20



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

Name PHIL & TINA DAVIS  
Address 839 ASCENSION BAY  
CALGARY AB T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: 2020-04-13

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

Name Janet King  
Address 837 Ascension Bay  
Calgary AB  
T1x 1P-7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Janet R. King

Date: April 13, 2020

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

Name Faye Frank  
Address 833 Ascension Bay  
Calgary, AB  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: J. N. Frank

Date: April 17, 2020



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

Name CHRISTA HLETHER  
Address 831 ASCENSION  
BAY, Calgary AB  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Christa Hlether

Date: April 15, 2020



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

Name Antje Alberta  
Address 829 Ascension  
Bay, Calgary AB.  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: A. Alberta

Date: 04/13/20

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

Name Loretta Mellon  
Address 827 Ascension Bay  
Calgary AB  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Loretta Mellon

Date: April 15 / 2020

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

Name Linda M. Tynan  
Address 825 Ascension Bay  
Calgary Alberta  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Linda M. Tynan

Date: April 17, 2020

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

Name DORIS COUCHMAN  
Address 821-ASCENSION BAY N.E.  
ROCKY VIEW COUNTY.  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Doris Couchman

Date: April 14/20



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

Name JOAN BLAKE  
Address 835 ASCENSION Bay  
Calgary  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Joan Blake

Date: April 13 2020

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

Name KEVIN WEGLEITNER  
Address 807 ASCENSION BOY  
CALGARY, ALTA.  
T1X-1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Kevin Wegleitner

Date: April 17<sup>th</sup>, 2020

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

Name Lillian Brautigam  
Address 801 Ascension Bay  
Calgary, AB  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: L Brautigam

Date: April 17, 2020

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

Name JEAN WAGNER  
Address 803 ASCENSION BAY  
CALGARY, AB  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Jan Wagner

Date: APR. 17 / 20



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

Name Eileen Dagenais  
Address 805. Ascension Bay  
Calgary T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Eileen Dagenais  
Date: April 17/2020

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

Name DON CATELLIER  
Address 809 ASCENSION BAY  
CALC. AB  
T1X1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.


Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Don Catellier

Date: April 14, 2020

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

Name RICHARD & SHIRLEY HIGDON  
Address 811 ASCENSION BAY  
PRINCE OF PEACE VILLAGE  
CALGARY AB  


Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: A Higdon

Date: April 15/20

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

Name Robert Cave  
Address 813 Ascension Bay  
Calgary, Alberta  
T1X1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: R. Cave

Date: April 14/2020



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

Name M. VELTMAN  
Address 815 ASCENSION. BAY  
CALCARY AB  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: M. Veltman

Date: 4-16-2020

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

Name DONALD + BARBARA DATWAY  
Address 819 ASCENSION BAY  
CALGARY, AB  
T1X 1P7

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: April 16, 2020

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

Name HELEN NELSON  
Address 905 NATIVITY BAY  
CALGARY, ALTA.  
T1X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Helen Nelson

Date: April 17 2020



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

Name DARLENE BEAMISH  
Address 907 NATIVITY BAY  
CALGARY  
T1X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Darlene Beamish

Date: April 17 2020



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

Name DELORES ZUMBACH  
Address 913 NATIVITY Bay NE  
Calgary T1X 1R1  
AB

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Delores Zumbach

Date: April 13 2020

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

Name RAY & Lynn Cornell  
Address 915 - Nativity Bay  
Calgary, AB  
T2X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: L. Cornell

Date: Apr 16/20

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

Name Wayne Elford  
Address 921 Nativity Bay  
Prince of Peace Village  
Calgary, T1X 1E1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Wayne Elford

Date: April 16, 2020

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

Name DANIEL RICHARD  
Address 917 NATIVITY BAY  
~~401~~ CALGARY AB  
T1X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Daniel Richard

Date: APR/13/2020



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

Name Mrs. Elsie Alberda  
Address 919 Nativity Bay  
Calgary, AB  
T1X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Mrs Elsie Alberda

Date: April 17, 2020

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

Name B. L. Hunt  
Address 9203 Nativity Bay  
T1X 1R1  
Rocky View County

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: B. L. Hunt  
Date: 16/03/2020

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

Name HELEN G. HOLDER  
Address 925 NATIVITY BAY  
CALGARY AB  
T1X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Helen G. Holder

Date: Apr. 13, 2020



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

Name VICKY LEE

Address 927  
NATIVITY BAY  
CALSAKY AVE T1X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: 

Date: APRIL 16, 2020



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

Name Carolyn J Siddons  
Address 903 Nativity Bay  
Calgary AB  
T1X1R2

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

**To Whom It May Concern**

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Carolyn J Siddons  
Date: Apr 17/2020

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

Name PAULINE TKACHUK  
Address 901 NATIVITY BAY  
CALGARY, AB.  
T1X 1R1

Attn: Rocky View County Planning Department  
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

I am an owner/resident in the Prince of Peace Village on Garden Road south of the Trans Canada Hwy. I am aware of the application brought before Rocky View County Council November 26, 2019 by Amar Developments for approval of a Conceptual Scheme and Commercial Re-designation in a portion of the NW29 TWP24 RG28 W4.

Amar Development's planned development of this property will blend into the overall area structure plan. The proposed water infrastructure for this development will be an important link to establishing the area potable water infrastructure needed to connect to a stable Rocky View County potable water supply. The present supply of potable water to our Village is not sustainable and a stable water supply is badly needed for the sustainability of our Village.

Please accept this letter as our support for the Amar Developments land use plan.

Signed: Pauline Tkachuk

Date: April 17 / 2020



SAGE Properties Corp.  
Suite 115 1925 – 18 Ave. NE  
Calgary, AB T2E 7T8

March 5, 2020

Plan Numbers: PL20190453; PL20190021; PL20190089  
File number: 04329003

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

**Re: Support for Division 5 – South Conrich Conceptual Scheme ("SCCS") Appendix:  
Cell D**

---

To Whom It May Concern:

On behalf of Sage Properties Corp. ("**Sage**"), please accept this letter **in full support of the Conceptual Land Use Plan proposed in the SCCS Appendix: Cell D ("Cell D land use plan")** submitted by Amar Development Ltd. and approved by Rocky View County ("**RVC**") Council at first reading on November 26, 2019.

**Background**

Sage is an owner of properties on the Prince of Peace Development Site which is located at the south-east corner at the intersection of Highway 1 and Garden Road NE (approximately 1 km east of Calgary city limits). This development includes the following properties owned by Sage:

- 159 senior care assisted living units (Prince of Peace Manor)
- 32 senior memory care units (Prince of Peace Harbour)
- Prince of Peace School (operated by Rocky View School Division).

Sage represents over 1000 shareholders, many of whom are elderly and many of whom have their life savings tied up in the Sage properties, due to the bankruptcy of the Lutheran Church of Canada ABC District Church Extension Fund in 2015.



SAGE Properties Corp.  
Suite 115 1925 – 18 Ave. NE  
Calgary, AB T2E 7T8

### Support for the Cell D Land Use Plan

The Cell D land use plan contemplates construction of a potable water supply pipeline to connect to regional utility servicing systems within District 5 of RVC as outlined in the proposed Servicing Infrastructure policy 9.0.1 through 9.0.8. **This policy represents an opportunity for Sage to source a permanent, affordable water supply for the residents of the Prince of Peace Development through the participation in the required infrastructure upgrades proposed as part of the land use plan.**

The Prince of Peace Development is currently serviced on a water system that is operated by Sage. At present, Sage has potable water trucked in to refill the on-site water reservoir multiple times per day at a significant cost. Sourcing water to the site by way of connecting to a regional water supply pipeline would provide a cost-effective and secure water source to the residents and staff of the senior living facilities, students and staff of the school and residents of the Village (or approx. 1,000 residents, students and staff).

**In conclusion, the Management and the Board of Directors of Sage strongly support the proposed Cell D land use plan.** We are excited to see the development proceed and look forward to the mutual benefit the SCCS Appendix: Cell D plan presents to Sage and others in this area of the County.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Erin Leson".

Erin Leson, CPA CA  
CFO, COO  
Sage Properties Corp.

A handwritten signature in blue ink, appearing to read "Sandra Jory".

Sandra Jory, CPA CA  
Chair of the Board  
Sage Properties Corp.



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

Name KULWANT SINGH BAINS  
Address 244077 RANGE ROAD 285.  
Rockyview County  
[REDACTED]

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed KS Bains  
Date: June 10th / 2020

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

Name MANJIT SAHOTA  
Address 245085 Meadowridge Rd  
Rockyview County Alberta  
T2M 4L5.

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed M. Sahota


Date: June 29/2020

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

Name Richard, Praveena Francis  
Address 283210 Meadowridge Dr NE  
Calgary  
T2M-4L5

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed 

Date: June 09/2020

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

Name Harjan Gosal  
Address 283220 Meadow ridge drive  
\_\_\_\_\_  
\_\_\_\_\_

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed Harjan S Gosal

Date: June 9/2020



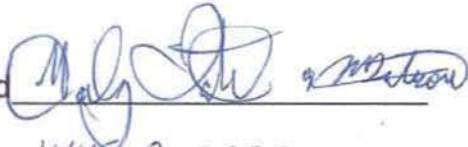
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

Name HAKLEY TATESON & MARIBEL TATESON  
Address 283225 MEADOW RIDGE DRIVE  
ROCKY VIEW COUNTY  
T2M 4L5

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed



Date: JUNE 9, 2020

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

Name Eric Quach  
Address 6 Meadow Ridge  
\_\_\_\_\_  
\_\_\_\_\_

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed  \_\_\_\_\_

Date: June 9<sup>th</sup>, 2020

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

Name THAI VAN VO  
Address 283200 MEADOWS Ridge Drive  
Conrich AB  
T2M 4L5

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed 

Date: June 9/2020

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

Name Maisaa Shama  
Address 283230 Meadow Ridge Dr  
\_\_\_\_\_  
\_\_\_\_\_

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed 

Date: jun 9 - 2020



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

Name RESHAM GERALD.  
Address 283220 meadow Ridge D.R.  
Rocky View  
T2M-4L5


Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed Resham L. Gosal

Date: 8<sup>th</sup> June 2020

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

Name JASWANT SINGH HIEER  
Address 244041 20'S N.E.  
Rockyview County  


Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed Jaswant Singh Hieer  
Date: JUNE 8 TH/20

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

Name HARJINDER PAL PANNU  
Address 24 Trinity Road  
Rockyview County  
[REDACTED]

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed Harjinder Pal Pannu  
Date: 06/06/2020

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

Name MARKIT BRAR  
Address 86-Trinity Rd.  
Rockyview County



Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed Mark S. Brar

Date: 8 JUNE 2020



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

Name INDERJIT SINGH  
Address 73 WOODLOCK ROAD  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed Indrajit Singh

Date: 5 JUNE 2020

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

Name CONNIE SILVEIRA  
Address 5 PARK DRIVE  
CAMBRIDGE PARK Phase One

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

Date: June 3/2020

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

Name MR HARVIR S. RANDEV  
Address 245070 Meadowridge Road  
Rec

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed H. Randev  
Date: June 31 2020

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

Name SUKHMINDER / HARKAN SANDHU.  
Address 54 TRINITY ROAD  
CAMBRIDGE PARK P.3.  
[REDACTED]

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed Sukhminder Sandhu

Date: 19 May 2020




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

Name Amar Duhra  
Address 167 Trinity Rd  
Rockyview, AB

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed   
Date: May 18/20

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

Name

Address

Paul Coe  
284199 RAIL RD 244A

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed

Leopoldo

Date:

MAY-17-2020

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

Name Shen Fa Ha  
Address 67 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning  
Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this  
letter of support for Duhra Financial Ltd for  
above application number and for extending  
water line to the Cambridge Park in Conrich  
Area.

Signed \_\_\_\_\_

Date: \_\_\_\_\_

May 20/2020

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

Name Mohammed Sabbah  
Address 244084 Rgo Road 285



Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089


We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed  Z. Sabbah

Date: May 17 / 2020



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

Name Mike Seha  
Address 184172 TWP 24U A  


Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 


Date: May 17/2020

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

Name Sunny Johal  
Address 74 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed   
Date: 5/20/2020

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

Name Mandeep Seroon  
Address 7 Woodlock Road  
Cambridge Park P.3.

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

Date: May 19/20

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

Name Mantej Sangha  
Address 303 Grange Ln  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed   
Date: May 20, 2020



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

Name HARMAN PANDHER  
Address 78 Abbey Rd  
Rockyview County.

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed Hoggar Pandher Singh

Date: 18 May - 2020

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

Name Wayne Lawrence  
Address 316 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed W. Lawrence

Date: May 20, 2020

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

Name Gurpreet Thind.  
Address 3 Woodstock Road  
Cambridge Park P.S.

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

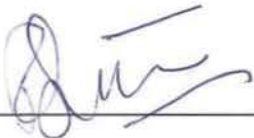
Date: May 19/20.

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

Name Pardeep Saini  
Address 50 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

Date: 13 May 2020




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

Name Harinder Shergill  
Address 3 St Andrews Place  
\_\_\_\_\_  
\_\_\_\_\_

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number for extending water line to the Conrich Area and would like to engage discussion with the county to extend water and sewer to Conrich Estates.

Signed   
Date: May 14/2020

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

Name Kuldeep + Joginder DHADDA  
Address 42 - Woodlock Road  
Rocky View County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.


Signed Kuldeep Dhadda  
Date: May 19<sup>th</sup> 2020

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

Name Ranjeet Virk  
Address 218 Melton Road  
\_\_\_\_\_  
\_\_\_\_\_

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

Please accept this letter as support for Duhra Financial for above application number as I want to purchase a Bay and open a bottle depot.

Signed   
Date: 20/5-2020

RE: Letter of Support

To Whom it May Concern:

Cambridge Park Phase 4 Business - Business Campus (B-BC):

In regards to the above, I am in support of rezoning Cambridge Park 4 to Business - Business Campus (B-BC) . As a result of this the developer, Duhra Financial Ltd will hook Phase 1 , 2 and 3 to Rockyview water system and will also improve the Cambridge Park Blvd from Phase 3 to Garden Rd.

Name: RANDESH SINGH

Address: 15 Wood Lake Road

Date: 12/ March/2022

Signature: R. Singh

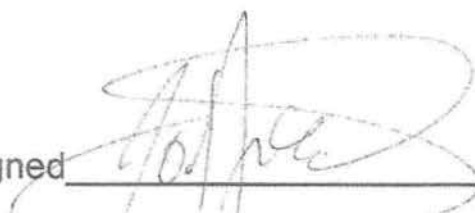


Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

Name Harjot Toor  
Address 179 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed   
Date: MAY 20, 2020

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

Name Sukhdev Dhaliwal  
Address 214 Milton Rd, Conrich, Rockyview AB

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

Date: May 25, 2020

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

Name Baldev Singh Gill  
Address 31 Abbey Road  
Rockyview County  
T1Z 0A1

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed Baldev Singh Gill

Date: May 29, 2020

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

Name TOBAL SOOCH  
Address 94 TRINITY ROAD  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed 

Date: 28 MAY/2020



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

Name Amrinder Toor  
Address 55 Kings Road  
Rockyview County  
T12 0A2

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

Date: May 25, 2020

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

Name Harinder Singh Kang  
Address 1 Park Dr  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

Date: 25 May 2020

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

Name X BAZIBIR SIDHUA  
Address 311 GRANGE LANE  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.


Signed Bazibir Sidhu  
Date: 25 May 2020

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

Name ~~6 Park Dr~~ Tawad Ahmad  
Address 6 Park Dr  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed   
Date: 27/05/2020



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

Name Gill PAUITAR  
Address 1 Pound Place  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed Billy

Date: May 27/2020

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

Name MOHINDER SEKHON  
Address 74 Woodlock Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.


Signed [Signature]  
Date: May 28<sup>th</sup>, 2020

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

Name EH TISHAM ILYAS BUTT  
Address 81 Woodlock Rd.  
Rockyview County.

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed  \_\_\_\_\_

Date: June 01, 2020

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

Name Gurpiar S. Gill  
Address 70 TRINITY RD  
ROCKYVIEW COUNTY

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed Gurpiar Gill

Date: JUNE 01, 2020




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

Name Gary Lawrence  
Address 170 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

Please accept this letter as support for Duhra Financial for above application number as I am purchasing LOT 5 in proposed Phase 4 so I can open gas station, convenience store and car wash.

Signed 

Date: May 21/20

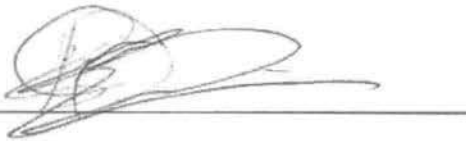
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

Name Bernard Bigornia  
Address 175 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed




Date: MAY 20, 2020

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

Name Gaurav Malik  
Address 300 Trinity Rd  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed 

Date: May 21, 2020



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

Name JAGRUP SIDHU  
Address 16 TRINITY ROAD  
ROCKY VIEW COUNTY.  
AB T1Z0B9

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending water line to the Cambridge Park in Conrich Area.

Signed Jagrup Sidhu

Date: May. 21, 2020



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

Name AMARJOT NIJJAR  
Address 152 Cambridge Park Way  
Rockyview County

Attn: Rocky View County Planning Department  
RE: Application # PL20190153/0021/0089

We would like the County to accept this letter of support for Duhra Financial Ltd for above application number and for extending the Rockyview County water line from existing CN location to the Cambridge Park in Conrich Area.

Signed



Date:

JUNE 10 2020

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision Authority  
**DIVISION:** 1  
**SUBJECT:** Subdivision Item: First Parcel Out

**DATE:** July 30, 2020  
**APPLICATION:** PL20190168

**APPLICATION:** To create a  $\pm$  80.00 acre parcel with a  $\pm$  80.00 acre remainder.

**GENERAL LOCATION:** Located approximately 0.80 kilometres (1/2 mile) south of the town of Cochrane and 1.60 kilometres (1 mile) west of Highway 22.

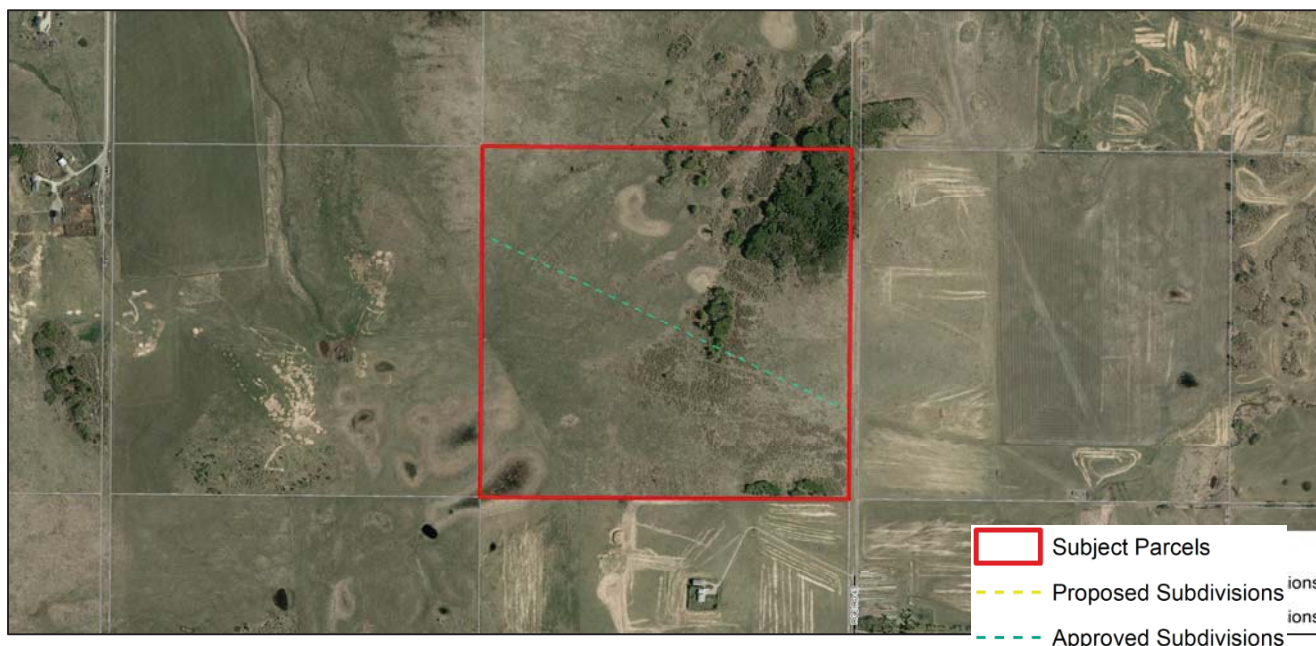
**LAND USE DESIGNATION:** Ranch and Farm District

**ADMINISTRATION RECOMMENDATION:**  
 Administration recommends approval in accordance with Option #1.

### OPTIONS:

- Option #1: THAT Subdivision Application PL20190168 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190168 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Oksana Newmen and Bianca Duncan, Planning and Development Services



**APPLICANT:** Edith Wearmouth

**OWNER:** Edith Wearmouth

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
--	---

*Payments and Levies*

Reserves and applicable levies are not applicable.

*Accessibility to a Road:*

Current access to the parcel is through an undeveloped road allowance running south of the parcel and connecting to Range Road 43. The applicant had indicated during the initial processing and approval of PL20190024 (the original application for subdivision of this parcel) they would construct a County Standard road from the north end of Range Road 43 to the southeast corner of the parcel where the proposed subdivision is split. Council, as the Subdivision Authority, approved the conditions as provided in Appendix B. Following approval, the landowner re-applied for the subdivision in order to build the roadway to an alternate County standard, citing cost of the County Standard road as the primary issue.

Administration has proposed the previously-approved conditions of subdivision, in which the Applicant/Owner would be required to enter into a development agreement for the road construction, however amending the road type required for construction.

*County Plan*

The proposal meets the definition and intent of the Agricultural First Parcel Out policies found within the County Plan.

*Tentative Plan*

**Development Proposal:** To create a  $\pm 32.37$  hectare (80.00 acre) parcel (Lot 1) with a  $\pm 32.37$  hectare (80.00 acre) remainder (Lot 2).

21

**Lot 2**  
 $\pm 32.37$  ha  
80.00 ac

**Lot 1**  
 $\pm 32.37$  ha  
80.00 ac

400 M (1,312 ft.)

**Legend**

... Required Approach  
(Location TBD)

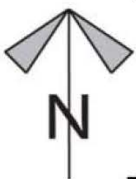


Required Road  
Construction  
(Approx. 400 M)

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

**TENTATIVE PLAN**



**SE-21-25-04-W05M**

Date: November 13, 2019 Division # 1

File: 05821003



**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

---

Executive Director  
Community Development Services

---

Chief Administrative Officer

ON/llt

**APPENDICES:**

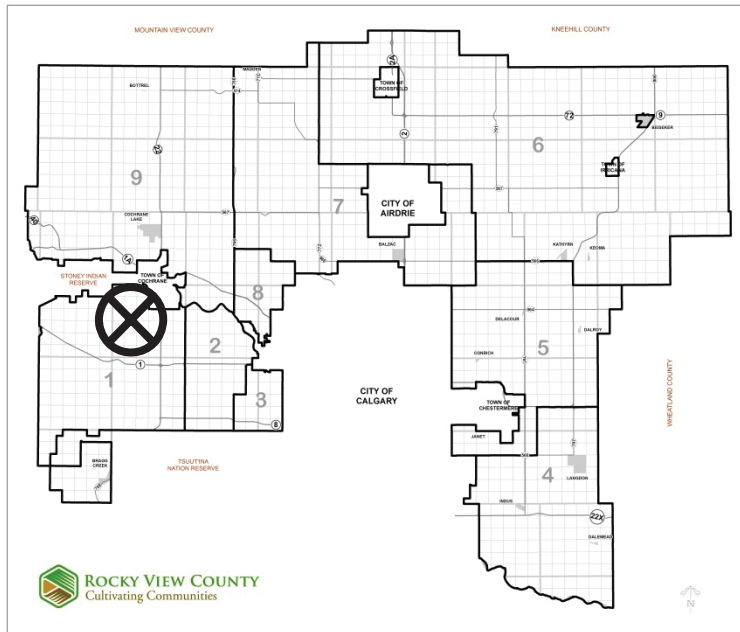
APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

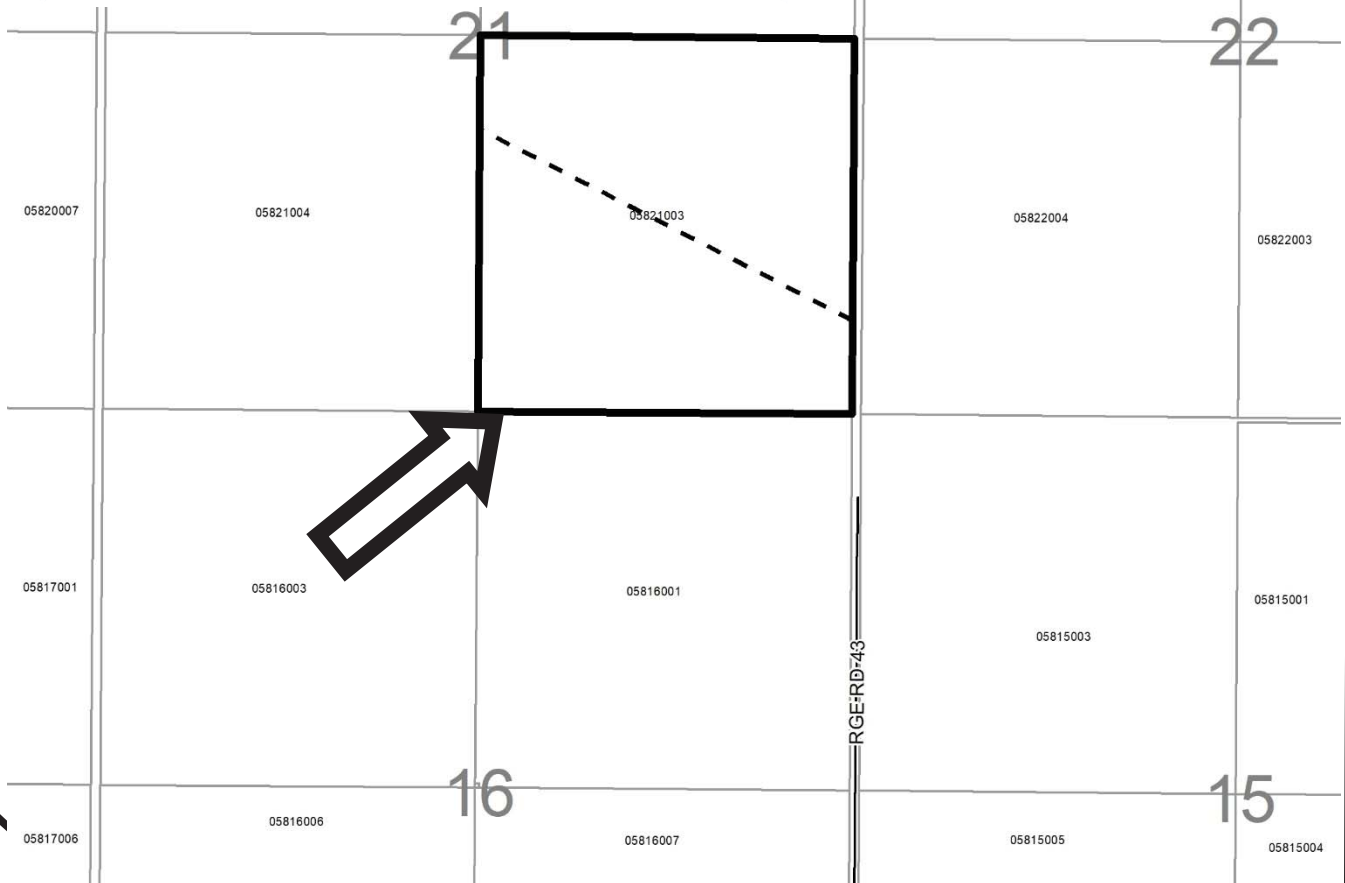
APPENDIX ‘C’: Letters

**APPENDIX 'A': MAPS AND OTHER INFORMATION**

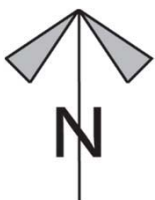
<b>DATE APPLICATION RECEIVED:</b> November 5, 2019	<b>DATE DEEMED COMPLETE:</b> November 8, 2019
<b>GROSS AREA:</b> ± 64.75 hectares (± 160 acres)	<b>LEGAL DESCRIPTION:</b> SE-21-25-04-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>January 28, 2020</b> Council tabled the application, directing Administration to prepare amendment to the County's Servicing standards to add a minimum road standard to accommodate ranch access with limited residential or growth potential.</p> <p><b>January 14, 2020</b> Council considered the application, and tabled it until January 28, 2020 in order for Administration to consider alternative road access options.</p> <p><b>July 23, 2019</b> PL20190024 was approved by Council to subdivide the parcel into two 80 acre parcels. The application was subsequently resubmitted by the landowner as PL20190168 (the current application) for reconsideration by Council.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to nine adjacent landowners. No responses were received. The responses have been included in Appendix 'C.'</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



TOWN OF COCHRANE



**LOCATION PLAN**



**SE-21-25-04-W05M**

Date: November 13, 2019 Division # 1

File: 05821003

**Development Proposal:** To create a  $\pm 32.37$  hectare (80.00 acre) parcel (Lot 1) with a  $\pm 32.37$  hectare (80.00 acre) remainder (Lot 2).

21

**Lot 2**  
 $\pm 32.37$  ha  
80.00 ac

**Lot 1**  
 $\pm 32.37$  ha  
80.00 ac

400 M (1,312 ft.)

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

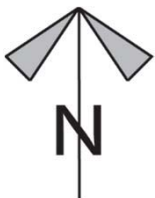
**Legend**

... Required Approach  
... (Location TBD)



Required Road  
Construction  
(Approx. 400 M)

**TENTATIVE PLAN**

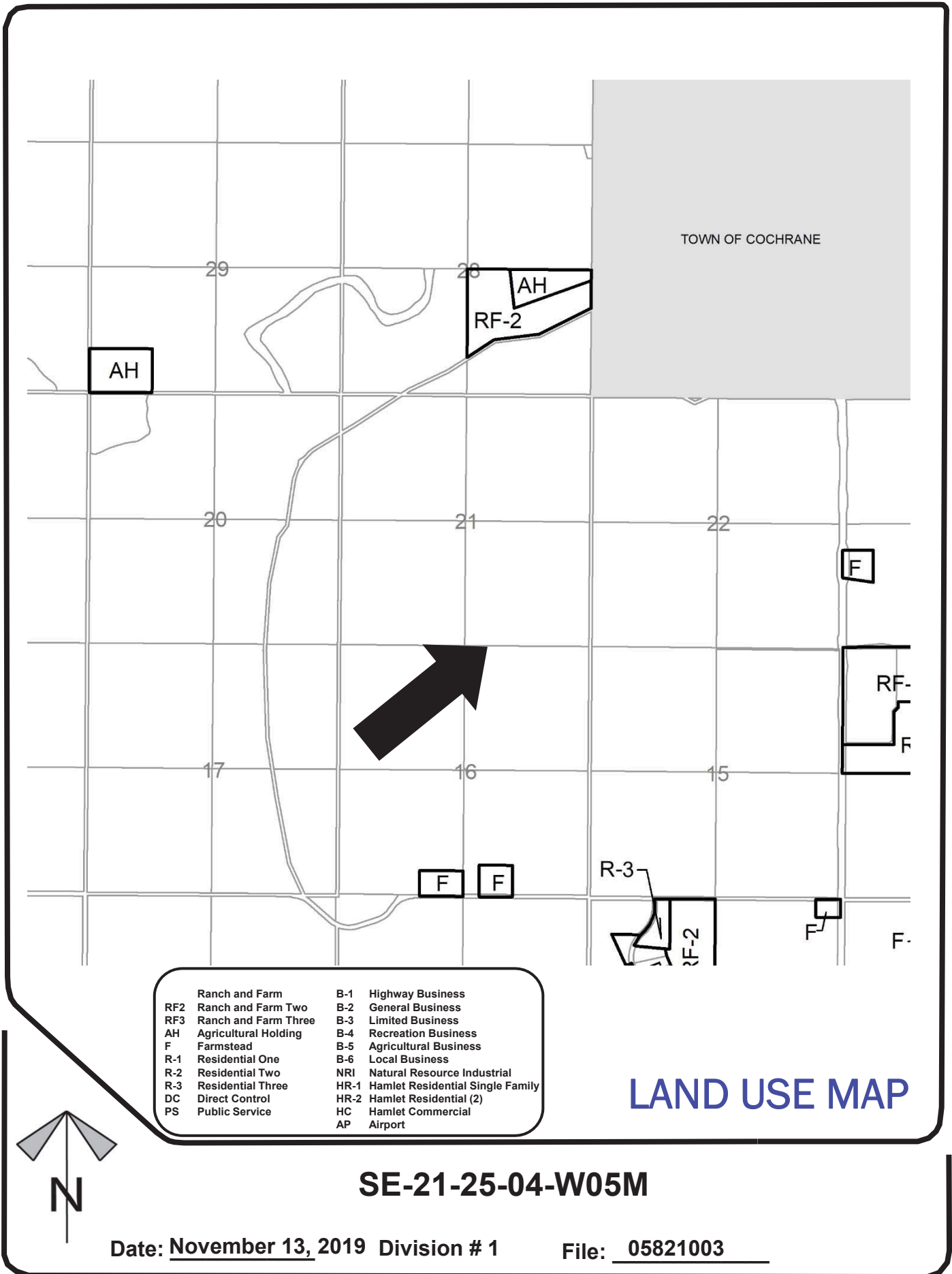


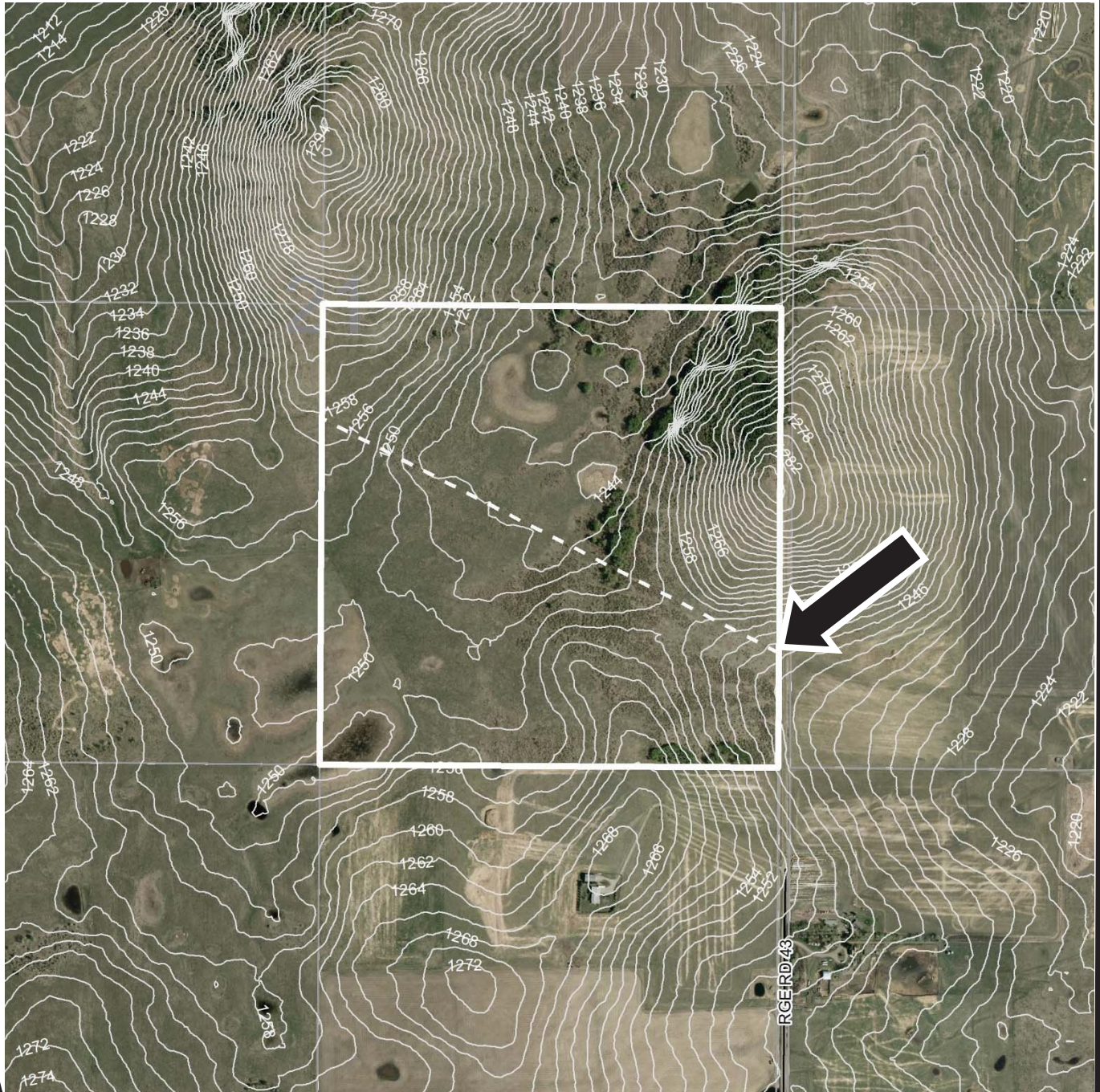
**SE-21-25-04-W05M**

Date: November 13, 2019 Division # 1

File: 05821003

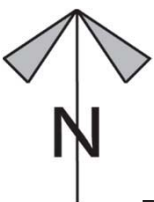






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**  
*Contour Interval 2 M*



**SE-21-25-04-W05M**

Date: November 13, 2019 Division # 1

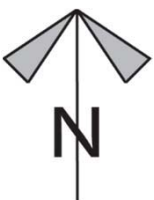
File: 05821003





Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

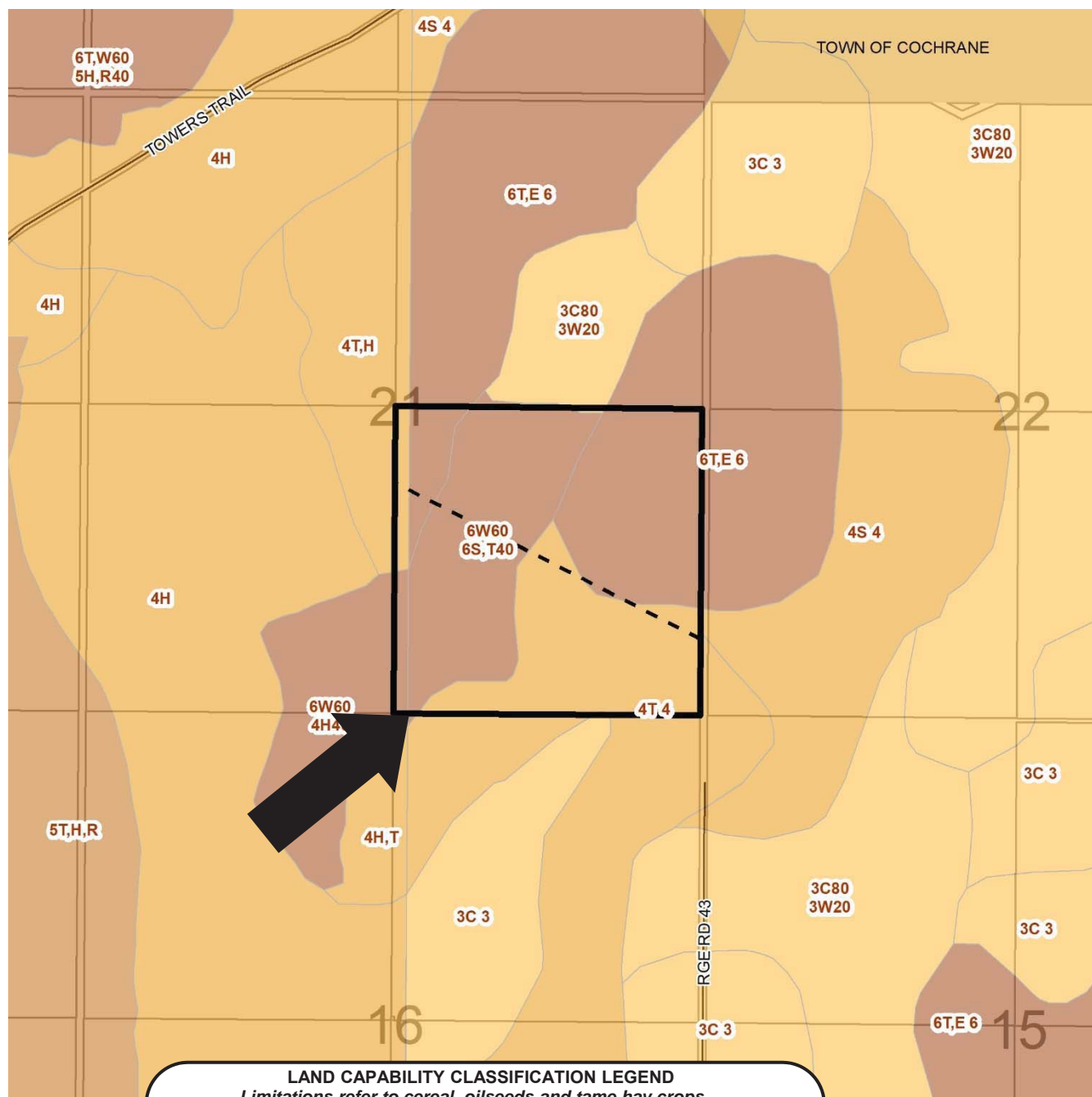
**AIR PHOTO**  
*Spring 2018*



**SE-21-25-04-W05M**

Date: November 13, 2019 Division # 1

File: 05821003



**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

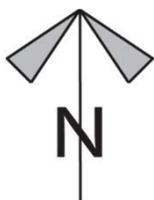
**CLI Class**

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

**SOIL MAP**

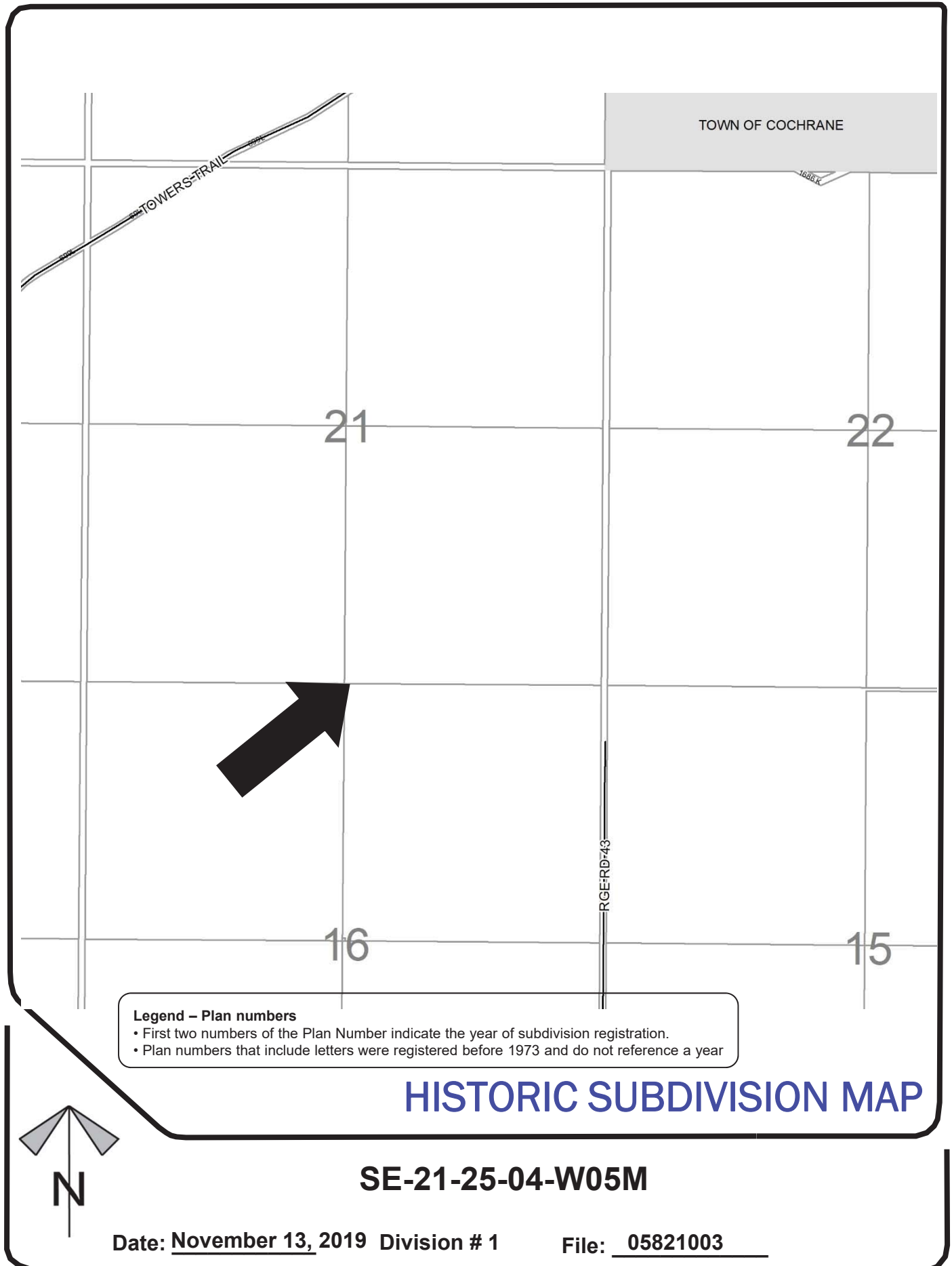


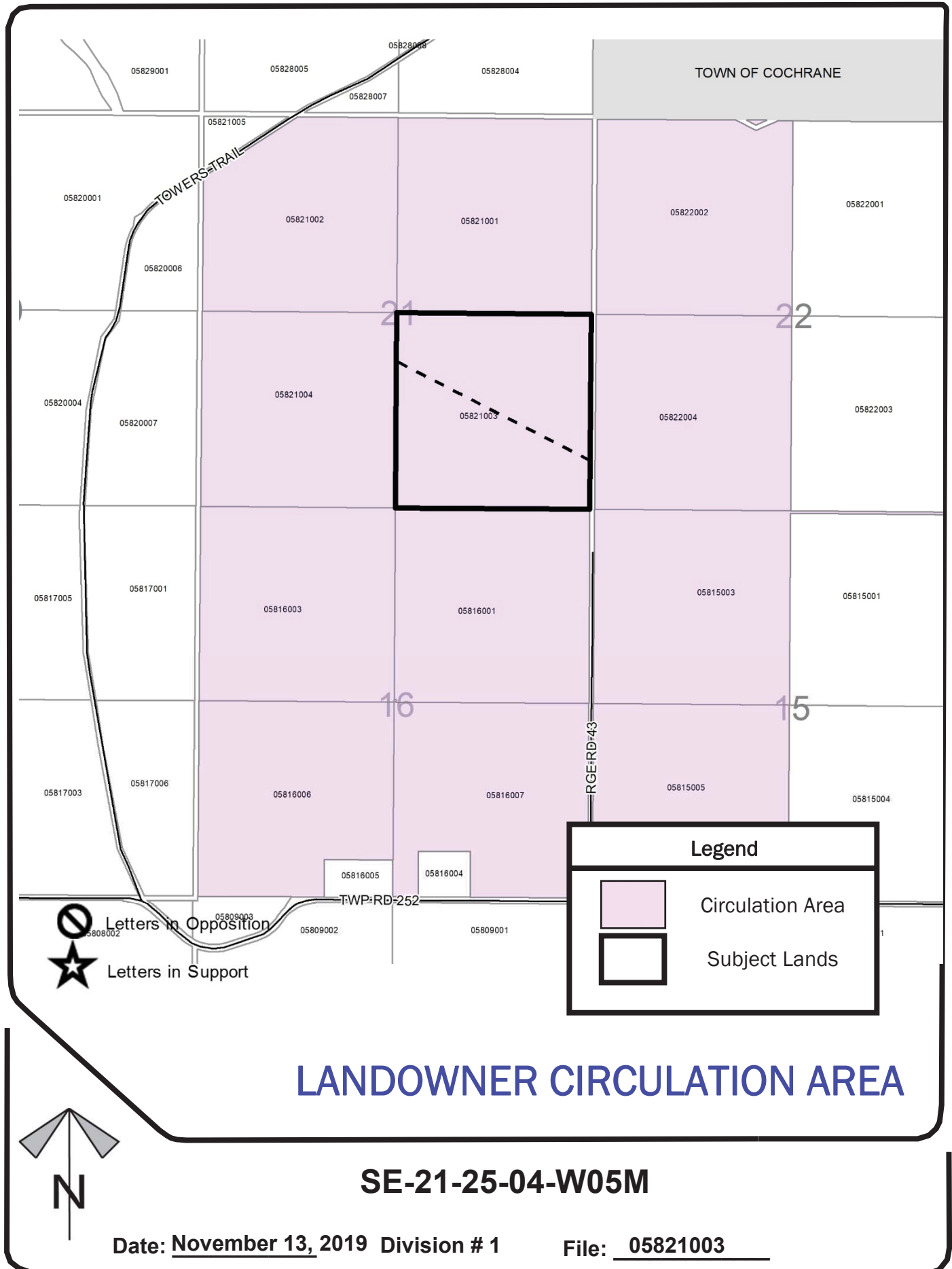
**SE-21-25-04-W05M**

Date: November 13, 2019 Division # 1

File: 05821003







**APPENDIX 'B': APPROVAL CONDITIONS**

- A. That the application to create a  $\pm$  32.37 hectare (80.00 acre) parcel with a  $\pm$  32.37 hectare (80.00 acre) remainder within SE-21-25-04-W05M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the County Plan;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions of approval:

*Plan of Subdivision*

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

*Accessibility to a Road*

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
  - i. Rehabilitation of Range Road 43 from the current termination point to the access point of the subject lands in accordance with the drawing Preparing Subgrade Surface, Granular Base and Other Work Typical Section conducted by Eagle Engineering Corp. dated July 2020 and the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - a) Completing with a cul-de-sac bulb at the termination point of the road;
    - b) Dedication of necessary easements and rights-of-way; and
    - c) Appropriate signage.
  - ii. Implementation of the recommendations of the Construction Management Plan.
  - iii. Implementation of the recommendations of the Erosion and Sedimentation Control Plan.



- 3) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices, to the satisfaction of the County.
- 4) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details.
- 5) The Owner shall enter into an Encroachment agreement for the portion of the cul-de-sac bulb that is encroaching on the subject lands.
- 6) The Owner shall construct two new gravel approaches on Range Road 43 in order to provide access to Lots 1 and 2. If a mutual approach is constructed, the Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title, where required.

*Cost Recovery*

- 7) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
  - a) This Agreement shall apply to the construction of off-site infrastructure (transportation).

*Payments and Levies*

- 8) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.

*Taxes*

- 9) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

**D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.





NO LETTERS RECEIVED

**APPENDIX 'C': LETTERS**

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DIVISION:** 05

**SUBJECT:** Development Item: Shopping Centre, Local and Signage

**USE:** Discretionary use, with Variances

**DATE:** July 30, 2020

**APPLICATION:** PRDP20200869

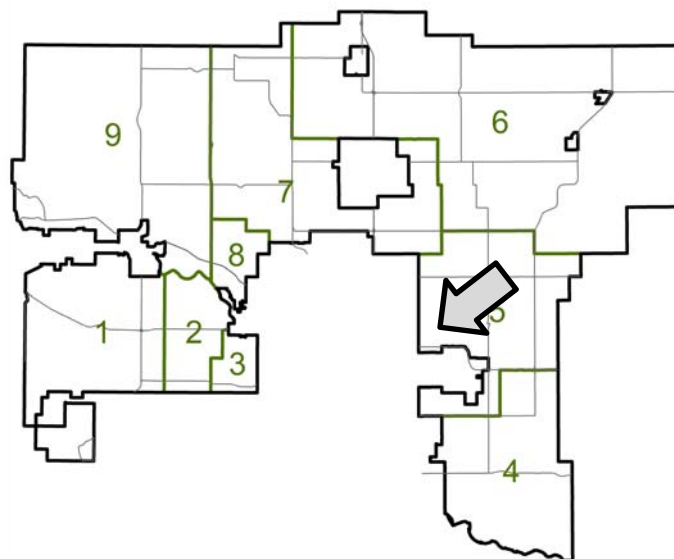
**APPLICATION:** Shopping Centre, Local, including relaxation of maximum floor area, and signage.

**GENERAL LOCATION:** Located approximately 1.21 km (3/4 mile) north of Hwy. 1 and on the west side of Rge. Rd. 284

**LAND USE DESIGNATION:** Commercial – Local Commercial (C-LC)

**ADMINISTRATION RECOMMENDATION:** Administration recommends APPROVAL in accordance with Option #1.

### VARIANCE SUMMARY:



Regulation	Requirement	Proposed	Variance %
Maximum Floor Area	600.00 sq. m (6,458.35 sq. ft.)	1,193.62 sq. m (12,848.02 sq. ft.)	98.83%

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200869 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200869 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Oksana Newmen/Nathan Madigan – Planning and Development Services



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> April 1, 2020	<b>File:</b> 04329127
<b>Application:</b> PRDP20200869	<b>Applicant/Owner:</b> Sevenz Consulting Inc./ Conrich Developments Inc.
<b>Legal Description:</b> Lot 53, Block 2, Plan 1013145, NE-29-24-28-W4M	<b>General Location:</b> Located approximately 1.21 km (3/4 mile) north of Hwy. 1 and on the west side of Rge. Rd. 284
<b>Land Use Designation:</b> Commercial – Local Commercial (C-LC)	<b>Gross Area:</b> ±1.28 hectares (±3.16 acres)
<b>File Manager:</b> Oksana Newmen	<b>Division:</b> 05

### PROPOSAL:

The proposal is for Shopping centre, local, including relaxation of the maximum floor area and signage. The development is for Phase 1, composed of two commercial buildings totaling 12 units.

Proposed Development Area:

- Phase 1: ±0.61 hectares (±1.50 acres); Phase 2 is not included in this permit.
- Total buildings area: 1,193.62 sq. m. (12,848.00 sq. ft.)
- Building A
  - 765.52 sq. m (8,240.00 sq. ft.)
  - 8 units
    - Units A1 + A2 – dine-in/take-out restaurant with approximately 50 seats
    - Unit A8 – ice cream parlour
    - Remaining units to be combination of shops and services to be determined
- Building B
  - 428.10 sq. m (4,608.00 sq. ft.)
  - 4 units
  - Contemplated medical, general practice, dental offices, pharmacy
- Signage
  - One monument sign, backlit
    - 2.90 m (9.5 ft.) high x 5.49 m (18.0 ft.) wide x 0.46 m (1.5 ft.) depth
  - Fascia signage above each unit, size and details not provided

### Property History:

### Planning:

**March 17, 2009**

Council approved application 2008-RV-257 for creation of 118 residential public open space, commercial lot, public utility lots and Municipal Reserve parcels. (Cell A). Plan 101 3145 Registered August 19, 2010.

### Administration Resources

Oksana Newmen, Planning and Development Services

**July 31, 2007** Council approved Bylaw 6401-2006 for the South Conrich Conceptual Scheme and DC120 (2004-RV-199), including Cell A.

*Development:*

- None

*Building:*

- There is no building history on the subject property

Site Coverage:

- Total Site Area:  $\pm 1.28$  hectares ( $\pm 3.16$  acres) = 12,788.07 sq. m (137,649.60 sq. ft.)
- Total Building Area: 1,193.62 sq. m. (12,848.00 sq. ft.)
  - Total Site Coverage: 9.33%
- Site Coverage for Phase 1:  $\pm 0.61$  hectares ( $\pm 1.50$  acres) = 6,070.28 sq. m (65,340.00 sq. ft.)
- Total Building Area: 1,193.62 sq. m. (12,848 sq. ft.)
  - Phase 1 Site Coverage: 19.66%

Land Use Bylaw:

SECTION 8 DEFINITIONS

*SHOPPING CENTRE, LOCAL means a shopping centre providing to local clientele the sale of convenience goods and personal services for day-to-day living needs. It may be built around a junior department store and/or a local grocery store. It does not provide services for the wide market-base or contain regional retail stores or warehouse stores typically found in a regional shopping centre or include Cannabis Sales;*

SECTION 70 COMMERCIAL – LOCAL COMMERCIAL (C-LC)

Section 70.2 Uses, permitted

Signs

Section 70.3 Uses, Discretionary

*Shopping Centre, local (Floor Area up to 600 m<sup>2</sup> (6458.35 ft<sup>2</sup>))*

- The floor area of the shopping centre exceeds the maximum area by 593.62 sq. m (6,389.67 sq. ft.), which exceeds the requirement by 98.94%. As such, a relaxation to the maximum area is required.

Section 70.4 *Development Permit applications for both permitted and discretionary uses shall be evaluated in accordance with Section 12.*

- All uses within this district require a Development Permit application

Section 70.6 *Minimum and Maximum Requirements*

*(b)(i) Minimum Yard, Front for Buildings*

- Required: 6.00 m (19.69 ft.)
- Proposed: 6.10 m (20.00 ft.)
  - The frontage is Cambridge Park Way for purposes of determining setbacks.



*(c)(i) Minimum Yard, Side for Buildings*

- Required: 6.00 m (19.69 ft.), or in the case of a yard, side abutting a railway, no yard, side may be required.
- Proposed: 7.62 m (25.00 ft.) (north side); 6.10 m (20.00 ft.) (south side)

*(d) (i) Minimum Yard, Rear for Buildings*

- Required: 6.00 m (19.69 ft.)
- Proposed: lots
  - The development is only on the western side of the property, Phase 1, leaving the eastern portion undeveloped at this time. As such, there is extensive setback from Conrich Road.

*Section 70.7 Building Height*

- Required: 10.00 m (32.81 ft.)
- Proposed:
  - Building A: 7.92 m (26.00 ft.);
  - Building B: 6.10 m (20.00 ft.)

**DEVELOPMENT GUIDELINES***BUILDING DESIGN:***Conrich Area Structure Plan (ASP)****Section 10 Commercial**

*10.13 Commercial development shall be attractively designed, fit with existing development, and address the County's Commercial, Office, and Industrial Design Guidelines and the design requirements of Appendix B.*

- As the site is surrounding by road on three sides, the ability to locate parking for visual minimization is somewhat limited. In considering the building frontage on Cambridge Park Way, no parking is located between the building and sidewalk, with parking located at the rear. Walkways are provided around the site. Lighting details are limited, and cannot be determined as to appropriateness. No landscaping is provided within the parking islands. Appendix B considerations are addressed below.

*10.14 Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.*

- Buildings are located in close proximity to one another, and include sidewalks along the access areas. Sidewalk and pathway is provided on the site.

*10.17 All private lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.*

- Lighting details have not been provided. A lighting plan will be required.

*10.18 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of*

*garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.*

- The site plan shows a fence along the northern side, adjacent to the residential area. A fence detail is also provided, showing a wooden fence with masonry posts, though complete measurements regarding height are not provided. A fence in the proposed location would be appropriate for buffering purposes.

#### **Section 14 Non-residential/Residential Interface**

##### **BUILDING QUALITY AND APPEARANCE:**

*14.9 High quality building appearance should be emphasized where non-residential buildings face residential areas. Building design shall address the requirements of Appendix B of this plan.*

- The buildings do not meet design requirements per Appendix B, as discussed below. Revision will be required.

*14.10 The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres or lower, where required by the County's Land Use bylaw.*

- Proposed Building A is 7.92 m (26.00 ft.)
- Building B is 6.10 m (20.00 ft.).
- The Land Use Bylaw provides for maximum height of 10.00 m (32.81 ft.)

*14.11 The lot coverage of buildings on lots adjacent to a residential area should be a maximum of 25 per cent.*

- Total Site Coverage: 9.33%; Phase 1 Site Coverage: 19.66%

*14.12 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.*

- Building A loading bays/doors are facing north, to the adjacent residential area. However, decorate fencing and landscaping has been proposed to provide buffering between the uses.

#### **Appendix B (Conrich ASP)**

*3. Within any single parcel, the colours, materials, and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance.*

- The elevation drawings indicate that the buildings will be completed with a combination of textured prefinished stucco panels, decorative metal panels, and LED strip lighting, and decorative backlight panels.

*4. All buildings shall be permanent structures with good quality exterior finishing materials which may include quality metal panel products, pre-cast concrete, architectural site-cast concrete, architectural tile, and commercial grade stucco, brick, or stone masonry. Wood, unfinished concrete, and concrete block may be used as a secondary material only.*

- The elevation drawings proposed permanent structures with appropriate finishing materials.

*5. Façades of buildings that exceed 30 metres measured horizontally, and facing residential areas or roadways, shall incorporate wall plane projections or recesses having a depth of at least 3 per cent of the length of the façade and extending at least 20 per cent of the length of the façade.*

- This requirement has not been met. Revised plans will be required.



6. *Façades of buildings facing adjacent residential areas shall include at least three of the following architectural elements:*
  - a. *colour change;*
  - b. *texture change;*
  - c. *material change; and*
  - d. *expression of an architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib.*
  - This requirement has not been met. Revised plans will be required.
7. *Rooftop apparatus should be located and concealed to reduce or eliminate public view from adjacent roads or homes.*
  - Plans are unclear as to if this requirement will be met. Revised plans will be required as a condition of approval.
8. *Roofs should have at least two of the following features:*
  - a. *Parapets concealing flat roofs and/or rooftop mechanical and electrical equipment;*
  - b. *Overhanging eaves extending past the supporting wall;*
  - c. *Sloping or pitched roofs with two or more roof slope planes; and*
  - d. *Roof-top gardens that support ecological functions such as stormwater retention, building insulation, bird habitat, outdoor green space, etc.*
  - It is unclear from submitted plans if this requirement has been met. Revised plans will be required.
9. *Each primary building shall have a clearly defined main entrance featuring at least two of the following:*
  - a. *Canopy or portico;*
  - b. *Overhang or arcade;*
  - c. *Raised corniced parapet over the door;*
  - d. *Outdoor amenity area;*
  - e. *Upgraded window glazing areas;*
  - f. *Integrated planters or landscaped sitting areas.*
  - It is unclear from submitted plans if this requirement has been met. Revised plans will be required.

#### **South Conrich Conceptual Scheme**

- The Conceptual Scheme identifies business development through the document. The plan identifies the subject site as “Local Commercial” through the report and overall supports the development of within Cell A

**SECTION 25.4 Business Development (Land Use Bylaw)****25.4 Business Development**

*(b) The design, character, and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.*

- The proposed buildings appear to be compatible with the surrounding area.

*(d) The exterior design and finishing materials of all buildings shall be as shown on the approved plan and subject to the approval of the Development Authority.*

- Elevations drawings have been submitted with the application and the exterior design and finishing materials appear to be consistent with the type of use proposed.

**LANDSCAPING:****Appendix B (Conrich ASP)**

10. *A minimum 3 metre landscaped area should be provided between the front of any primary building and any adjoining parking or lot area.*

- This requirement has not been met. Revised plans will be required as a condition of approval.

11. *Landscape plans shall:*

- a. promote the use of native plant material and plants proven for the climate of the region;*
- b. not rely on potable water for irrigation once the landscaped areas are established;*
- c. avoid species monoculture over large areas;*
- d. provide for massing of plantings;*
- e. ensure retaining walls and front yard fencing is decorative as well as functional; and*
- f. provide attractive landscape designs at key public intersections and entryways.*

- A landscaping plan was submitted with the application. See below for breakdown of landscaping components

**South Conrich Conceptual Scheme**

- No guidance on landscaping.

**SECTION 26 Landscaping (Land Use Bylaw)**

26.11 (c) *A minimum of 10% of the development area shall be landscaped, in accordance with the Landscaping Plan approved by the County.*

- **Required:** 0.15 acres (607.03 sq. m)
  - Development Area: 1.50 acres
  - {1.50 acres \* 0.10 = 0.15 acres}
- **Proposed:** It is estimated approximately 1,267 sq. m (14,000 sq. ft.) of landscaping has been provided on the developed area (excluding the road right of way): 0.31 acres (1,300 sq. m [14,000 sq. ft.]) = 21.42%



- It should also be noted that trees have been included in the road right-of-way. Landscaping plans should be revised to relocate the trees, and a revised landscaping plan is required as a condition of approval.
- (d) *A landscaped strip of at least 4.00 m width shall be provided in front yards and side yards adjacent to a road. Alternate configurations that provide for equivalent area of landscaping, with a minimum width of 1.00 m, may be allowed at the discretion of the Development Authority*
  - Application has proposed a 6.10 m (20.00 ft.) wide landscape strip along the east (frontage) and southern property lines.
- (k) *Thirty percent (30%) of the landscaping applied to parking islands, boulevards, and sidewalks, but not parking surfaces, may be in the form of Hard Landscaping.*
  - There is limited hard landscaping on the site. The applicant indicates 534.53 sq. m (5,753.6 sq. ft.), or 8.8%.

#### *Planting Beds*

- (u) *Trees or shrubs should be clustered or arranged in planting beds within the site.*
  - Shrubs are clustered, and trees arranged in planting beds, though the trees located within the road right-of-way should be relocated to within the planting beds on the subject property.
- (v) *Sixty percent (60%) of the landscaping will be in the form of planting beds that shall be composed of a mixture of a minimum of five (5) coniferous and deciduous trees or shrubs.*
  - The landscaping plans include 14 shrub and tree species, and the majority of the landscaping areas are planting beds, however the majority of trees are presently located in the road right-of-way, and should be relocated to the subject property, and diversified to include a mixture of coniferous trees in addition to the deciduous trees.
- (w) *Planting beds shall consist of vegetation planted in a mulched medium such as bark chips, rocks, or similar material. Vegetation shall be a composition of an odd number of trees mixed approximately 50% coniferous and 50% deciduous with shrubs. Mulch shall not be used as a substitute for plant materials.*
  - Plans indicate river rock as the mulching medium. 29 trees are provided in the development area (excluding the road right of way), with 20 being coniferous and 9 being deciduous. Plans should revise shrubs to increase coniferous shrub proportions. Coniferous trees provided are placed only within the residential buffer area, and no tree massing is provided in non-buffer planting beds.

#### *Parking Areas*

- (x) *A parking area having 8 or more parking spaces and which is visible from an adjacent site in a residential district or from a road other than a lane shall include perimeter landscape forms and, if required, islands and boulevards in accordance with the Landscaping Plan approved by the County.*
  - Perimeter landscaping is provided on all sides, with the exception of the adjacent area to future Phase 2.
- (y) *Parking islands and boulevards shall be placed to provide visual relief and to organize large areas of parking into smaller cells, with the purpose of breaking up the expanse of parking surface coverage with significant areas of landscaping, pedestrian pathways, sidewalks,*

*boulevards, stormwater management facilities, and/or other features. The number of islands and boulevards provided shall be to the satisfaction of the County.*

- Parking areas include five parking islands, and scattered parking areas.

(z) Landscaping *within, adjacent to, and at the perimeter of parking areas shall be provided to:*

(i) *Visually subdivide and 'break-up' large parking modules into more pedestrian-oriented, legible, and visually comfortable spaces;*

- Landscaping along perimeter parking areas is provided, however there is limited landscaping within parking areas. As parking areas are distributed into eight areas on site, there is limited expanse of parking.

26.3 *All trees/shrubs and tree/shrub planting required pursuant to this section shall be hardy to the Calgary Region and shall be required to conform to the following:*

(a) *evergreen shrubs shall be at least 40.00 cm (15.70 in.) in height when planted. Deciduous shrubs shall be at least 60.00 cm (23.60 in.) height when planted;*

- Landscaping plans indicate 600 mm shrubs of both deciduous and coniferous.
- (b) *the proportion of deciduous to evergreen trees shall be approximately 60:40, unless the Landscaping Plan is designed by a registered professional Landscape Architect; and*
- **Deciduous Trees Required: 8**
  - $[13.2 \text{ trees} \times 0.60 = 7.92]$
- **Deciduous Trees Proposed: 9**
- **Coniferous Trees Required: 6**
  - $[13.2 \text{ trees} \times 0.40 = 5.28]$
- **Coniferous Trees Proposed: 20**
- The proposed trees on the subject property meet the ratio of deciduous to coniferous trees, as trees provided exceed minimum requirements. However, the distribution of trees is such that all coniferous trees are located along the residential buffer area. The landscaping plan should be revised to relocate the 19 deciduous trees located in the road right-of-way to the subject site, as well as to amend the trees to include 40% evergreen trees and off-numbered clustering.

(c) *trees required shall be at least 4.50 cm (1.77 in.) calliper for deciduous trees, and at least 2.00 m (6.56 ft.) in height for evergreen trees.*

- **Deciduous Trees Required: 4.50 cm (45 mm)**
- **Deciduous Trees Proposed:**
  - 19 trees @ 6.00 cm (60 mm)
  - 20 trees @ 8.50 cm (85 mm)
- **Coniferous Trees Required: 2.00 m (6.56 ft.) minimum**
- **Coniferous Trees Proposed: 2.00 m (6.56 ft.) minimum**
  - Landscape plans indicate trees to be provided will be 2.00 m (6.56 ft.) with some at 3.00 m (9.84 ft.)



- 26.5 *All yards and all open spaces on the site of business developments (excluding parking stalls; on-site circulation, outdoor storage, display, and service areas) shall be required to be landscaped with trees, shrubs, sod, or suitable hard landscaping. The number of trees required pursuant to this section, may be determined on the basis of a minimum of one (1) tree for each 46.00 sq. m (495.14 sq. ft.) of any required yard or setback at grade, or as required pursuant to a Landscaping Plan as a condition of a Development Permit.*
- **Required:** 14 trees
    - $\{(607.03 \text{ sq. m} / 46.00 \text{ sq. m}) * 1.00 \text{ trees} = 13.2 \text{ trees}\}$
  - **Proposed:** 29 trees
- 26.6 *Additional landscaping to that proposed in the Landscaping Plan may be required, if in the opinion of the County: (a) there is a likelihood that the proposed development will generate undesirable impacts on surrounding sites, such as appearance, excessive noise, light, odours, traffic, litter, or dust; or (b) there is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development*
- 26.7 *Any additional landscaping that may be required at the discretion of the County may include, but is not limited to, the following: (a) additional separation, or buffering, between adjacent land uses; (b) the use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact; and (c) the use of trees, shrubs, planting beds, street furniture, and surface treatments to enhance the appearance of a proposed development.*
- The Applicant has included wood fencing with masonry posts of approximately 1.83 m (6.00 ft.) in height, trees of varying types (coniferous, deciduous, and columnar), shrubs along the northern property line to create a landscape buffer between the subject property and the adjacent residential lands, as well as a planting area measuring 7.62 m (25.00 ft.) in width.

**SCREENING/FENCING:**

**Conrich Area Structure Plan**

**SECTION 10 COMMERCIAL**

- 10.18 *The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.*
- As noted above, fencing is appropriate to buffer between the commercial use and adjacent residential area, as well as screening of waste areas.

**Appendix B (Conrich ASP)**

**11. Landscape plans shall:**

*e) ensure retaining walls and front yard fencing is decorative as well as functional;*

- There are no proposed retaining walls, and no front yard fencing.

**South Conrich Conceptual Scheme**

- No guidance in the document.

## SECTION 26 Landscaping (LUB)

*(aa) All sites abutting a residential district shall be buffered and screened to the satisfaction of the County.*

- As mentioned above, the Applicant has included wood fencing with masonry posts of approximately 1.83 m (6.00 ft.) in height, trees of varying types (coniferous, deciduous, and columnar), as well as shrubs along the northern property line to create a landscape buffer between the subject property and the adjacent residential lands, as well as a planting area measuring 7.62 m (25.00 ft.) in width.

*(bb) Where screening is required, landscaping, and materials shall be utilized to soften the visual impact, to the discretion of the County, and may include vegetation, fences, earth berms, architectural building components, masonry walls, other similar materials, or combinations thereof.*

- See comments above

*(cc) Any screening shall be maintained to provide effective screening to reduce the visual impact, from the ground to a height of 3.00 m (9.84 ft.).*

- See comments above

*(dd) Fencing of 50 m length or more, where adjacent to residential areas or a public road, should be enhanced to provide visual interest through the addition of landscaping, offsetting, a variety of screening materials, or be architecturally designed, to the discretion of the County.*

- See comments above

*(gg) (iv) If adjacent to a residential district or a public road, or visible from a public road, additional landscaping may be required on those sides adjacent to a residential district, public road, or visible from a public road, to the satisfaction of the County; and*

## GARBAGE STORAGE/REMOVAL:

### Section 10 Commercial

#### Design

*10.18 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.*

- The garbage enclosure is screened by concrete walls and metal doors.

*14.12 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.*

- The garbage enclosure is screened, in addition to the proposed fencing and landscaping. There are no loading bays or doors proposed, and circulation does not provide for large truck movement in the vicinity of the adjacent residential area.

## SECTION 25 Building Design (LUB)

*(k) Garbage and waste must be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.*

- The garbage bin is a bin on rollers with metal doors and concrete walls surrounding. It is unclear if the bin includes a lid. Clarification should be provided.



**LIGHTING:**

**SECTION 10.17 Commercial (ASP)**

*10.17 All private lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.*

- While light locations are noted on the site plan, details regarding height or type of lighting is not provided. A lighting plan will be required as a condition of approval.

**South Conrich Conceptual Scheme (CS)**

- No guidance on lighting

**SECTION 27 – Lighting of Sites/Development (LUB)**

*SECTION 27.2 (a) Outdoor lighting on any development shall comply with the following provisions:*

- *(i) All developments shall use full cut-off (shielded) outdoor light fixtures that direct the light downward;*
- *(ii) no light structure shall exceed a height of 7.62 m (25.00 ft.); and no light shall be attached to a structure above a height of 7.62 m (25.00 ft.) along that structure*
- While light locations are noted on the site plan, details regarding height or type of lighting is not provided. A lighting plan will be required as a condition of approval.

**PARKING:**

**SECTION 10 Commercial (Conrich ASP)**

*10.17 All private lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.*

- See below for parking breakdown

**South Conrich Conceptual Scheme (CS)**

- No guidance on parking.

**SECTION 30 – Parking and Loading (LUB)**

*SECTION 30.1 (b): The minimum number of off-street vehicle, motor parking stalls required for each use class is specified in the Parking Schedule (Schedule 5).*

- *Schedule 5 – Commercial – eating establishment, seated (units A1 and A2)*
  - *1 per 3 seats*
    - *50 seats / 3 = 16.67 spaces*
- *Commercial – eating establishment, take-out (unit A8, ice cream shop)*
  - *2.7 per 100m<sup>2</sup> (1,076.4 sq. ft.) gross floor area; minimum 5*
    - *Unit A8 is 680 sq ft, therefore 5 minimum spaces required*
- *Commercial – general retail (units A3 through A7)*
  - *Gross floor area less than 2,000 m<sup>2</sup>: 2.7 per 100m<sup>2</sup> (1,076.4 sq. ft.) gross floor area*

- 5,400 sq. ft / 1,076.4 x 2.7 = 13.55 spaces
- *Offices, medical*
  - 10.7 per 100m<sup>2</sup> (1,076.4 sq. ft.)
    - 4,608 sq. ft. / 1,076.4 x 10.7 = 45.81 spaces
- *Offices, dental*
  - 4 per doctor
    - Calculations for this are included under offices, medical; future occupancy will consider tenant specifics in parking calculations.

Use	Parking Spaces Req'd
<i>Commercial – eating establishment (50 seat restaurant)</i>	17
<i>Commercial – eating establishment, take-out (ice cream shop)</i>	5
<i>Commercial – general retail (units A3 through A7)</i>	14
Offices – medical (Building B)	46

Total parking spaces required: 82

- Parking spaces provided: 85

*SECTION 30.1 (h): Parking stall for the disabled: (i) shall be provided in accordance with the Alberta Building Code; (ii) shall be designated as parking stall for the disabled using appropriate signage in accordance with Provincial standards; and (iii) shall be included in the calculation of the applicable minimum parking requirement.*

- Based on ABC requirements, 4 accessible stalls are required. Only two have been provided. A revised parking plan is required as a condition of approval.

*SECTION 30.2 (b): The number of off-street loading spaces required for each use class is specified in the Loading Schedule (Schedule 6). Where the use is not listed in Schedule 6 of this Bylaw, the number of spaces shall be determined by the Development Authority, having regard for similar uses listed in Schedule 6 and the estimated loading needs of the proposed use.*

- *Schedule 6 – Commercial Uses*
  - 1.00 loading spaces per 1,900.00 sq. m (20,451.43 sq. ft.)
  - Building A: 8,240 sq. ft. / 20,451.43 = 0.40 loading spaces
  - Building B: 4,608 sq. ft. / 20,451.43 = 0.23 loading spaces
- *Schedule 6 - Eating establishment*
  - 1.00 loading spaces per 2,800.00 sq. m (30,138.95 sq. ft.)
- There are no loading spaces provided. A revised parking plan showing loading areas is required as a condition of approval.

Parking Stall Dimensions:

*SECTION 30.1 (k)(i) – Parking Stall Width:*

- **Required:** 2.59 m (8.50 ft.)
- **Proposed:** 2.59 m (8.50 ft.)

*SECTION 30.1 (k)(i) – Stall Length:*

- **Required:** 5.48 m (17.98 ft.)
- **Proposed:** 5.49 m (18.00 ft.)

*SECTION 30.1 (l) – Aisle Width*

- **Required:** 6.99 m (22.96 ft.)
- **Proposed:** minimum 7.01 m (23.00 sq. ft.) provided

Barrier Free Parking Stall Dimensions:

*Stall Width (in accordance with Alberta Building Code):*

- **Required:** 2.40 m (7.87 ft.) stall; 2.40 m (7.87 ft.) access aisle
- **Proposed:** 3.71 m (12.17 ft.) stall. No access aisle provided. A revised parking plan including an access aisle is required as a condition of approval.

Loading Space Dimensions:

*SECTION 30.2 (g) – Loading Space Area:*

- **Required:** 28.00 sq. m (301.39 sq. ft.)
- **Proposed:** Not identified. A revised parking plan including loading spaces is required as a condition of approval.

SIGNAGE

**Conrich ASP**

- No guidance on signage outside of hamlet or corridor areas.

**South Conrich Conceptual Scheme (CS)**

- No guidance on signage.

**SECTION 35 – Sign Regulations (LUB)**

35.4 *Quality, aesthetic character, and finishing of sign construction shall be to the satisfaction of the Development Authority.*

- 12 fascia signs are proposed, one for each unit. No details regarding signage has been provided, as tenants have not been secured for all of the units. Sizing, materials information has not been provided. Future signage will need to be reviewed as part of tenancy.
- A freestanding is proposed along the southern access route, measuring 2.90 m (9.5 ft.) high x 5.49 m (18.0 ft.) wide x 0.46 m (1.5 ft.) depth, with back-lit panels. A signage elevation is provided.

35.5 *Interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas, interfere with the interpretation of traffic signs or controls, or interfere with traffic.*

- The proposed freestanding sign is proposed to be backlit, however, the sign location is not adjacent to any residential parcels. The sign is not anticipated to interfere with traffic signs or controls, or to interfere with traffic.

### 35.14 Business Development

(a) *Where more than one business occupies a building, additional signage shall be located in accordance with a Signage Plan prepared for the building. In such cases, the signs shall comply with the following regulations:*

- (i) *One illuminated Business Logo Sign is permitted per visible business unit façade. The maximum dimension of such sign shall not exceed 3.00 m (9.84 ft.) in vertical and horizontal direction, parallel to the façade of the building, nor exceed a depth of 0.305 m (1.00 ft.);*
- (ii) *One illuminated Business Name is permitted per visible business unit façade, and shall not exceed 15% of the area of the façade of the building or business premises, whichever governs, and shall in no case exceed 40.00 m<sup>2</sup> (430.55 ft<sup>2</sup>) less the area of any Logo referred to in subsection (a); and*
- (iii) *To discourage the use of building facades as billboards, a Business Sign exceeding an area of 10.00 m<sup>2</sup> (107.64 ft<sup>2</sup>) and 1.50 m (4.92 ft.) in height, shall be limited to individual letters or shapes.*
  - The total individual business fascia signage dimensions have not been provided. A revised signage plan will be needed to ensure that the overall combined appearance of the fascia signage complies with the above requirements.
  - No details regarding individual unit signage has been provided. Future tenants will need to provide signage details, and be in compliance with land use bylaw signage requirements.

### STATUTORY PLANS:

The subject property falls under the City of Calgary Intermunicipal Development Plan (IDP), the Conrich Area Structure Plan (ASP), the South Conrich Conceptual Scheme (CS) and the Land Use Bylaw.

#### **City of Calgary IDP (Bylaw C-7078-2011)**

The application was referred to the City of Calgary as required by the IDP, and no response was received.

#### **Conrich ASP (Bylaw C-7468-2015)**

The application was evaluated by relevant sections throughout this staff report. In general, the proposed development is in compliance with the ASP. In those instances, where revisions are required to gain compliance, conditions of approval are required.

#### **South Conrich Conceptual Scheme (Bylaw C-6401-2006-2010)**

The subject property falls within Cell A of the South Conrich CS primarily pertains to residential development, and provides little development guidance pertaining to commercial development

Any relevant sections of the CS that may apply to the appropriate component of the application have been noted within that section.

### INSPECTOR'S COMMENTS:

Inspection date: April 29, 2020





- Parcel is flat and undeveloped.
- No work has started.
- No issues with the DP application at this time.

#### **CIRCULATIONS:**

##### Agricultural Services (May 1, 2020)

- No agricultural concerns.

##### ATCO Gas (April 28, 2020)

- No objection

##### ATCO Pipelines (May 21, 2020)

- No objections

##### Building Services Review (May 7, 2020)

- a) Prior to Issuance- provide a 3.2.2 Building Code analysis to Building Services and Fire Services for the warehouse/office building in accordance to the NBC 2019-AB Edition.
- b) Prior to issuance - provide Hydrant location for the 3.2.2 classification chosen and design of the water supply.
- c) Prior to Issuance-development to determine if number of parking stalls required to determine the necessary barrier free stall locations-stall designs shall be in accordance to the NBC 2019-AB Edition.
- d) Advisory condition-dimensioned site plan with dimensions to the hydrant and Siamese connection/front entry, access route design and water supply that conform to the NBC 2019-AB Edition.
- e) Advisory condition – All Buildings shall conform to the National Energy Code 2017, with documentation/design at Building Permit stage. <http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/resources/NECB-Submission-Requirements.pdf>
- f) Advisory condition- Applicant is required to submit a Building permit application using our industrial/commercial/institutional checklist- [https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional\\_Checklist.pdf](https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional_Checklist.pdf)
- g) The drawings and information listed in the checklist from items 1-11 (as applicable) shall be submitted as part of the Building permit application in a complete and satisfactory manner.

#### **ABC articles for applicant/designer information**

- a. 3.2.5.16. Fire Department Connections
  - 1) The fire department connection for a standpipe system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.
  - 2) The fire department connection for an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.

- 3) The fire department connection referred to in Sentences (1) and (2) shall be located no closer than 3 m and no further than 15 m from the principal entrance to the building.

c. 3.2.5.4. Access Routes

- 1) A building which is more than 3 storeys in building height or more than 600 m<sup>2</sup> in building area shall be provided with access routes for fire department vehicles
  - a) to the building face having a principal entrance, and
  - b) to each building face having access openings for firefighting as required by Articles 3.2.5.1. and 3.2.5.2.

d. 3.2.5.5. Location of Access Routes

- 1) Access routes required by Article 3.2.5.4. shall be located so that the principal entrance and every access opening required by Articles 3.2.5.1. and 3.2.5.2. are located not less than 3 m and not more than 15 m from the closest portion of the access route required for fire department use, measured horizontally from the face of the building.
- 2) Access routes shall be provided to a building so that
  - a) for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.16.,
  - b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m, and
  - c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m.
- 3) The unobstructed path of travel for the firefighter required by Sentence (2) from the vehicle to the building shall be measured from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.
- 4) If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m.

e. 3.2.5.6. Access Route Design

- 1) A portion of a roadway or yard provided as a required access route for fire department use shall
  - a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
  - b) have a centreline radius not less than 12 m,
  - c) have an overhead clearance not less than 5 m,
  - d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
  - e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,

- f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
- g) be connected with a public thoroughfare.

#### f. 3.2.5.7. Water Supply

- 1) Except as required in Sentences (3) and (4), and except for a building that is neither more than 3 storeys in building height nor more than 600 m<sup>2</sup> in building area, a building shall have a supply of water available for firefighting purposes that is not less than the quantity derived from the following formula:
- 2) The private water supply referred to in Clause (1)(b) shall be
  - a) capable of being delivered at a rate of not less than
    - i) 2 700 L/min for a *building* required to have a quantity less than 75 000 L, and
    - ii) 3 800 L/min for a *building* requiring a quantity of 75 000 L and greater, and
  - b) provided with a
    - i) dry hydrant conforming to Chapter 8 of NFPA 1142, "Water Supplies for Suburban and Rural Fire Fighting," or
    - ii) pressurized hydrant conforming to the requirements of NFPA 24, "Installation of Private Fire Service Mains and their Appurtenances."
- 3) Capacity requirements under Sentence (1) do not apply to a *building* having a standpipe system conforming to the requirements.

#### City of Calgary

- No comments received.

#### Planning and Development - Engineering Review (May 7, 2020)

##### **General:**

- As a permanent condition on the DP, the development must be in accordance with the South Conrich Conceptual Scheme and the Conrich ASP.
- Prior to issuance, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.

##### **Geotechnical:**

- Prior to issuance, the applicant shall submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards, to verify that the site is suitable for the proposed development and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc.:
  - Pavement structure requirements based on site CBR testing results;
  - If any areas of fill are to be greater than 1.2 metres constructed depth, the Geotechnical Investigation shall include a Deep Fill Report.

- Prior to issuance, the applicant shall submit a Grading Details drawing and a Building Grade Plan, which identifies the original ground and finished grade elevations for the proposed development.

#### **Transportation:**

- As the traffic generated by the proposed Development is unknown, Engineering recommends that prior to issuance, the applicant provide a TIA in accordance with the County Servicing Standard.
  - It is recommended that the applicant contact Engineering to determine the scope of the TIA
  - Should upgrades be recommended as part of the TIA, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades.
- Prior to issuance of the permit, the applicant shall provide a security in the amount of \$10,000 for each road approach proposed. As per the application, the applicant has proposed two approaches requiring a security of \$20,000.
- Prior to issuance, The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach is to be built.
- Prior to occupancy, the County will perform an inspection of the site to verify that the road approaches have been installed in accordance with the County Servicing Standards and approved plans. Any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site must be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County. The security will be returned to the Developer upon a successful prior to occupancy inspection.
- Prior to issuance, the applicant shall be required to contact County Road Operations and enter into a Road Use Agreement, if required;
- The Transportation Offsite Levy has been previously collected on the subject lands under a previous subdivision application. Therefore, TOL shall not apply to this application.

#### **Sanitary/Waste Water:**

- As per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and wastewater system. It is recommended that the lands be serviced with piped water and wastewater should the application be approved.
- Prior to issuance, the applicant is to provide a detailed servicing analysis that demonstrates the water and wastewater demands of the proposed development based on the use and occupancy. Any required wastewater capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-7273-2013), and Master Rates Bylaw (C-7751-2018);
- Prior to issuance, the owner is to enter into a Customer Servicing Agreement with the County, for the wastewater services provided subject lands;
- Prior to issuance, the applicant shall submit a Servicing Plan which provides a detailed layout of the on-site sanitary sewers, potable water lines, and stormwater infrastructure.
- Prior to occupancy, the applicant shall submit as-built drawings certified by a professional engineer. The as-built drawings shall include verification of as-built wastewater infrastructure.



- Prior to occupancy, the applicant shall contact Utility Operations for an inspection of the water meter and the sanitary sewer service connection.
- As a permanent condition, connection to existing sanitary sewer mains is not permitted without the written authorization of Rocky View County's Utility Operations.

#### **Water Supply And Waterworks:**

- As per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and wastewater system. It is recommended that the lands be appropriately serviced should the application be approved.
- Prior to issuance, the applicant is to provide a detailed servicing analysis that demonstrates the water and wastewater demands of the proposed development based on the use and occupancy. Any required water capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-7273-2013), and Master Rates Bylaw (C-7751-2018).
- Prior to issuance, the owner is to enter into a Customer Servicing Agreement with the County, for the water services provided subject lands.
- Prior to issuance, the applicant shall be required to pay the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be sized based on calculations to be provided by the applicant.
- Prior to occupancy, the applicant shall submit as-built drawings certified by a professional engineer. The as-built drawings shall include verification of as-built water infrastructure.
- As a permanent condition, connection to existing potable water mains is not permitted without the written authorization of Rocky View County's Utility Operations.;
- As a permanent condition, the applicant shall provide fire suppression infrastructure in accordance with the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw (ASP 21.6, 23.21);
- As an advisory condition, no potable water shall be used for irrigation purposes, and outside hose bibs are not permitted.

#### **Stormwater Management:**

- Prior to issuance, the applicant shall submit a Site-Specific Stormwater Implementation Plan (SSIP) to demonstrate how stormwater from the site will be managed and integrated with the overall stormwater management system of the Cambridge Park Subdivision.
  - The applicant shall be responsible for any related EPEA and/or Water Act approvals for the on-site stormwater infrastructure;
- Prior to issuance, the applicant shall submit an Erosion and Sediment Control Report, in accordance with the County Servicing Standards;
- Prior to issuance, the applicant will be required to provide payment of the Stormwater Off-site Levy in accordance with applicable levy at time of Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed:
  - Base Levy = \$5488/acre. Acreage = 3.14 acres. Estimated SOL payment =  $(\$5488/\text{acre}) \times (3.14 \text{ acres}) = \$17,232$ .
- As a permanent Condition, the applicant shall provide for the implementation of the recommendations from the SSIP, as well as the registration of any overland drainage

easements and/or restrictive covenants as determined by the plan, to the satisfaction of Rocky View County;

- Prior to occupancy, Engineering requires Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, Engineering shall make an inspection of the site to verify stormwater has been completed.

#### **Environmental:**

- As a permanent condition, the applicant will be responsible to obtain all necessary approvals from AEP under the *Water Act*.

#### FortisAlberta (April 27, 2020)

- No concerns. Please contact 310-WIRE for any electrical services.

#### Geographic Information Services (April 27, 2020)

- I've addressed Building A as 600 CAMBRIDGE PARK ROAD & Building B as 500 CAMBRIDGE PARK ROAD. Each building has individual unit addresses according to the site plans provided by the applicant. I've attached a quick map showing the layout of the addresses. The applicant can get in touch with me if there are any concerns or requests for additional addresses.

#### Operational Division Review

##### Transportation Services (May 25, 2020)

- Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
- Height and location of proposed sign are not to interfere with motorist sight lines along County roads.
- Any on site exterior lighting to be "dark sky" compliant.
- Applicant to be reminded staff and clientele parking is restricted to onsite only.
- Applicant to be reminded no business signage to be installed within the County Road Allowance

#### Capital Project Management:

- No response received.

#### Utility Services (May 27, 2020)

- The water supply system currently servicing the surrounding development (Cambridge Estates) does not have sufficient capacity or regulatory approval for additional connections to the system. An extension of the County's East Rocky View water system at the developer's expense should be required for water servicing for this proposed development. In this case, a Cost Contribution and Capacity Allocation Agreement (CCCA) will need to be entered into for water servicing capacity allocation.
- Wastewater servicing to be provided through a connection to the County's East Rocky View wastewater system, and confirmation is required to ensure that the proposed development can be accommodated with the allocation of wastewater servicing capacity identified in the Cost

Contribution and Capacity Allocation Agreement (CCCAA) in place for the subject parcel. If insufficient allocation is present in the CCCAA agreement, then additional capacity will have to be purchased.

- A Customer Service Agreement for Water and Wastewater Servicing between the owner and the County is required to be entered into prior to occupancy.
- Connection to County water and wastewater servicing to the proposed development in accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.

#### Shaw Communications

- No response received

#### Telus Communications (April 27, 2020)

- No objections

#### City of Chestermere (May 25, 2020)

- No concerns or comments.

### **OPTIONS:**

Option #1: (this would approve the proposed development)

APPROVAL, subject to the following conditions:

#### **Description:**

- 1) That a shopping centre, local, (Phase 1) may take place in accordance with the application drawings as amended, and includes the following:
  - a) Construction of two buildings:
    - i. Building A: 765.52 sq. m (8,240 sq. ft.), to include 8 units
    - ii. Building B: 428.10 sq. m (4,608 sq. ft.), to include 4 units
  - b) Signage
    - i. One monument sign, backlit: 2.90 m (9.50 ft.) high x 5.49 m (18.00 ft.) wide x 0.46 m (1.50 ft.) depth;
    - ii. 12 fascia signs holders;
  - c) That the maximum floor area for the for the shopping, centre, local is relaxed from **600.00 sq. m (6,458.35 sq. ft.) to 1,193.62 sq. m.(12,848.00 sq. ft.).**

#### **Prior to Issuance:**

##### *General:*

- 2) That prior to the issuance of this permit, the Applicant/Owner shall submit a revised Landscape Plan, in accordance with Section 26 of the Land Use Bylaw (LUB) and Appendix B of the Conrich Area Structure plan (ASP), to the satisfaction of the County and includes:
  - a) Relocation of any trees identified for placement within the road right-of-way to the subject site
  - b) Re-distribution and placement of trees on the subject site for off-numbered clustering;
  - c) Provision of a minimum 3.00 m landscaped area between buildings and adjoining parking area;



- 3) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions and to submit a new road approach application, for the proposed approaches.
  - a) If required, a pre-construction inspection may be required for the proposed approach locations. Note: the approaches shall be constructed in accordance with County Servicing Standards.
  - b) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 4) That prior to the issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan in accordance with Section 30 of the LUB and the in accordance to the National Building Code 2019-AB Edition, Article 3.8.2.5, to the satisfaction of the County identifying:
  - a) The minimum barrier free parking stalls (four [4]), stall dimensions, access aisle and associated signage for the subject site;
  - b) A proposed loading area for both buildings;
- 5) That prior to the issuance of this permit, the Applicant/Owner shall submit revised building elevations in conformance with Appendix B of the ASP, addressing regulation #5, #6, #7, #8 and #9, to the satisfaction of the County.
- 6) That prior to the issuance of this permit, the Applicant/Owner shall submit a signage plan detailing the location, materials, dimensions and esthetics of the proposed signage onsite, in accordance with Section 35.14 of the LUB, to the satisfaction of the County.
- 7) That prior to the issuance of this permit, the Applicant/Owner shall submit a lighting plan and details, identifying any proposed building and site lighting for the property and identifying the "dark sky" components and orientation in accordance with Section 27 of the LUB, the South Conrich Conceptual Scheme (CS), and Section 10.17 of the ASP, to the satisfaction of the County.
- 8) That prior to the issuance of this permit the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$1,200.00 calculated at \$800.00 per acre for 1.50 acres.

*Geotechnical:*

- 9) That prior to the issuance of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with County Servicing Standards.
- 10) That prior to the issuance of this permit, the Applicant/Owner shall submit a Geotechnical Investigation Report, in accordance with the County's Servicing Standards, in order to verify that the site is suitable for the proposed buildings/structures, site works, and deep utilities and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc..



*Note:*

- a) Pavement structure requirements based on site CBR testing results;
- b) For areas with greater than 1.2 m of fill (if any), a Deep Fill report is required.

*Transportation:*

- 11) That prior to the issuance of this permit, the Applicant/Owner shall submit a Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards, with a detailed scope.
  - a) Should upgrades be required as a result of the TIA, the Applicant/Owner shall be responsible for entering in to a Development Agreement with the County for the construction of the upgrades.
- 12) That prior to issuance of the permit, the Applicant/Owner shall submit a refundable security in the amount of \$10,000 for each road approach proposed, requiring a security of \$20,000.
  - a) Upon final acceptance of the road approaches from the County, the refundable security shall be returned to the Applicant/Owner.

*Water Supply, Sanitary/Waste Water:*

- 13) That prior to the issuance of this permit, the Applicant/Owner shall submit a detailed servicing analysis that demonstrates the wastewater demands of the proposed development based on use and occupancy. Any required wastewater capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-7273-2013), and Master Rates Bylaw (C-7992-2020)
  - a) Confirmation shall be required to ensure that the proposed development can be accommodated with the allocation of wastewater servicing capacity identified in the Cost Contribution and Capacity Allocation Agreement (CCCAA) in place for the subject parcel. If insufficient allocation is present in the CCCAA agreement, then additional capacity will have to be purchased
- 14) That prior to the issuance of this permit, the Applicant/Owner shall enter in to a Customer Servicing Agreement with the County, for the water & wastewater services provided subject lands.
- 15) That prior to the issuance of this permit, the Applicant/Owner shall submit a Servicing Plan which provides a detailed layout of the on-site sanitary sewers, potable water lines, and stormwater infrastructure, in accordance with County Servicing Standards.
- 16) That prior to the issuance of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County Servicing Standards, County Bylaws as amended, that will tie into the Conrich potable water system.
  - a) Any required water capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-7273-2013), and Master Rates Bylaw (C-7992-2020).
- 17) That prior to the issuance of this permit, the Applicant/Owner shall enter in to a Cost Contribution and Capacity Allocation Agreement, with the County, for water servicing capacity allocation.
- 18) That prior to the issuance of this permit, the Applicant/Owner shall pay the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be

sized based on calculations to be provided by the Applicant/Owner and confirmed by Utility Operations.

*Storm Water Management:*

- 19) That prior to the issuance of this permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan (SSIP) for the subject property to demonstrate how stormwater from the site will be managed and integrated with the overall stormwater management system of the Cambridge Park Subdivision.
  - a) The Applicant/Owner shall be responsible for any related EPEA and/or Water Act approvals for the on-site stormwater infrastructure
- 20) That prior to the issuance of this permit, the Applicant/Owner shall submit an Erosion & Sediment Control Plan & Report, which shall be stamped and signed by a qualified professional engineer licensed to practice in the province of Alberta, for onsite construction activities in accordance with County Servicing Standards.
- 21) That prior to the issuance of this permit, the Applicant/Owner shall submit a detailed Site Grading Plan and a Building Grade Plan, which identifies the original ground and finished grade elevations for the proposed development, which shall be stamped and signed by a qualified professional engineer licensed to practice in the province of Alberta, to the satisfaction of the County.
- 22) That prior to issuance of this permit, the Applicant/Owner will be required to provide payment of the Stormwater Off-site Levy in accordance with applicable levy at time of Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed in accordance with Bylaw C-8008-2020.

**Prior to Occupancy:**

- 23) That prior to occupancy of this facility, the Applicant/Owner shall submit Built to design Certificates and As-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built wastewater infrastructure, water infrastructure, as-built stormwater infrastructure including (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.
  - a) Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
- 24) That prior to occupancy, the County shall perform an inspection of the site, with final acceptance provided, to verify that the road approaches have been installed in accordance with the County Servicing Standards and approved plans. Note, any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site must be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County.
- 25) That all landscaping, parking, and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
  - a) That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall



be placed with Rocky View County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.

- 26) That prior to occupancy of this facility, the Applicant/Owner shall contact County Utility Operations for an inspection and approval of the Water Meter, and Sanitary Sewer Service Connection.
- 27) That prior to occupancy of this facility and prior to connecting to the offsite water & waste water mains, the Owner shall enter into a Customer Service Agreement for wastewater use on the subject lands.
  - a) Should the Owner's use require additional servicing capacity, the Applicant/Owner shall be required to provide payment for that additional capacity in accordance with the Master Rates Bylaw C-7992-2020, as amended.

**Permanent:**

- 28) That any garbage or recycling containers shall be screened from view from all adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
- 29) That connection to existing sanitary mains & water mains is not permitted without the authorization of the County's Utility Operations.
- 30) That the subject lot shall obtain water from the Conrich Water Distribution system.
- 31) That the subject parcel shall obtain wastewater servicing in accordance with the County's Water and Wastewater Bylaw C-8009-2020.
- 32) That if the Building changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
- 33) That this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-5083-99 and C-7273-2013.
- 34) That any signage not approved within this condition set shall require a separate Development Permit approval and shall adhere Section 35 of the LUB, the CS, and the ASP, to the satisfaction of the County.
- 35) That all signage shall be kept in a safe, clean, and tidy condition at all times.
- 36) That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction.
- 37) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
- 38) That all landscaping shall be in accordance with the landscaping details provided on the Landscape Plan, as revised.
- 39) That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round, including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
- 40) That all on site Lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.

- 41) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each unit located on the subject site, to facilitate accurate emergency response.

*Note, the municipal addresses for this site are include:*

Building A: 600 CAMBRIDGE PARK ROAD;

Building B: 500 CAMBRIDGE PARK ROAD;

- 42) That the minimum number of parking stalls, including barrier free stalls identified in the required parking plan shall be maintained on site at all times.
- 43) There shall be no customer or business parking at any time along the adjacent County Road System.
- 44) That water conservation strategies shall be implemented and maintained at all times.
- 45) That no potable water can be used for any irrigation purposes. There shall be no hose bibs installed on the exterior of the building.
- 46) That connection to existing potable water mains is not permitted without the written authorization of the County's Utility Operations.
- 47) That the Applicant/Owner shall extend the County's East Rocky View water system for water servicing, in accordance with the required/signed Cost Contribution and Capacity Allocation Agreement (CCCAA) in place for the subject site.
- 48) The Applicant/Owner shall implement all fire suppression infrastructure in accordance with the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw (ASP 21.6, 23.21).
- 49) That the outside storage of supplies, equipment and materials shall not be permitted.
- 50) That a separate development permit approval is required for the development of Phase 2 of the shopping centre, local, on the subject site.
- 51) That the site shall remain in accordance with the ASP and CS, in perpetuity.
- 52) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including the required SSIP, as well as the registration of any overland drainage easements and/or restrictive covenants as determined by the plan, to the satisfaction of the County.

**Advisory:**

- 53) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 54) That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
- 55) That the Applicant shall be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw.

*Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.*



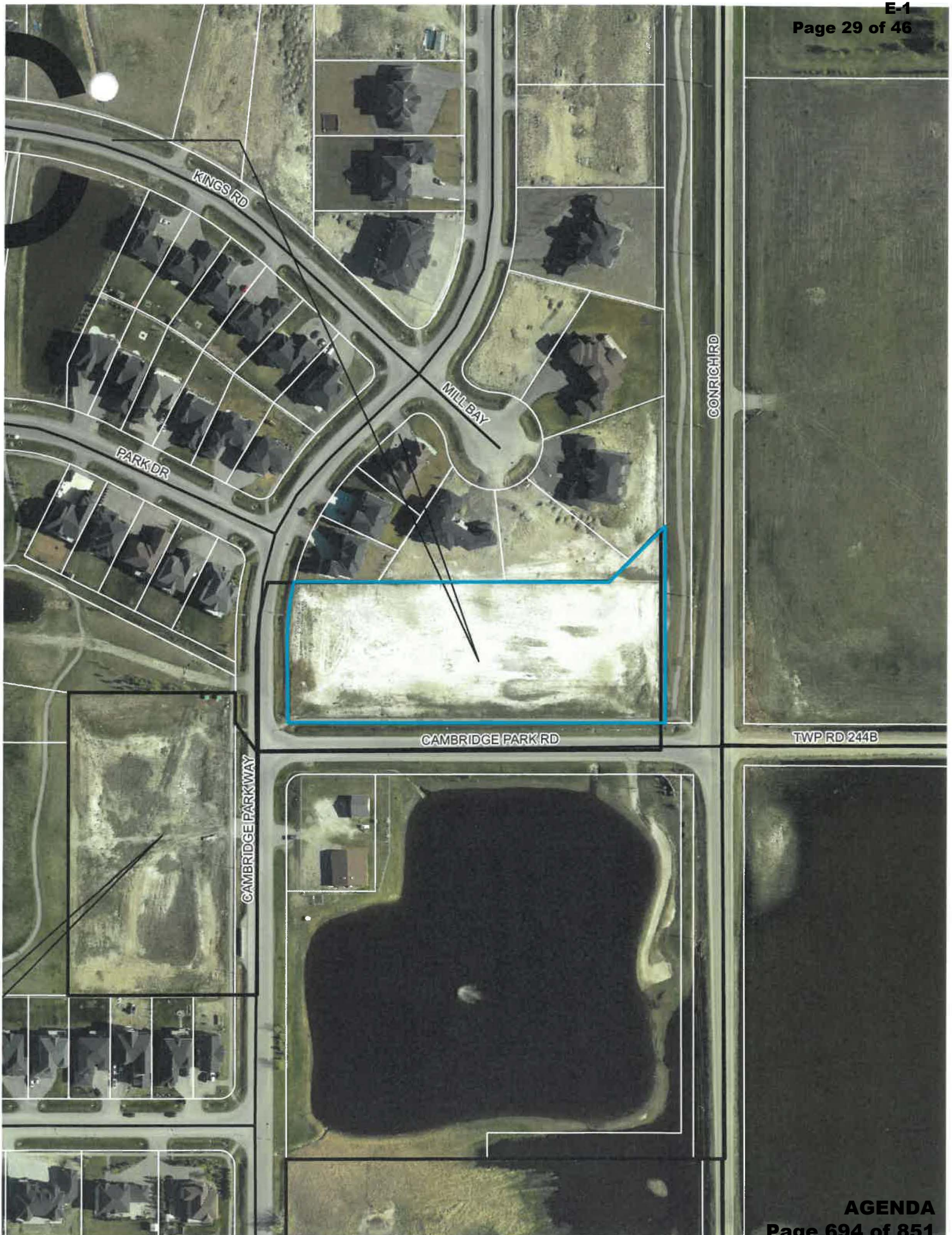
- 56) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist and shall include:
- a. The requested 3.2.2. Building Code Analysis;
  - b. The requested dimensioned site plan with dimensions to the hydrant locations, Siamese connection/front entry (if applicable), Access route design and water supply;
- Note: The Development shall conform to the National Energy Code 2011 and any Acoustical Requirements of the Alberta Building Code.*
- 57) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 58) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 59) That if the Development Permit is not issued by **December 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for any on-site stormwater Infrastructure or the proposed development.***

Option #2: (this would not allow the proposed development)

REFUSAL as per the following reasons:

- 1) That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
- 2)











ROCKY VIEW COUNTY  
Cultivating Communities

20200869

APPLICATION FOR  
COMMERCIAL/OFFICE/INDUSTRIAL  
DEVELOPMENT PERMITS

FOR OFFICE USE ONLY	
Fee Submitted \$2.150	File Number 04329127
Date of Receipt 04/19/2020	Receipt # 20002396

Name of Applicant SEVENZ CONSULTING INC. Email WOJTEK@SEVENZCONSULTING.COM  
Mailing Address # 310 - 7220 ASHLEY STREET SE, CALGARY AB

Postal Code T2H 2H8

Telephone (B) 403 681 0853

(H) 403 870 5825

Fax

For Agents please supply Business/Agency/ Organization Name SEVENZ CONSULTING INC.

Registered Owner (if not applicant) HARVINDER MATHAS | CONRACH DEVELOPMENTS LTD.

Mailing Address Box 12, Ste 6, RR6, L4B 9

Postal Code T2M 4L5

Telephone (B) 403 680 2475

(H)

Fax

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE ¼ Section 29 Township 24 Range 28 West of 04 Meridian  
b) Being all / parts of Lot 53 Block 2 Registered Plan Number 1013145  
c) Municipal Address NOT ASSIGNED  
d) Existing Land Use Designation C-LC Parcel Size PHASE 1: 1.5 ACRES Division TOTAL: 3.14 ACRES

2. APPLICATION FOR

COMMERCIAL DEVELOPMENT - LOCAL COMMERCIAL SHOPS, RESTAURANTS  
& MEDICAL SERVICES C/W REQUIRED PARKING & LAND SCAPING.

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes        No ✓  
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes        No ✓  
(Sour Gas facility means well, pipeline or plant)  
c) Is there an abandoned oil or gas well or pipeline on the property? Yes        No ✓  
d) Does the site have direct access to a developed Municipal Road? YES  
e) Has the Design Guidelines checklist been completed? Yes YES No         
f) Has supplementary information been provided? (photos, sketches written descriptions etc.) Yes ✓ No         
g) Details of additional information

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I WOJTEK WARDYNSKI hereby certify that        I am the registered owner  
(Full Name in Block Capitals)

✓ I am authorized to act on the owner's behalf

and that the information given on this form  
is full and complete and is, to the best of my knowledge, a true statement  
of the facts relating to this application.

Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company

Applicant's Signature W Wardynski

Owner's Signature [Signature]

Date 12 APRIL 2020

PLEASE SEE REVERSE



**5. RIGHT OF ENTRY**

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

[Signature]  
Applicant's/Owner's Signature  
W. Wadsworth

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, HARINDER SINGH / WITTEK WADSWORTH, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

[Signature]  
Signature  
W. Wadsworth

April 12/20  
Date

**FOR OFFICE USE ONLY**

Application: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **APPLICATION FOR DEVELOPMENT PERMIT**

Commercial Development Facing Cambridge Park Road  
and Cambridge Park Way. Conrich, Alberta.

Address: Plan 1013145 - Block 2 - Lot 53

Applicant: Sevenz Consulting Inc. Registered Owner: Conrich Developments Ltd.

Rocky View County, Alberta 262075 Rocky Viewpoint  
Rocky View County, AB T4A 0X2

**To Respected Rocky View County:**

**RE: Development Permit Application | Plan 1013145 – Block 2 – Lot 53**

Proposed Project – Phase 1 will consist of two buildings and Site development with parking and landscaping components.

Site is zoned Commercial-Local Commercial (C-LC) and the development is subject to the rules and regulations of Rocky View County Land Use Bylaw C-4841-97.

Comprehensively planned project is in the full compliance with the above noted Bylaw as to the purpose and intent of providing services and shops to service the needs of the local clientele.

Based on the Developer research, Conrich Residential component will support and is in the direct need of the medical uses, which will be housed in the Building "B" of approx. 4,608 sf. with contemplated Medical, GP, Dental offices and potential small Pharmacy.

Building "A" – CRU of approx.. 8,240 sf. will support Dine-In & Take-Out Restaurant with the capacity of approx. 50 seats in Units A1 & A2.

Specialty food store is also contemplated – Ice Cream Parlor in Unit A8.

Both of those uses have pedestrian friendly Patio areas incorporated into the landscaping areas and connected by the sidewalks.

Balance of the CRU building, remaining 5 Bays will be a combination of shops and services, as per community needs and demand.

Site is accessible from Cambridge Park Road – South entrance and from Cambridge Park Way – West entrance with ample of parking exceeding Bylaw requirements.

Developer requested that Sevenz Consulting will pay special attention to the site development being pedestrian friendly with easily accessible parking areas.

On site sidewalks are connected to existing walkways on Cambridge Park Road and Park Way allowing safe and unobstructed pedestrian traffic from the adjoining Residential neighborhoods.

Special attention was also paid to the Landscaping within the Site as well as landscaping of the Boulevards.

Since the Site shares North Property Line with the single family residences buffer zone of 20 ft. of heavily landscaped area is provided and the setback to the Building "A" was increased by an additional 5 ft. to 25 ft. from the required 20 ft.

In closing, this development is in the full compliance with all the relevant Sections of the Rocky View County Land Use Bylaw and does not require any relaxations.

Commercial component will provide to the local residents much needed food service, medical facilities and CRU units which will be serving the needs of the Conrich population.

The Developer and Sevenz Consulting are looking forward to work with the Rocky View County Building & Planning Department during the Development Permit process and to bring this project to fruition.

Thank You,



**Wojtek Wardynski**

Principal

Sevenz Consulting Inc.

(403) 870 5825

Email: [wojtek@sevenzconsulting.com](mailto:wojtek@sevenzconsulting.com)





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0034 439 026           1013145;2;53           101 308 481

LEGAL DESCRIPTION  
PLAN 1013145  
BLOCK 2  
LOT 53  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 1.278 HECTARES (3.16 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;28;24;29;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 101 246 561 +80

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
101 308 481	19/10/2010	TRANSFER OF LAND	\$2,000,000	SEE INSTRUMENT

OWNERS

CONRICH DEVELOPMENTS LTD.  
OF BOX 12, SITE 6, RR 6, LCD 9  
CALGARY  
ALBERTA T2M 4L5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
091 207 198	20/07/2009	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 101 308 481

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
091 207 202	20/07/2009	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - SHAW COMMUNICATIONS INC. GRANTEE - ROCKY VIEW COUNTY. AS TO PORTION OR PLAN:0913275
091 207 208	20/07/2009	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT AS TO PLAN: SEE INSTRUMENT
101 246 563	19/08/2010	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - SHAW COMMUNICATIONS INC. GRANTEE - ROCKY VIEW COUNTY. AS TO PORTION OR PLAN:1013146
101 246 564	19/08/2010	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
101 246 566	19/08/2010	UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW COUNTY. AS TO PORTION OR PLAN:1013147
101 246 569	19/08/2010	CAVEAT RE : RESTRICTIVE COVENANT
101 246 570	19/08/2010	CAVEAT RE : RESTRICTIVE COVENANT
101 246 571	19/08/2010	ENCUMBRANCE ENCUMBRANCEE - CAMBRIDGE PARK HOME OWNERS' ASSOCIATION. BOX 37, SITE 6,RR 6 CALGARY ALBERTA T2M4L5
121 105 675	04/05/2012	MORTGAGE MORTGAGEE - MAGHAR CHEEMA 16 VILLOSA RIDGE POINT CALGARY ALBERTA T3Z1H3

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 101 308 481

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$250,000  
(DATA UPDATED BY: TRANSFER OF MORTGAGE  
151161021)

121 131 620 31/05/2012 AMENDING AGREEMENT  
AMOUNT: \$350,000  
AFFECTS INSTRUMENT: 121105675

131 131 649 06/06/2013 CAVEAT  
RE : AMENDING AGREEMENT  
CAVEATOR - MAGHAR CHEEMA  
16 VILLOSA RIDGE POINT  
CALGARY  
ALBERTA T3Z1H3  
AGENT - MITCHELL ALLISON  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
151186100)

131 288 770 07/11/2013 MORTGAGE  
MORTGAGEE - MAGHAR CHEEMA  
16 VILLOSA RIDGE POINT  
CALGARY  
ALBERTA T3Z1H3  
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

171 199 847 07/09/2017 MORTGAGE  
MORTGAGEE - SERVUS CREDIT UNION LTD.  
151 KARL CLARK ROAD NW  
EDMONTON  
ALBERTA T6N1H5  
ORIGINAL PRINCIPAL AMOUNT: \$1,000,000

171 199 848 07/09/2017 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - SERVUS CREDIT UNION LTD.  
151 KARL CLARK ROAD NW  
EDMONTON  
ALBERTA T6N1H5  
AGENT - LAWRENCE D LEON

171 250 332 08/11/2017 POSTPONEMENT  
OF MORT 121105675 MORT 131288770  
AMEA 121131620 CAVE 131131649  
TO MORT 171199847 CAVE 171199848

TOTAL INSTRUMENTS: 016

( CONTINUED )

PAGE 4  
# 101 308 481

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF MARCH,  
2020 AT 04:21 P.M.

ORDER NUMBER: 39093081

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Rocky View County

Plan Showing

Site Survey

of

Lot 53

Block 2, Plan 101 3145

Scale : 1 : 400

NOTE

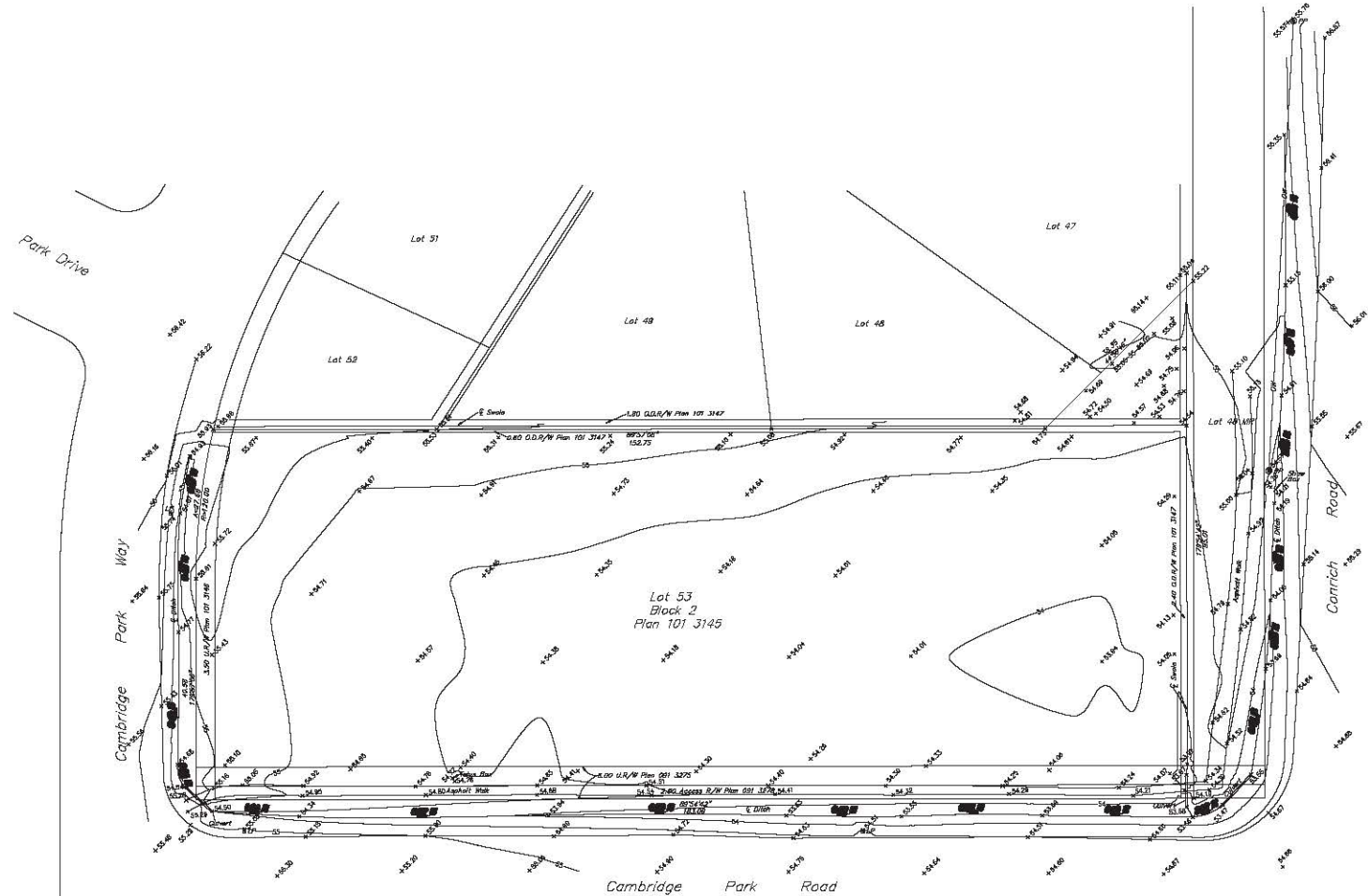
Distances are in metres.  
This information is based on a Title Search dated September 23rd, 2010  
Title No. 101 308 461

This subject to Comments # 041 207 328 and Consent Re: R.C.  
# 101 246 588 and # 101 246 570.

Property boundaries of subject Parcel shown black.  
Elevations are spot heights, derived from:  
ASCM 200000 (Sheet 1000.878) and shown blue.  
Add 1000 m. to all elevations to obtain true elevations.

Underground information is obtained from  
the City of Calgary Block Profile plans.  
Parcel is not shown to be in flood hazard area.

Light Standard ..... GLP  
Power Pole ..... @PC  
Overhead @PC are shown blue : OH  
Contour Interval 1.00m shown blue : 1.0  
Contour Interval 0.50m shown blue : 0.5







SEVENZ CONSULTING  
#310-250 FISHER STREET, SUITE 100  
EDMONTON, ALBERTA T6A 1A1

NOTES

THIS IS A PRELIMINARY DESIGN. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

FLAG STATION  
COMMERCIAL DEVELOPMENT  
ROCKY VIEW COUNTY, ALBERTA

A.00

COMMERCIAL DEVELOPMENT

"FLAG STATION"  
ROCKY VIEW COUNTY  
LOT 53  
BLOCK 2  
PLAN 101 3145  
CONRICH, AB  
LOT (SOUTH) FACING CAMBRIDGE PARK ROAD  
BETWEEN CONRICH ROAD (EAST) AND CAMBRIDGE PARK WAY (WEST)

ROCKY VIEW COUNTY LAND USE BYLAW C-4841-97

ZONING: COMMERCIAL - LOCAL COMMERCIAL (C-LC)  
TOTAL SITE AREA: 12,707.58 M<sup>2</sup> = 3.14 ACRES.  
PHASE 1 SITE AREA: 5066.41 M<sup>2</sup> = 1.50 ACRES.  
PHASE 1 SITE COVERAGE: 19.52%  
BUILDING AREAS:  
BUILDING "A": 8,240 SF. = 765.49 M<sup>2</sup>  
BUILDING "B": 4,608 SF. = 428.08 M<sup>2</sup>  
TOTAL BUILDINGS A & B: 12,848 SF. = 1,184.57 M<sup>2</sup>

SETBACKS: FRONT, SIDE, BACK - 6.0 M REQUIRED.  
FRONT, SIDE - 6.0 M PROVIDED.  
BACK - 7.62 M = 25'-0" PROVIDED.  
MAXIMUM BUILDING HEIGHT: 10.0 M = 32'-10".  
DESIGN BUILDING HEIGHT: 8.84 M = 29 FT. HIGHEST PILASTER.

PARKING STALLS: 8'-6" W X 18'-0" L, H/C PARKING WIDTH: 12'-2"  
DRIVE ISLE: 24'-0" PROVIDED, 22'-11" REQUIRED.  
LOADING SPACE: 1 PROVIDED, 13'-2" W X 36'-0" L. = 474 SF. = 44.0 M<sup>2</sup>

PARKING REQUIRED & PROVIDED:  
BUILDING "A"  
UNITS A1 & A2: RESTAURANT - 50 SEATS.  
PARKING REQUIRED: 1 STALL/3 SEATS = 17 STALLS.  
UNITS A3, A4, A5, A6, A7 & A8: 6,080 SF. = 564.8 M<sup>2</sup> - CRU UNITS  
PARKING REQUIRED: 2.7 STALLS/100 M<sup>2</sup> = 16 STALLS

BUILDING "B"  
UNITS B1, B2, B3 & B4: 4,608 SF. = 428.08 M<sup>2</sup> - MEDICAL OFFICES  
PARKING REQUIRED: 10.7 STALLS/100 M<sup>2</sup> = 46 STALLS.

TOTAL PARKING REQUIRED: 79 STALLS  
TOTAL PARKING PROVIDED: 84 STALLS

LANDSCAPING REQUIRED: 10% OF SITE AREA = 506.64 M<sup>2</sup>  
LANDSCAPING PROVIDED: 2,770.18 M<sup>2</sup> = 45.6% OF SITE AREA.

ALL BUILDING SURFACE MOUNTED LIGHT FIXTURES TO BE DOWN SHINE TYPE.  
PARKING LOT LIGHT STANDARDS TO BE LOW PROFILE WITH DOWN SHINE HEADS. 4 HEADS PER STANDARD.

LANDSCAPED AREA

TOTAL LANDSCAPING: 29,818 SF (100%)  
HARD LANDSCAPING: 5,753.6 SF (19.3%)  
SOFT LANDSCAPING: 24,064.4 SF (80.7%)

TREES REQUIRED: 29,818 SF / 495.14 SF = 49 TREES  
TOTAL CONIFEROUS TREES: 20  
TOTAL DECIDUOUS TREES: 29

SHRUBS REQUIRED: 40,711 SF / 161 SF = 253 SHRUBS

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE (MATURE)
COLORADO BLUE SPRUCE	SPRUE PUNGENS - 'GLAUCA'	8.0 x 15.0 HT.
BALSAM FIR x 2	ABIES BALSAMICA	6.0 x 16.0 HT.
SWISS STONE PINE x 2	PINUS CEMBRA	4.0 x 12.0 HT.
COLUMNAR JUNIPER x 8	JUNIPERUS VIRGINIANA SKYROBED x	20.0 HT.

BUTTERNUT x 4	JAGLANS CINEREA	12.0 x 15.0 HT.
BLACK ASH x 5	FRAXINUS NIGRA	10.0 x 12.0 HT.
MANITOWA MAPLE x 5	ACER NEGUNDO	8.0 x 12.0 HT.
BLUE OAK x 5	QUERCUS MACROCARPA	8.5 x 10.0 HT.
MANCHURIAN ASH x 5	FRAXINUS MANCHURIANA	

SHRUBS	POTENTILLA SPECIES	SIZE (MATURE)
POTENTILLA	JUNIPERUS SABINA	1.0 x 1.0 HT.
SAVIN JUNIPER	SPRUE x BUNALDA 'GOLDFLAME'	0 x 1.5 HT.
GOLD FLAME SPIREA	PHYSCARPUS OPILOFOLIUS	1.2 x 1.2 HT.
BLUE FOX WILLOW	HYDRANGEA ARDREANS	1.0 x 1.5 HT.
	SALIX BRACHYCARPA 'BLUE FOX'	1.2 x 1.2 HT.

NOTES

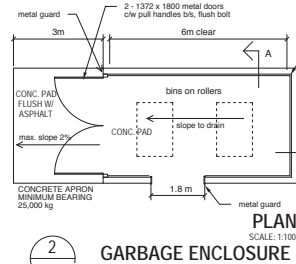
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARD REQUIRED BY CANADIAN NURSERY TRADE ASSOCIATION GUIDELINES.
2. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:  
A. GRASSSED AREA: 200 MM  
B. GROUND COVER: 300 MM  
C. SHRUBS: 450 MM  
D. TREE PITS: 300 MM (BELOW ROOT BALL)
3. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD.
4. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVER @ MIN. 600MM D.C.  
75MM RIVER ROCK TO BE INSTALLED IN ALL SHRUB PLANTING AREAS - SEE DETAIL 3/A02
5. MINIMUM TREES SIZES AT TIME OF PLANTING - LARGE TREES IN BOLD:  
DECIDUOUS TREES 60 MM CAL. - 19; 85 MM CAL. - 20  
CONIFEROUS TREES 2.0 M HT. - 17; 3.0 M HT. - 17  
DECIDUOUS SHRUBS 600 MM HT.; CONIFEROUS SHRUBS 600 MM HT. OR WIDTH

LANDSCAPING LEGEND

	CONIFEROUS TREES
	DECIDUOUS TREES
	COLUMNAR CONIFEROUS TREES
	NATIVE GRASSES
	CONCRETE PAVING
	CONCRETE CURB CUT TO MD OF ROCKY VIEW STANDARD
	PEDESTRIAN CROSSWALK
	CONIFEROUS SHRUBS
	DECIDUOUS SHRUBS
	BENCH
	LIGHT STANDARD
	FENCE
	SIGN
	ASPHALT PAVING
	ASPHALT SIDEWALK

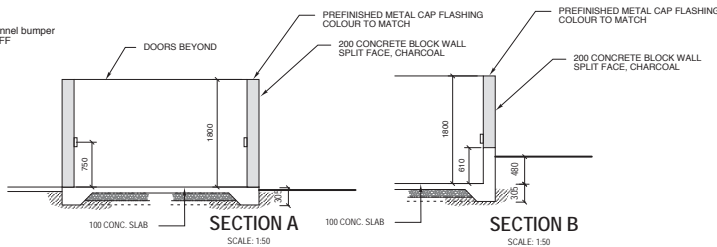
DRAWING LIST

- A.00 NOTES/KEY PLAN  
A.01 SITE PLAN  
A.02 LANDSCAPING PLAN  
A.03 BUILDING A FLOOR PLAN  
A.04 MISC. DETAILS  
A.05 BUILDING B FLOOR PLAN  
A.06 BUILDING B ELEVATIONS



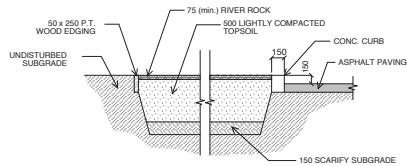
PLAN  
SCALE: 1:100

GARBAGE ENCLOSURE



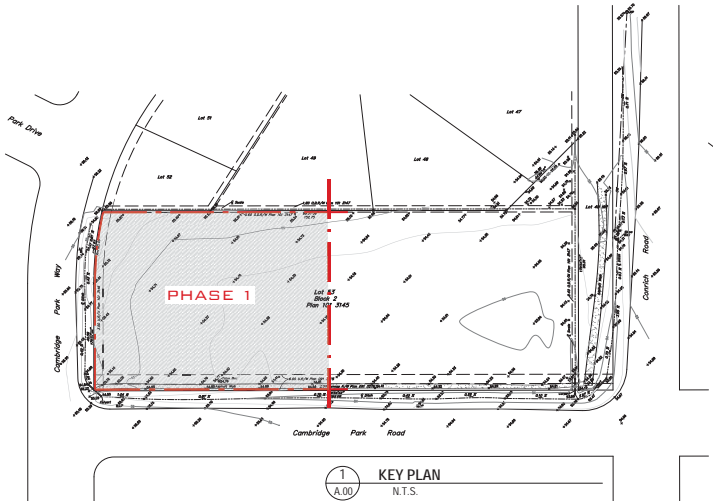
SECTION A  
SCALE: 1:50

SECTION B  
SCALE: 1:50



SHRUB BED DETAIL

TREE PLANTING DETAIL



1  
A.00  
KEY PLAN  
N.T.S.



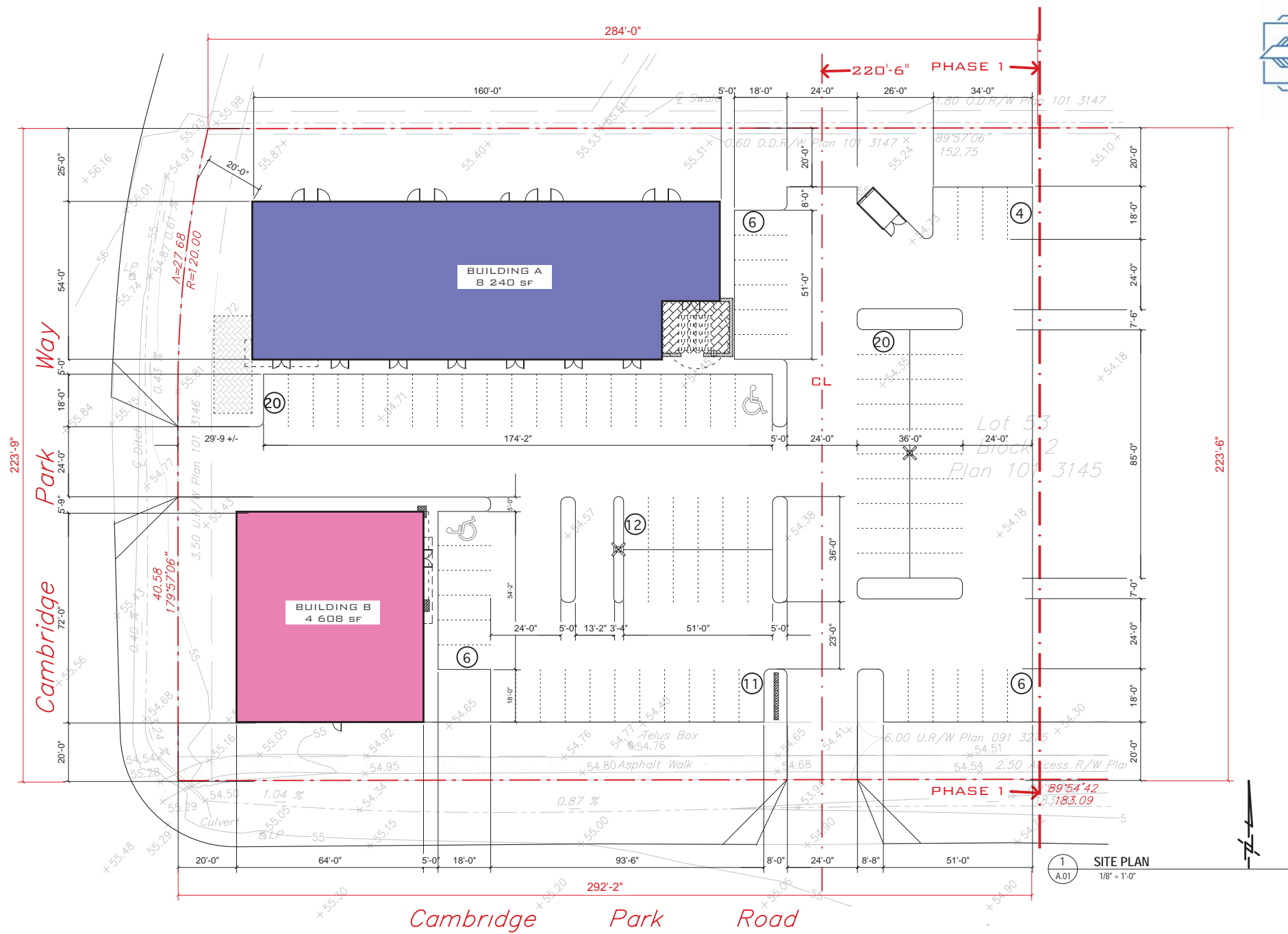
SEVENZ CONSULTING  
SUITE 100, 44-A AVE. SW  
CALGARY, ALBERTA T2P 2W4

SITE PLAN

THIS SITE PLAN IS THE PROPERTY OF SEVENZ CONSULTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF SEVENZ CONSULTING. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.

FLAG STATION  
COMMERCIAL DEVELOPMENT  
ROCKY VIEW COUNTY, ALBERTA

A.01





SEVENZ CONSULTING  
800-220-7887  
CALGARY, ALBERTA T2C 1A4

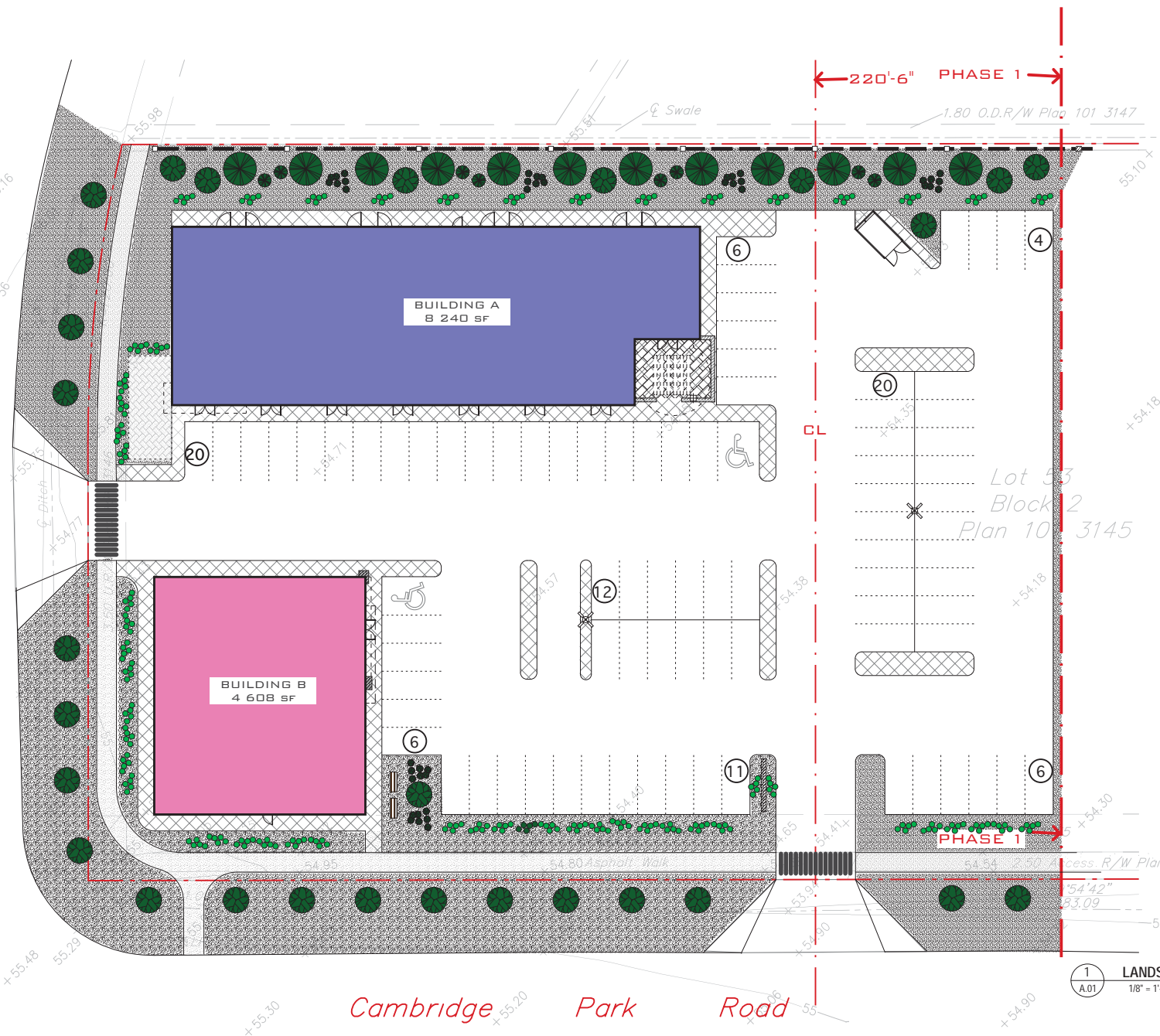
LANDSCAPING PLAN

THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED.

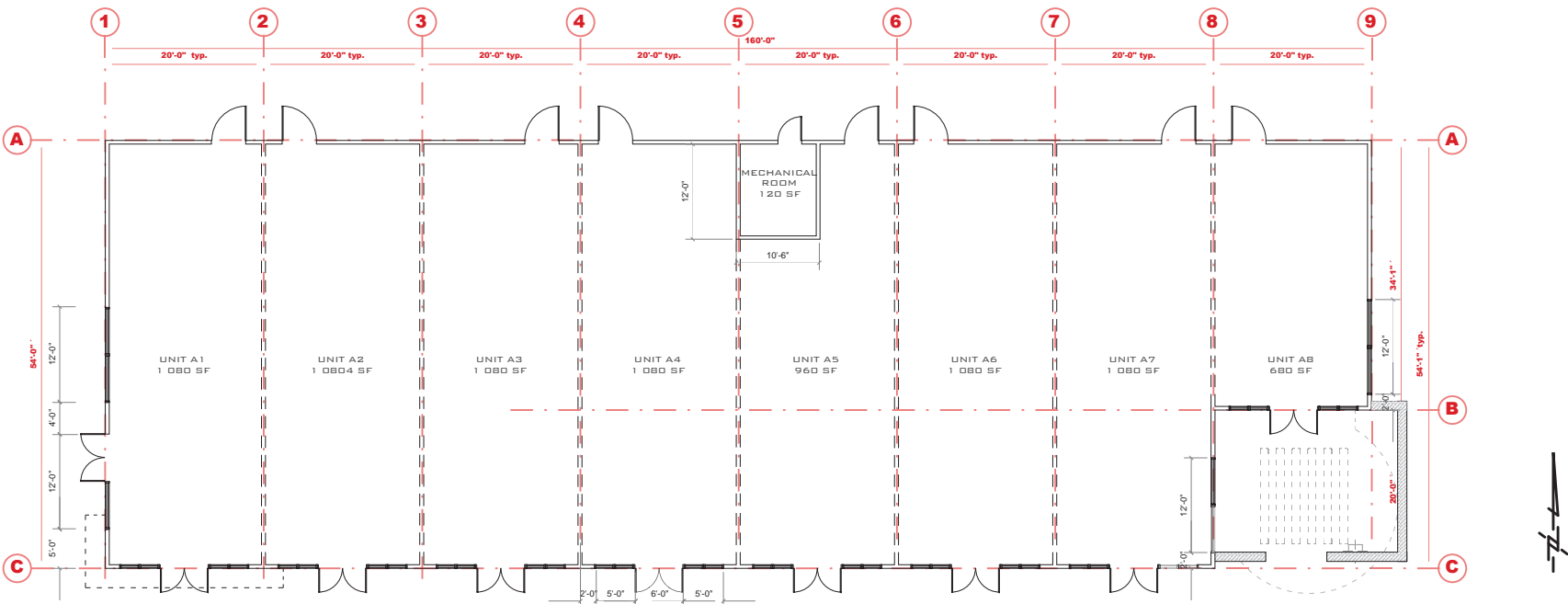
FLAG STATION  
COMMERCIAL DEVELOPMENT  
ROCKY VIEW COUNTY, ALBERTA

A.02

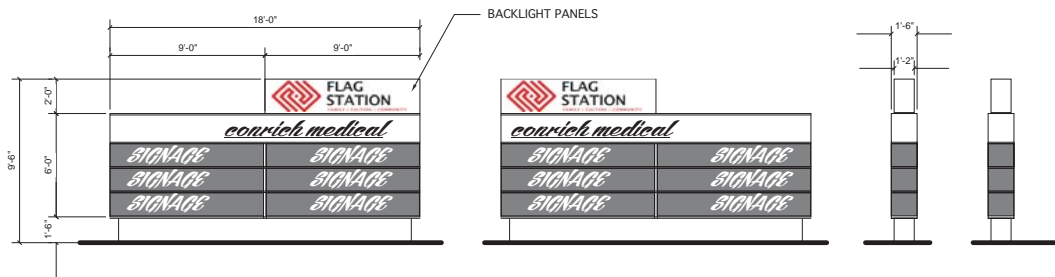
Cambridge Park Way



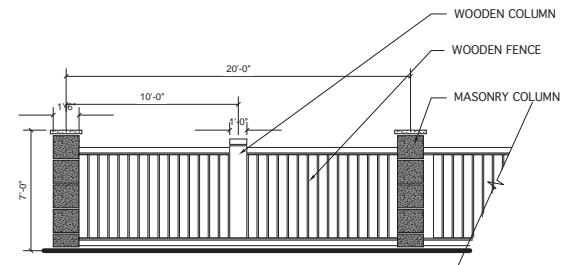
1 LANDSCAPING PLAN  
A.01 1/8" = 1'-0"



1 FLOOR PLAN  
A.03 1/8" = 1'-0"



2 SIGNAGE ELEVATIONS  
A.03 1/4" = 1'-0"



3 FENCE DETAIL  
A.03 1/4" = 1'-0"



SEVENZ CONSULTING  
— CONSULTING —

SEVENZ CONSULTING  
#10-7200 FISHER STREET S.E.  
CALGARY, ALBERTA, CANADA

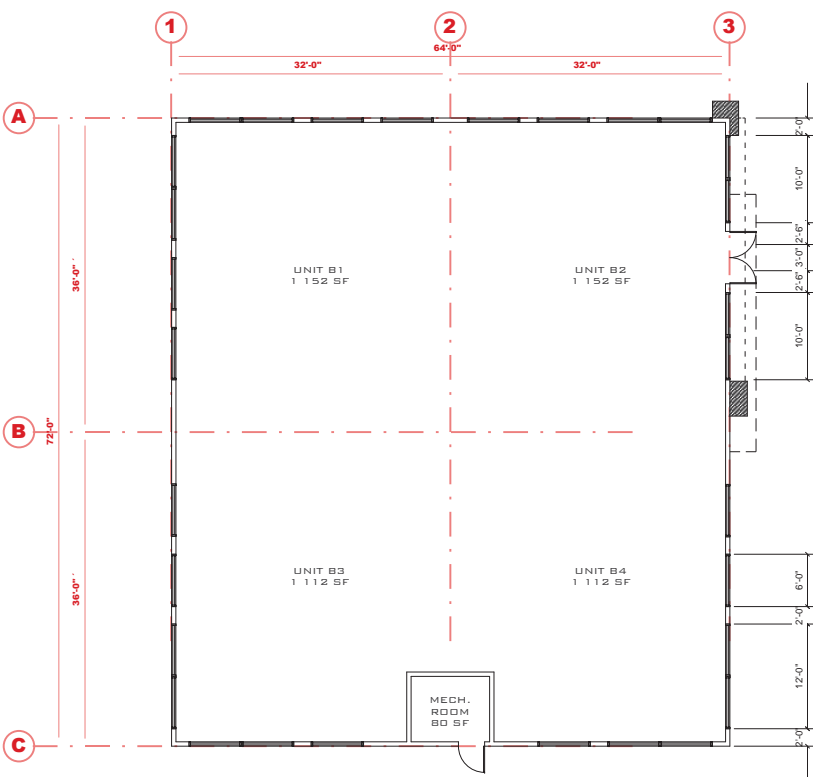
BUILDING A  
FLOOR PLAN  
MISC. DETAILS

THIS DOCUMENT IS THE PROPERTY OF SEVENZ CONSULTING LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF SEVENZ CONSULTING LTD. THIS DRAWING IS INTENDED FOR USE BY OUR CLIENTS ONLY. SEVENZ CONSULTING LTD. ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INCONVENIENCE CAUSED BY THE USE OF THIS DRAWING.

FLAG STATION  
COMMERCIAL DEVELOPMENT  
ROCKY VIEW COUNTY, ALBERTA

A.03





1 FLOOR PLAN  
A.05 1/8" = 1'-0"





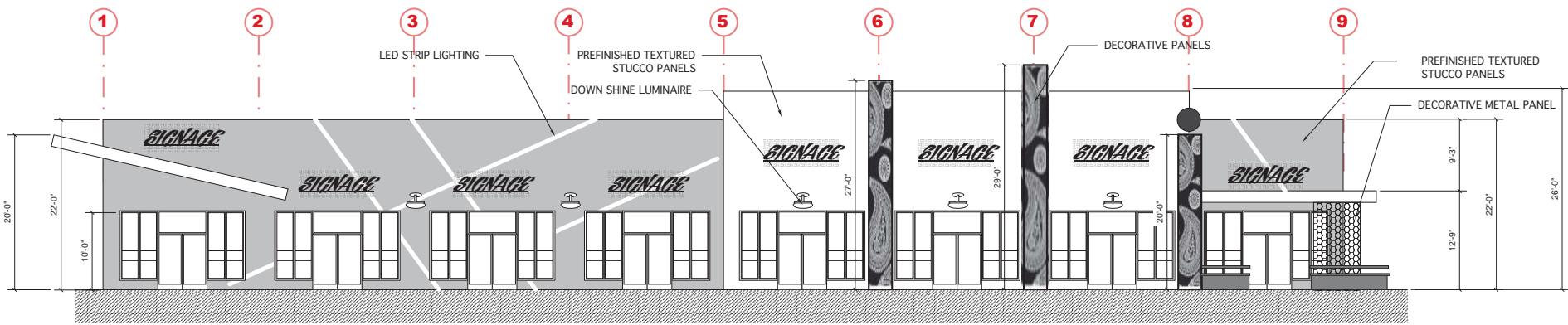
SEVENZ CONSULTING  
4000 17th Avenue S.W.  
Calgary, Alberta T2C 1S9

BUILDING AI  
ELEVATIONS

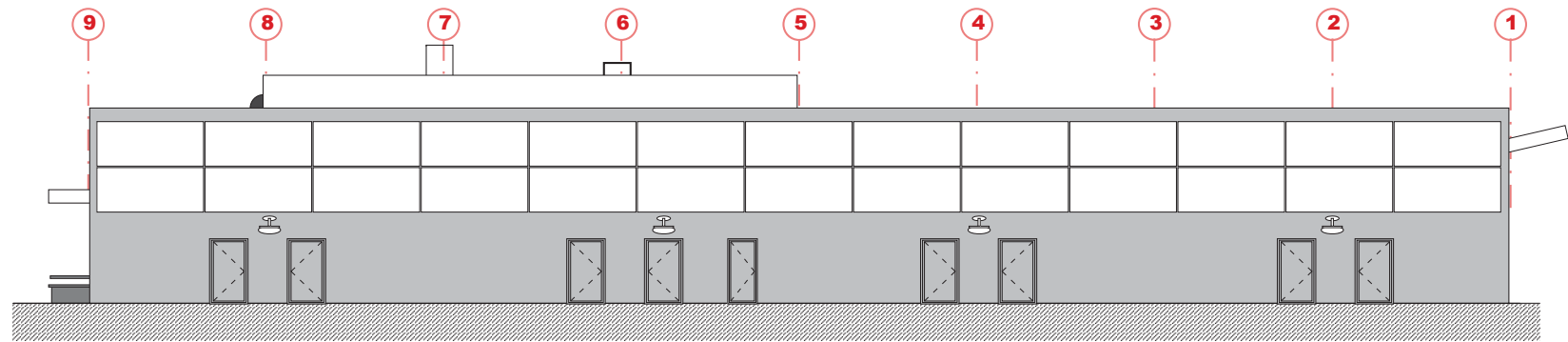
THIS DRAWING IS THE PROPERTY OF SEVENZ CONSULTING AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SEVENZ CONSULTING. THIS DRAWING IS INTENDED FOR USE BY OUR CLIENTS ONLY. IN NO EVENT SHALL SEVENZ CONSULTING BE LIABLE FOR ANY DAMAGES OR LOSSES OF ANY KIND ARISING OUT OF THE USE OF THIS DRAWING.

FLAG STATION  
COMMERCIAL DEVELOPMENT  
ROCKY VIEW COUNTY, ALBERTA

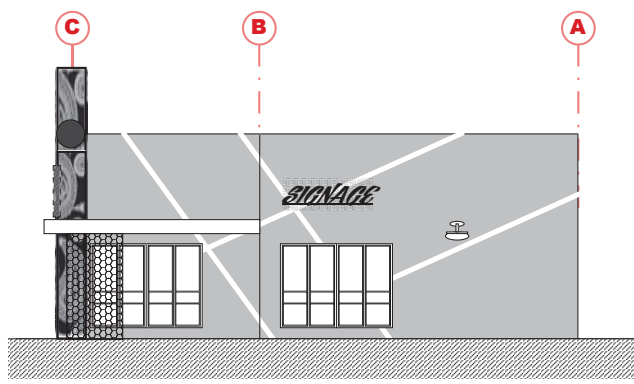
A.04



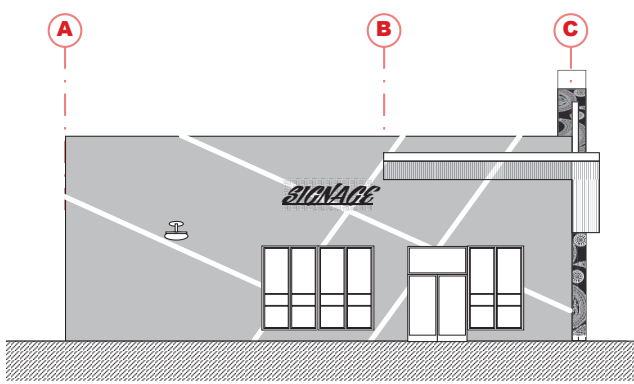
1 FRONT ELEVATION  
1/8" = 1'-0"



2 REAR ELEVATION  
1/8" = 1'-0"



3 RIGHT ELEVATION  
1/8" = 1'-0"



4 LEFT ELEVATION  
1/8" = 1'-0"



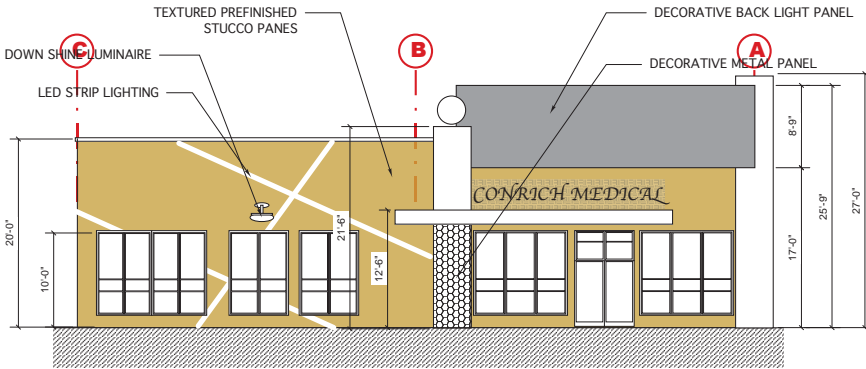
SEVENZ CONSULTING  
400 WEST 17TH AVENUE  
CALGARY, ALBERTA T2M 2B6

BUILDING B  
ELEVATIONS

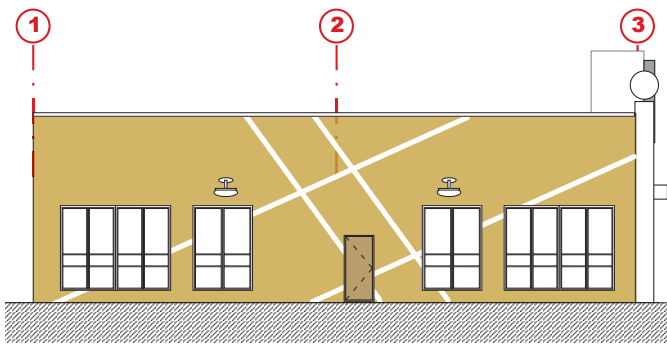
THIS IS A COPYRIGHTED DOCUMENT. ANY REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SEVENZ CONSULTING IS PROHIBITED. THIS DRAWING IS INTENDED FOR USE BY OUR CLIENTS ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THIS DRAWING AND ANY OTHER DOCUMENT, THIS DRAWING SHALL PREVAIL.

FLAG STATION  
COMMERCIAL DEVELOPMENT  
ROCKY VIEW COUNTY, ALBERTA

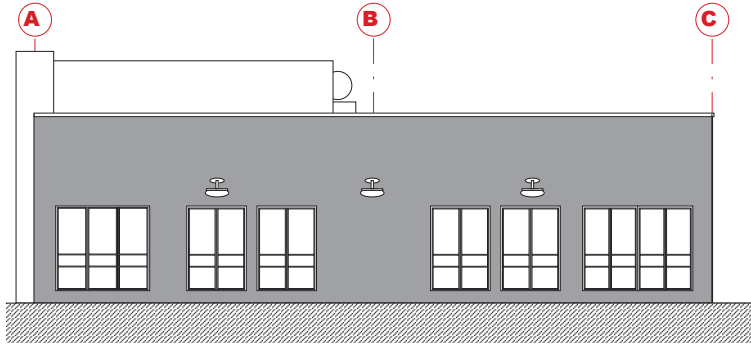
A.06



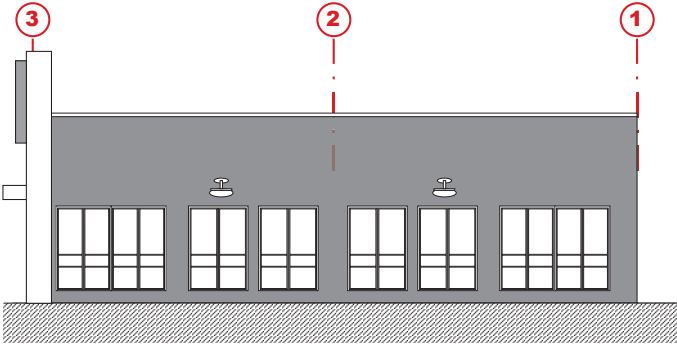
1 FRONT ELEVATION  
1/8" = 1'-0"



3 LEFT ELEVATION  
1/8" = 1'-0"



2 REAR ELEVATION  
1/8" = 1'-0"



4 RIGHT ELEVATION  
1/8" = 1'-0"

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** July 30, 2020

**DIVISION:** 05

**APPLICATION:** PRDP20201265

**SUBJECT:** Development Item: Single-lot regrading and placement of clean topsoil

**USE:** Discretionary use, with no Variances

**APPLICATION:** Single-lot regrading and placement of clean topsoil, for agricultural purposes.

**GENERAL LOCATION:** Located at the southwest junction of Inverlake Road and Highway 9

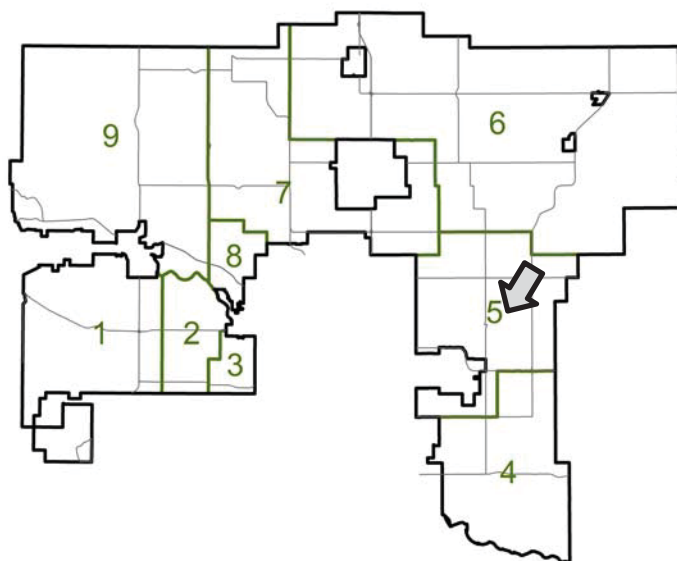
**LAND USE DESIGNATION:** Agricultural Holdings District (AH)

**ADMINISTRATION RECOMMENDATION:**  
Administration recommends REFUSAL in accordance with Option #2

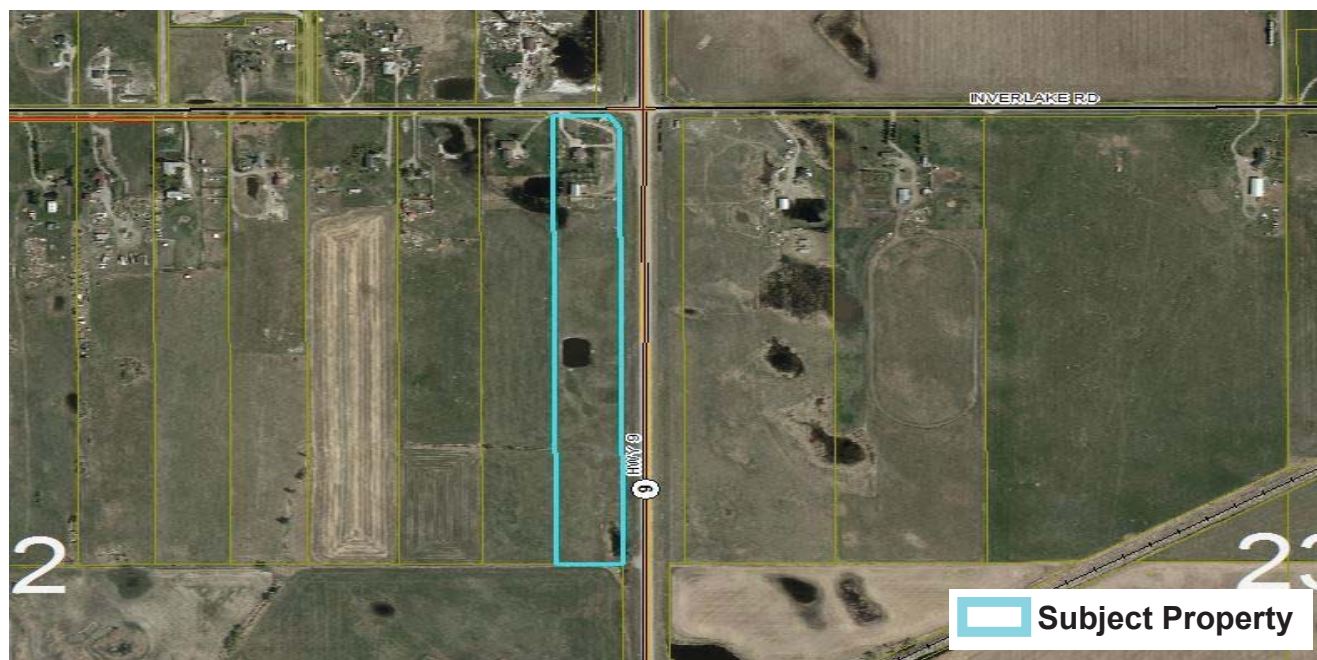
### OPTIONS:

Option #1: THAT Development Permit Application PRDP20201265 be approved with the conditions noted within the report

Option #2: THAT Development Permit Application PRDP20201265 be refused as per the reasons noted within the report



### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Oksana Newmen/Bianca Duncan – Planning & Development Services



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> May 25, 2020	<b>File:</b> 04222018
<b>Application:</b> PRDP20201265	<b>Applicant:</b> Horizon Excavating Ltd. <b>Owner:</b> Michael and Dawn Tessemaker, TD Canada Trust
<b>Legal Description:</b> NE-22-24-27-W4M <b>Municipal Address:</b> 272013 Inverlake Road	<b>General Location:</b> Located at the southwest junction of Inverlake Road and Highway 9.
<b>Land Use Designation:</b> Agricultural Holdings District (AH)	<b>Gross Area:</b> ± 6.41 hectares (± 15.84 acres)
<b>File Manager:</b> Oksana Newmen	<b>Division:</b> 05

### PROPOSAL:

Single-lot regrading and placement of clean topsoil for agricultural purposes as shown on the submitted Site Plan dated June 20, 2020, includes:

- Topsoil Placement Area: Deposition of clean topsoil on approximately 13.49 acres of a 15.84-acre parcel.
  - Excludes wetland areas
  - 54,600 sq. m (587,709.51 sq. ft.)
  - Depth of up to 0.61m (2.00 ft.)
  - Two to three months hauling
  - Approximately 2,500 truck loads
- Volume: Approximately 40,000 cubic meters of topsoil
- The proposed topsoil placement is to enhance the land for farming purposes

### SITE INFORMATION:

- Existing wetlands on site
- Adjacent lands – Agricultural (Farmstead and Ranch and Farm districts)

### LAND USE BYLAW (C-4841-97):

Section 33 – *Stripping, Filling, Excavation and Grading* of the Land Use Bylaw is applicable to the proposed use for the land, specifically subsections 33.2, 33.3, 33.6 - *Placing of Fill*.

### STATUTORY PLANS:

The site does not fall within an Area Structure Plan, Intermunicipal Development Plan, or a Conceptual Scheme area.



**INSPECTOR'S COMMENTS:**

No inspection completed

**CIRCULATIONS:**

Alberta Environment and Parks:

- No comments received.

Alberta Transportation (June 29, 2020)

- In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.
- The application form and instructions can be obtained from the department's website at <https://www.alberta.ca/roadside-development-permits.aspx>

Agricultural and Environmental Services, Rocky View County (June 25, 2020)

- The applicant/owner shall provide a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of topsoil. The anticipated agricultural benefits must be identified.
- The applicant also needs to provide a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County's Agricultural Services Staff (See attached).
- There is a concern with regards to the amount of topsoil that the applicant is requesting to put on the land. Adding a few inches of topsoil could increase productivity and resilience of the soil but topsoil reclamation research has shown diminished or negligible positive responses from 6 inches or more of topsoil. If the applicant intends to alter or fill in any wetlands they will need to obtain the proper approvals from Alberta Environment.
- Lastly, the applicant will need to ensure compliance with the Alberta Weed Control Act. It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds.
- The soil analysis report will need to confirm that:
  - \*Texture is balanced and not over 40% clay; and
  - \*\*Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and
  - \*\*SAR/EC rating is at least 'good'; and
  - \*\*PH value is in the 'acceptable' range for crop growth.

Development Compliance, Rocky View County (June 23, 2020)

- Development Compliance has no comments or concerns with respect to the attached application.

Planning and Development Services – Engineering Review - Rocky View County (January 23, 2020)

**General:**

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- Prior to issuance, the applicant/owner will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust



control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.

- The application will need to be circulated to Alberta Transportation for review and comment since the proposed development is located adjacent to Highway 9.

**Geotechnical:**

- Should the grading plan accepted by the County propose any areas of fill that are greater than 1.2 m in depth, prior to issuance, the applicant/owner will be required to provide a deep fills report conducted by a professional geotechnical engineer for all areas of fill greater than 1.2 m in depth.
- As a permanent condition, the applicant/owner shall provide compaction testing verifying that the fill areas greater than 1.2 m in depth were placed in accordance with the Deep Fills report accepted by the County.

**Transportation:**

- Access to the subject land is provided via a road approach off of Inverlake Road.
- Prior to the issuance, the applicant is required to contact County Road Operations to determine if any permits or if a Road Use Agreement is required (dependent on the quantity of the fill) during the construction of the proposed development.
- The applicant/owner will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP approval, since the subject land is located within an agricultural land use district and the development is not expected to increase traffic to the local road network.

**Sanitary/Waste Water:**

- Engineering has no requirements at this time.

**Water Supply and Waterworks:**

- Engineering has no requirements at this time.

**Stormwater Management:**

- Prior to issuance, the applicant/owner will be required to provide a detailed Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that is in accordance with the conditions set by the CSMI and the County Servicing Standards, to the satisfaction of the County.
  - Note: A Drainage Review Analysis was submitted with the application but was deemed inadequate for the subject proposal by Administration.
- Prior to issuance, the applicant/owner will be required to submit a grading plan drawing that is in accordance with the SSIP accepted by the County that shows pre-development and post-development grades.

**Environmental:**

- There are wetlands on the subject land that appear to potentially be impacted by the proposed development. Should the wetlands be directly impacted by the proposed development, prior to issuance, the applicant/owner will be required to provide a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts



as well as provides recommendations on mitigation and compensation measures to address the impacts.

- The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

Transportation Services, Rocky View County:

- No response received.

Utility Services, Rocky View County (June 22, 2020):

- No Concerns.

**OPTIONS:**

Option #1: (this would approve the proposed development)

APPROVAL subject to the following conditions:

**Description:**

1. That single-lot regrading and placement of clean topsoil, for agricultural purposes, over a total area of approximately 54,600 sq. m (13.49 acres) may take place on the subject lands, in accordance with the submitted Site Plan, cover report, supporting documents, and conditions of this permit including the following:
  - i. Topsoil Depth up to 0.61 m (2.00 ft.)
  - ii. Topsoil Volume up to 40,000.00 cu. m

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or Refundable Security, in the amount of \$20,000, to be deposited with the County to ensure that conditions of this permit are met. If conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the conditions.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site-specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with County Servicing Standards. The report shall be stamped by a qualified professional and should address the following:
  - i. The report shall include both pre- and post-development site grading in the vicinity of the work, and shall confirm post-development site run-off characteristics;
  - ii. The report shall evaluate possible impacts the proposed placement of topsoil will have on adjacent lands and adjacent County and Provincial road right of ways. The report shall provide mitigating measures, if necessary, for any impacts the work may have on adjacent lands; and
  - iii. The report shall provide erosion and sedimentation control measures for the proposed activities.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of topsoil and that the anticipated agricultural benefits are identified, to the satisfaction of the County.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a soil testing analysis completed on the proposed topsoil that includes where the topsoil originated. The report and





approval shall be to the satisfaction of the County. The soil testing analysis report shall confirm that:

- i. Texture is balanced and not over 40% clay;
  - ii. Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site;
  - iii. SAR/EC rating is at least 'good'; and
  - iv. PH value is in the 'acceptable' range for crop growth.
6. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
7. That prior to issuance of this permit, the Applicant/Owner shall submit written confirmation that the existing wetlands onsite shall not be impacted by the proposed development, to the satisfaction of the County.
  - i. That should the wetlands be directly impacted by the proposed development, the Applicant/Owner shall submit a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts as well as provides recommendations on mitigation and compensation measures to address the impacts.
8. That prior to the issuance of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details, in accordance with County Servicing Standards.

**Permanent:**

9. That upon completion of the proposed development, the Applicant/ Owner shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
10. That for all areas where over 1.2 m of topsoil is placed, the Applicant/Owner shall provide a Deep Fill Report, prepared by a qualified professional, providing the compaction testing of the topsoil and general recommendations for the suitability of different types of building foundations as there is potential that future landowners could construct a structure over the filled area.
11. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
12. That any material removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
13. That the Applicant/ Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.



- i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
14. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the Lands, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
  - i. That if at any time the removal or handling of topsoil creates a visible dust problem, the removal or handling of topsoil shall cease immediately until remedial measures are taken.
15. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
16. That any grading areas shall have a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation, farm crop, or landscaped, to the satisfaction of the County.
17. That the topsoil shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
18. That the County may draw upon the Letter of Credit, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
19. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Authority.
20. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

21. That the Applicant/ Owner shall be responsible for onsite weed control and shall adhere to the regulations in the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*] at all times.
22. That the subject development shall conform to the County's Noise *Bylaw C-5773-2003* in perpetuity.
23. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/ Owner.
  - i. That the Applicant/Owner shall apply for the required Roadside Development Permit with Alberta Transportation before commencing any work.
24. That the grading activities shall be completed within twelve (12) months from the date of issuance of this permit.
25. That if this Development Permit is not issued by **April 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

***Note: That the Applicant/ Owner shall be responsible for all Alberta Environment and Parks (AEP) approvals/ compensation for existing waterbodies/ riparian areas/ tributary/ stream on site that may be impacted by the proposed placement of topsoil.***



Option #2: (this would not allow the proposed development)

REFUSAL as per the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
- 2.



27

26

AH

R-3

R-2

B-2

INVERLAKE RD

AH

22

23

HWY 9  
9





ROCKY VIEW COUNTY  
Cultivating Communities

20201265  
APPLICATION FOR A  
DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 1015.00	File Number 0422018
Date of Receipt 05/25/2020	Receipt #

E-2  
Page 10 of 19

Name of Applicant Horizon Excavating Ltd. Email todd@horizonexcavating.com  
Mailing Address 982 Coopers Dr. SW  
Airdrie, AB Postal Code T4B 2Z4  
Telephone (B) 403-852-1435 (H) 403-993-8754 Fax \_\_\_\_\_  
For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) Michael / Dawn Tessemaker  
Mailing Address \_\_\_\_\_  
Postal Code \_\_\_\_\_  
Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE ¼ Section 22 Township 24 Range 27 West of 04 Meridian  
b) Being all / parts of Lot - Block - Registered Plan Number -  
c) Municipal Address 272013 LIVERLAKE ROAD  
d) Existing Land Use Designation AM Parcel Size 15.84 Division C5

2. APPLICATION FOR

Add Topsoil for Agriculture Enhancement

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes \_\_\_\_\_ No X  
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?  
(Sour Gas facility means well, pipeline or plant) Yes \_\_\_\_\_ No X  
c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No X  
d) Does the site have direct access to a developed Municipal Road? Yes ✓ No \_\_\_\_\_

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Todd Slaney hereby certify that \_\_\_\_\_ I am the registered owner  
(Full Name in Block Capitals)

✓ I am authorized to act on the owner's behalf

and that the information given on this form  
is full and complete and is, to the best of my knowledge, a true statement  
of the facts relating to this application.

Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company

Applicant's Signature Todd Slaney  
Date Mar. 24, 2020

Owner's Signature D Tessemaker  
Date Mar. 25/20


**5. RIGHT OF ENTRY**

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

  
Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Michael / Dawn Tessemak, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

  
Signature

Mon 25/20  
Date



**ROCKY VIEW COUNTY**  
Cultivating Communities

## STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted 1015	File Number 04222018
Date of Receipt 05/15/2020	Receipt #

Name of Applicant Horizon Excavating LTD  
 Address of Applicant 982 Coopers DR SW  
 Telephone (C) 403-852-1435 (H) 403-993-8754 (Fax) \_\_\_\_\_

### 1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- ☐ Site stripping
 ☐ Re-contouring  
☒ Filling
 ☐ Stockpiling  
☐ Excavation (including removal of topsoil)
 ☐ Construction of artificial water bodies and/or dugouts  
☐ Grading
 ☐ Other \_\_\_\_\_

### 2. PURPOSE

What is the intent of the proposal? To add topsoil to land to enhance farming.

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable)

\* see attached over land drainage Plan.

☒ The fill does not contain construction rubble or any hazardous substances (please check)

### 3. TYPE

Height 0.61m (2ft) Volume 40,000 +/- meters cubed  
 Width \_\_\_\_\_ Truckload \_\_\_\_\_ (approximately)  
 Length \_\_\_\_\_ Slope Factor \_\_\_\_\_ (if applicable)  
 Area 54600 square metres

\* Please show all measurements in detail on your siteplan.

### 4. TERMS AND CONDITIONS

(a) General statement about conditions:

1. The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.



5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
- Transportation Offsite Levy Bylaw;
  - Water and Wastewater Offsite Levy Bylaw; and
  - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

- Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

## 5. ADDITIONAL INFORMATION

Michael Down Tessera  
(Print Full Name) hereby certify that

- ☒ I am the registered owner  
☐ I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – STRIPPING, FILLING, EXCAVATION AND GRADING.

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.





IBI GROUP  
3rd Floor ~ 227-11 Avenue SW  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5610  
ibigroup.com

March 23, 2020

Ms. Sherry Baers  
Manager Planning  
Planning and Community Services  
Rocky View County  
911 32nd Avenue NE  
Calgary, AB T2E 6X6

Dear Mrs. Baers:

**RE: TESSEMAKER PROPERTY  
NE-22-24-27-04  
HWY 9 / INVERLAKE ROAD  
DRAINAGE REVIEW ANALYSIS**

As per your request, we have reviewed the proposed topsoil placement operation located at the captioned property location.

Attached is Sheet C1.0-Drainage Review Analysis which presents the existing and proposed conditions for the site.

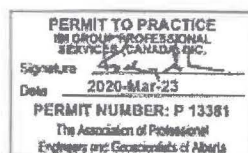
The existing overland drainage for the Tessemaker property is split from the centre to the southeast and northwest onto the adjoining lots. The proposed work will retain these existing conditions and will not affect any other neighboring property.

Silt fence will be installed around the existing low area in the south east of the lot and in the northwest corner of the loaming operation as well as around the existing dug out area in the centre of the site, to protect the existing depression and off-site areas from sedimentation during stormwater runoff.

I trust the above is sufficient as per your request. Should you have any questions, or require further information, please do not hesitate to contact the undersigned at (403) 270-5600.

Yours truly,

IBI GROUP



Rod Sieker, P. Eng.  
Director

cc: File No. 33946.4

\\canwest.ibigroup.com\U:\CA\33946\_Hrzn\Asc\cnsrv\2.2 Corres-External\CTL\Baers\_Tessemaker\_Drainage\_Review\_Analysis\_2020-03-23.docx

IBI Group Professional Services (Canada) Inc. is a member of the IBI Group of companies

May 25th, 2020

**HORIZON EXCAVATING LTD.**



To Whom It May Concern:

We are hereby applying for a Development Permit to haul topsoil to a farmer's field for the purpose of agricultural enhancement. The mentioned property is located at HWY 9/Inverlake Road, Calgary, Alberta.

Please find attached the following ... Completed Application Form, Letter of Authorization from the landowner, Certificate of Title, Excavation & Grading details, as well as the Overland Drainage Report.

Please let us know if there are any other details that would help review this application.

Yours Truly,

Horizon Excavating Ltd.

A handwritten signature in black ink, appearing to read "Kent Knudson", written over a horizontal line.

Kent Knudson



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0035 661 628        4;27;24;22;NE                      131 242 101

LEGAL DESCRIPTION

THE EASTERLY 97.840 METRES OF THE NORTH EAST QUARTER OF  
SECTION TWENTY TWO (22)  
TOWNSHIP TWENTY FOUR (24)  
RANGE TWENTY SEVEN (27)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 7.872 HECTARES (19.45 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
PUBLIC WORKS	1311188	1.459	3.61	(ROAD)

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 131 099 183 +15

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 242 101	25/09/2013	TRANSFER OF LAND	\$669,000	\$669,000

OWNERS

MICHAEL L TESSEMAKER

AND

DAWN L M TESSEMAKER

BOTH OF:

[REDACTED]  
[REDACTED]  
[REDACTED]

AS JOINT TENANTS

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 131 242 101

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

1010FI .		RESTRICTIVE COVENANT
2371KQ .	20/01/1970	AGREEMENT DEFERRED RESERVE COVENANT "DEFERRED RESERVE COVENANT"
741 079 034	16/08/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
881 192 350	25/10/1988	UTILITY RIGHT OF WAY GRANTEE - ALBERTA GOVERNMENT TELEPHONES. AS TO PORTION OR PLAN:6277HX
131 242 102	25/09/2013	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. WESTERN BANKING SERVICES 500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$652,976

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 26 DAY OF MAY,  
2020 AT 01:27 P.M.

ORDER NUMBER: 39372746

CUSTOMER FILE NUMBER:

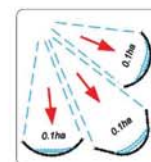
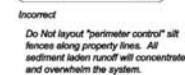


\*END OF CERTIFICATE\*

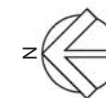
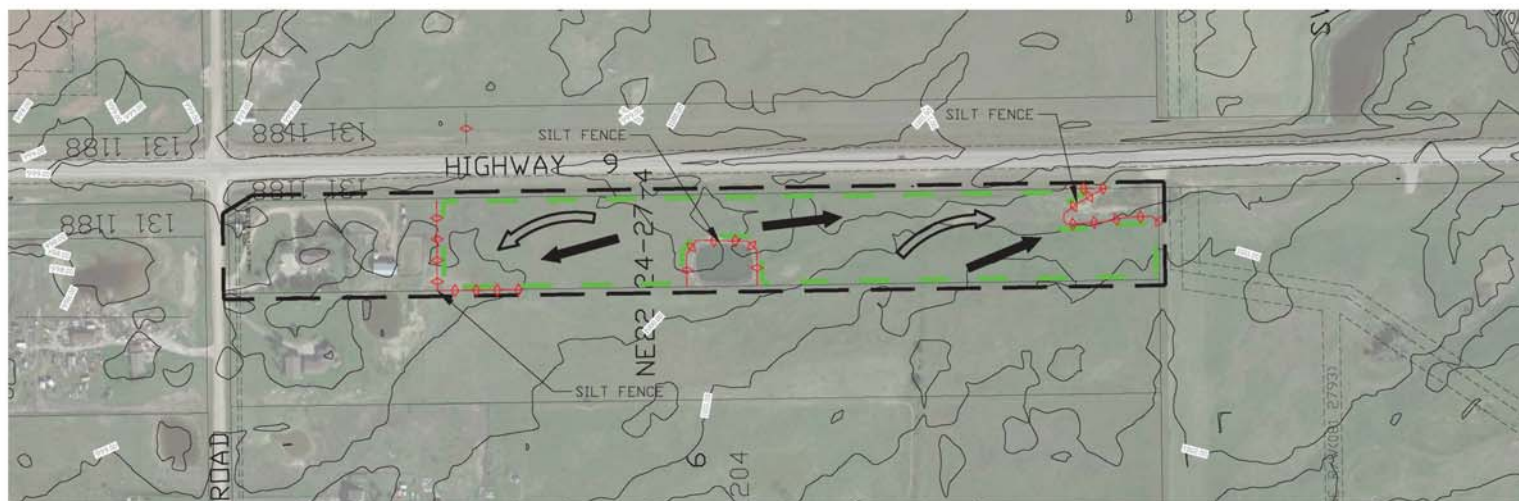
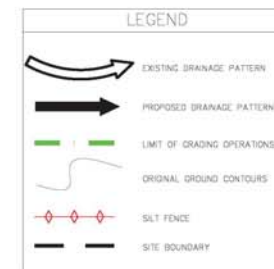
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

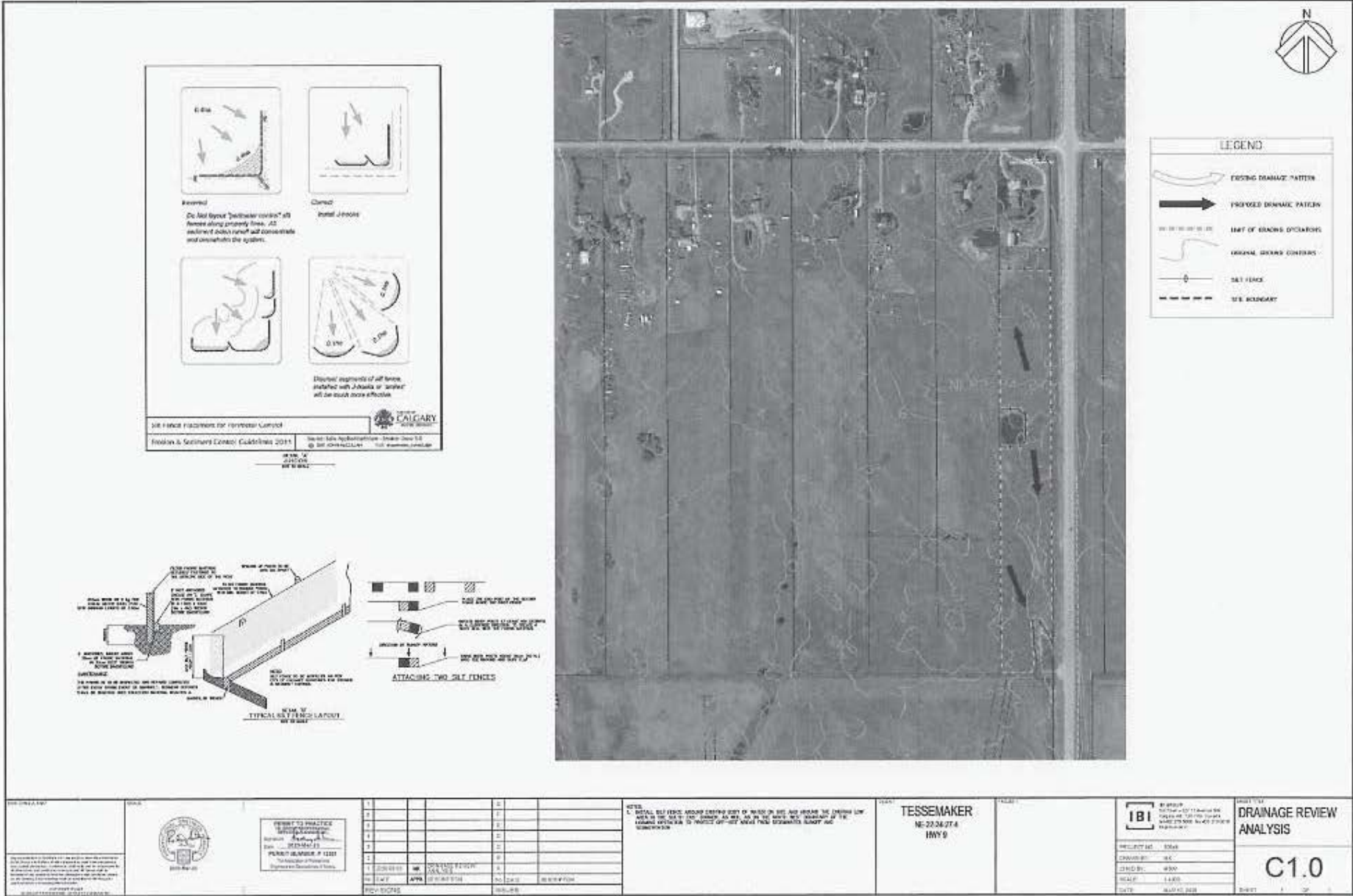
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).





Discreet segments of silt fence, installed with J-hooks or 'smiles' will be much more effective.

SHEET 1 OF 1





## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** July 30, 2020

**DIVISION:** 05

**APPLICATION:** PRDP20201460

**SUBJECT:** Development Item: Home-Based Business Type II

**USE:** Discretionary use, with Variances

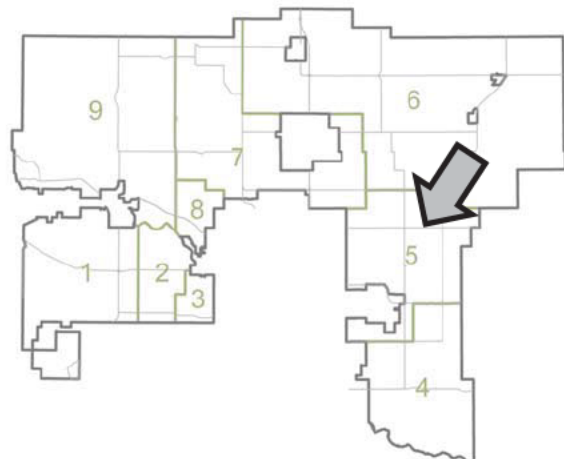
**APPLICATION:** This proposal is for a home-based business, type two for a vehicle wholesale business.

**GENERAL LOCATION:** located approximately 1.21 km (3/4 mile) east of Rge. Rd 274 and on the north side of Twp. Rd. 250

**LAND USE DESIGNATION:** Ranch and Farm (RF)

**ADMINISTRATION RECOMMENDATION:** Administration recommends APPROVAL in accordance with Option #2.

### VARIANCE SUMMARY:



Regulation	Requirement	Proposed	Percentage (%)
Outside Storage, Front Yard Setback	45.00 m (147.63. ft.)	38.00 m (124.67 ft.)	15.55%
Outside Storage, Side Yard Setback	3.00 m (9.84 ft.)	0.00 m (0.00 ft.)	100.00%
Outside Storage Area	118.00 sq. m (1,270.14 sq. ft.)	Option #1: 369.00 sq. m (3,971.88 sq. ft.)	212.71%
		Option #2: 198.00 sq. m (2,131.25 sq. ft.)	68.14%

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201460 be approved with the conditions requested by the Applicant noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201460 be approved with the conditions recommended by Administration noted in the Development Permit Report, attached.
- Option #3: THAT Development Permit Application PRDP20201460 be refused as per the reasons noted.

### AIR PHOTO DEVELOPMENT CONTEXT:



### Administration Resources

Evan Neilsen/Nathan Madigan - Planning and Development Services

<b>Application No.</b>	PRDP20200703 (Roll 05204006)	<b>File Manager</b>	Evan Neilsen
<b>District</b>	RF	<b>Gross Area (ha)</b>	1.18
<b>Proposed Business</b>	a Home-Based Business, Type II, for a vehicle wholesale company		

<b>Use and District Intent Check</b>	<b>Yes/No</b>
Is the proposed development a listed use?	Yes
Does the proposed development meet the use definition?	Yes
Does the proposed business meet the Purpose and Intent? - 12.3(b)	Yes

<b>Comments</b>
This business is listed as a discretionary use for RF lands.

Compatibility Check					Yes/No	
22.1	(c)	Variation in parcel appearance or character?			No	
	(d)	Excessive or unacceptable traffic?			No	
	(f)	Offensive or excessive noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter?			No	
21.3	(a)	Include structures other than SDD or Acc. Buildings?			No	
	(c)	Secondary to the residential use?			Yes	
	(d)	Variation in parcel appearance or character?			No	
	(f)	Include a general store?			No	
	(g)	Outdoor storage screened from adjacent lands?			Yes	
Regulation		Max	Proposed	Δ	Variance	
21.3	(b)	Business Trips	8.00	1.00	-7.00	
	(e)	Non-Resident Employees	2.00	0.00	-2.00	
35.11	(a)	No. of Signs	1.00	0.00	-1.00	
	(b)	Sign length	1.00	0.00	-1.00	
	(b)	Sign width	0.60	0.00	-0.60	
Outdoor Storage Calculation (m <sup>2</sup> ) - 21.3(g)						
1% of Parcel:	118.00	Over 400m <sup>2</sup> ?	FALSE	Max Area Permitted:	118.00	
Proposed Outdoor Storage Area (m <sup>2</sup> )			Δ	Variance		
369.00			251.00	212.71%		
Does Proposed Outdoor Storage Area Meet District Setbacks?						
Front		Side 1	Side 2		Rear	
No		Yes	No		Yes	

**VARIANCE**

**VARIANCE**

<b>Comments</b>
No alteration to dwelling is proposed and no new construction is proposed. Applicant advises of 1 trip/day, 5/ week, and minimum offsite impacts are expected as the work will primarily involve wholesaling and not direct-to-customer sales; minimal visits are anticipated. The storage area is partially screened from adjacent parcels and the roadway by existing landscaping.

<b>Comments</b>
As this is a wholesale business, few customer visits are anticipated.

<b>Comments</b>
The applicant originally suggested an outdoor storage area of 369.00 sq. m. (212.71% relaxation) which we have identified as 'Option 1' -- however they have since submitted an update site plan showing a storage area of 198.00 sq. m. -- which would only require a relaxation of 68.14% -- we have classified this as 'Option 2'.



Proposed Operations			
<b>Days Open</b>	7:00 AM	<b>Hours</b>	7:00 PM
<b>Does the proposed development (including variances):</b>			<b>Yes/No</b>
Unduly interfere with the amenities of the neighbourhood?			No
Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land?			No
Doc Type	Policy Name	Applicable Policies?	Compliance with Policies
IGP	Interim Growth Plan	No	N/A
IDP	N/A	N/A	N/A
MDP	County Plan	Yes	Yes
ASP	none	N/A	N/A
CS	none	N/A	N/A

Comments
Varies from day-to-day, usually from 7:00 AM - 7:00 PM.
Comments
There is some screening to manage potential visual impacts of the outdoor vehicle storage area.
Comments
The parcel is located outside of the bounds of any Area Structure Plan or Conceptual Scheme and has been evaluated in accordance with County Plan and Land Use Bylaw.

<b>BP/DP History</b>	2003-DP-10612: Construction of a dwelling and relaxation of the minimum front yard setback.
<b>Inspector Comments</b>	No access to property because of gate, tidy, well-kept, three accessory buildings, No vehicles visible from road.
<b>Overall Assessment</b>	Although a traditional smaller sized parcel, for the land zoning, this home-based business includes screening, has no outside employees and requires some setback relaxations to accommodate the proposed outdoor storage area. Few daily visits are required and the existing screening may avoid any negative visual impacts on adjacent lands -- relaxing the eastern side setback also helps to increase the amount of storage area effectively screened. Administration believes that any impacts on adjacent parcels could be managed through limiting the outdoor storage area to the screened area of the parcel. The adjacent parcels to the north and east are owned and operated by the Western Irrigation District, and as such Administration recommends Option 2. This option allows the applicant to operate the business from the parcel -- while also effectively managing the required outdoor storage area in proportion to the parcel and ensuring the storage areas benefit from the maximum amount of screening presently available on the parcel. Administration has also prepared a set of non-standard conditions to clarify the operation of the Home-Based Business. As this is a renewable application, at time of renewal, the permit will be re-assessed after operations have commenced and reviewed.

**Variance Table Summary**

**Variance Table Option 1**

	Bylaw Requirement	Proposal	% Variance	
Front Setback	45.00 m	38.00 m	15.56%	
Side Setbacks (East/West)	3.00 m/3.00 m	0.00/3.00	100%/0.00%	
Rear Setback	7.00 m	91.00 m	0%	
Outdoor Storage Area Size	118.00 sq. m.	369.00 sq. m.	212.71%	
Non-Resident Employees		2	0	0%
Business Trips/Day		8	1	0%

**Variance Table Option 2**

	Bylaw Requirement	Proposal	% Variance	
Front Setback	45.00 m	38.00 m	15.56%	
Side Setbacks (East/West)	3.00 m/3.00 m	0.00/3.00	100%/0%	
Rear Setback	7.00 m	91.00 m	0%	
Outdoor Storage Area Size	118.00 sq. m	198.00 sq. m.	68.14%	
Non-Resident Employees		2	0	0%
Business Trips/Day		8	1	0%

**PRDP20201460 Proposed Options**

Option 1: (that the application be approved as requested by the Applicant):

**Description:**

1. That a Home-Based Business, Type II, for a Vehicle Wholesale Business may operate on the subject parcel in accordance with the approved plans.
  - a. That the maximum allowed outdoor storage area is relaxed from **117.764 sq. m. [1266.267 sq. ft.] to 369.00 sq. m. [3971.88 sq. ft.]**.
  - b. That the minimum side yard setback requirement, for the outside storage area, is relaxed from **3.00 m to 0.00 m**.
  - c. That the minimum front yard setback requirement, for the outside storage area, is relaxed from **45.00 m to 38.00 m**.

**Permanent:**

2. That there shall be no non-resident employees at any time.
3. That the operation of this Home-Based Business may generate up to a maximum of 8 business-related visits per day.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the Home-Based Business shall not otherwise change the residential character and external appearance of the land and buildings.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
9. That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **369.00 sq. m. [3,971.88 sq. ft.]**.
10. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
11. That only vehicles classified as a "private passenger vehicle" by the *Traffic Safety Act* may be stored within the outside storage area and that at no time shall the applicant/owner utilize the outside storage area for the storage of recreational vehicles or commercial vehicles beyond the quantity allowed by Section 7.13 of Land Use Bylaw C-4841-97.
12. That the outside storage area shall not contain more than twenty-six **(26)** private passenger vehicles at any time.

13. That at no time shall any mechanical/maintenance or electrical work be performed on any stored vehicle within the outside storage area.
14. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
15. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
16. That this Development Permit shall be valid until **August 26, 2021**.

**Advisory:**

17. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
18. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Option 2: (that the application be approved as proposed by Administration):

**Description:**

1. That a Home-Based Business, Type II, for a Vehicle Wholesale Business may operate on the subject parcel in accordance with the approved plans.
  - a. That the maximum allowed outdoor storage area is relaxed from 117.764 sq. m. [1266.267 sq. ft.] to **198.00 sq. m.** [2131.25 sq. ft.].
  - b. That the minimum side yard setback requirement, for the outside storage area, is relaxed from 3.00 m to **0.00 m.**
  - c. That the minimum front yard setback requirement, for the outside storage area, is relaxed from 45.00 m to **38.00 m.**

**Permanent:**

2. That there shall be no non-resident employees at any time.
3. That the operation of this Home-Based Business may generate up to a maximum of 8 business-related visits per day.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the Home-Based Business shall not otherwise change the residential character and external appearance of the land and buildings.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.





9. That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **198.00 sq. m. [2,131.25 sq. ft.]**.
10. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
11. That only vehicles classified as a "private passenger vehicle" by the *Traffic Safety Act* may be stored within the outside storage area and that at no time shall the applicant/owner utilize the outside storage area for the storage of recreational vehicles or commercial vehicles beyond the quantity allowed by Section 7.13 of Land Use Bylaw C-4841-97.
12. That the outside storage area shall not contain more than ten **(10)** private passenger vehicles at any time.
13. That at no time shall any mechanical/maintenance or electrical work be performed on any stored vehicle within the outside storage area.
14. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
15. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
16. That this Development Permit shall be valid until **August 26, 2021**.

**Advisory:**

17. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
18. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Option 3: (this would not allow the proposed development):

REFUSAL, for the following reasons:

1. The requested Outside Storage Requirements exceed those allowed in Section 21.3 of the Land Use Bylaw C-4841-97.  
**Required:** 117.764 sq. m (1,266.267 sq. ft.)  
**Proposed:** 369.00 sq. m. [3,971.88 sq. ft.]
2. The front yard setback requirement exceeds the minimum requirement for Sections 21.3(g) and 43.6, for the Outside Storage area, of the Land Use Bylaw C-4841-97.  
**Required:** 45.00 m (147.63 ft.)  
**Proposed:** 38.0 m (124.67 ft.)
3. The side yard setback requirement exceeds the minimum requirement for Section 21.3(g) and 43.6 of the Land Use Bylaw C-4841-97.  
**Required:** 3.00 m (9.84 ft.)  
**Proposed:** 0.00 m



4. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



TWP RD 250



4

TWP RD 250





**ROCKY VIEW COUNTY**  
Cultivating Communities

20201460

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$600.00	File Number 05204006
Date of Receipt June 11, 2020	Receipt # 2020024572

Name of Applicant Sodagar Singh Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name 1589104 Alberta Ltd.

Registered Owner (if not applicant) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

a) All / part of the SW ¼ Section 4 Township 25 Range 27 West of 4 Meridian

b) Being all / parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan Number \_\_\_\_\_

c) Municipal Address 273146 TWP Road 250

d) Existing Land Use Designation RF Parcel Size 2.91 Division 05

## 2. APPLICATION FOR

Wholesale Business

## 3. ADDITIONAL INFORMATION

a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes No

b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?  
(Sour Gas facility means well, pipeline or plant) Yes No

c) Is there an abandoned oil or gas well or pipeline on the property? Yes No

d) Does the site have direct access to a developed Municipal Road? Yes No

## 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I SODAGAR SINGH hereby certify that ✓ I am the registered owner  
(Full Name in Block Capitals)

\_\_\_\_\_ I am authorized to act on the owner's behalf

and that the information given on this form  
is full and complete and is, to the best of my knowledge, a true statement  
of the facts relating to this application.

**Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company**

Applicant's Signature [Signature]

Date June 10/2020

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

SS  
Applicant's/Owner's Signature

*Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.*

I, Solange Singh, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

Solange Singh  
Signature

June 11/2020  
Date

June 11, 2020

To Whom it may concern,

Please be advised that I 'Sodagor Singh'  
resident of [REDACTED] is

requesting for <sup>license of</sup> my Wholesale Business.

The name is 1589104 Alberta limited.

Total number of employees including me are  
4.

Nature of business is buying & selling of  
Pickup trucks at the auction.

Hours of operation can vary from day to day,  
usually 7am to 7pm.

Thanks

Sodagor Singh  
[REDACTED]



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0023 815 500	4;27;25;4;SW	161 157 777

LEGAL DESCRIPTION

FIRST:

MERIDIAN 4 RANGE 27 TOWNSHIP 25

SECTION 4

THAT PORTION OF THE SOUTH WEST QUARTER

WHICH LIES WITHIN PORTION OF CANAL RIGHT OF WAY

ON PLAN IRR. 1341 DESCRIBED AS FOLLOWS . . .

COMMENCING AT STANDARD IRON POST AT INTERSECTION OF THE  
WEST BOUNDARY OF SAID CANAL RIGHT OF WAY WITH THE SOUTH  
BOUNDARY OF SAID QUARTER SECTION, THENCE EASTERLY ALONG  
SOUTH BOUNDARY OF SAID QUARTER SECTION A DISTANCE OF 194.6  
FEET, THENCE NORTHERLY PERPENDICULAR TO THE SOUTH BOUNDARY  
OF THE SAID QUARTER SECTION A DISTANCE OF 440 FEET, THENCE  
WESTERLY PARALLEL WITH SOUTH BOUNDARY OF SAID QUARTER  
SECTION TO INTERSECTION WITH THE WEST BOUNDARY OF SAID  
CANAL RIGHT OF WAY, THENCE SOUTHERLY ALONG WEST BOUNDARY OF  
SAID CANAL RIGHT OF WAY, TO THE POINT OF COMMENCEMENT  
CONTAINING 0.862 HECTARES (2.13 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	8410960	0.031	0.08

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

SECONDLY:

MERIDIAN 4 RANGE 27 TOWNSHIP 25

SECTION 4

THE SOUTH 440 FEET OF THAT PORTION OF THE SOUTH WEST QUARTER  
WHICH LIES TO THE WEST OF THE CANAL RIGHT OF WAY ON PLAN  
IRR. 1341 AND TO THE EAST OF PARCEL 'A' ON PLAN 2761 GC  
CONTAINING 0.364 HECTARES (0.90 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	8410960	0.016	0.04

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 021 153 322

( CONTINUED )



PAGE 2  
# 161 157 777

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
161 157 777	07/07/2016	TRANSFER OF LAND	\$740,000	\$740,000

## OWNERS

MANREET KAUR BRAR

AND

DIPINDERJEET SINGH BRAR

BOTH OF:

  
AS JOINT TENANTS

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
811 097 878	27/05/1981	CAVEAT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44.
081 332 620	05/09/2008	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.
161 157 778	07/07/2016	MORTGAGE MORTGAGEE - SCOTIA MORTGAGE CORPORATION. C/O THE BANK OF NOVA SCOTIA UNIT 100, 3808-32 AVE NE CALGARY ALBERTA T1Y6J2 ORIGINAL PRINCIPAL AMOUNT: \$592,000

TOTAL INSTRUMENTS: 003

( CONTINUED )

PAGE 3  
# 161 157 777

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 11 DAY OF JUNE,  
2020 AT 02:21 P.M.

ORDER NUMBER: 39494662

CUSTOMER FILE NUMBER: PRDP20201460



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



ROCKY VIEW COUNTY

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

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## LETTER OF AUTHORIZATION

I, (We) Sodagur Singh / Manreet Bora being the owner (s) of  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

**Legal:**

NW/NE/SE/SW SW Section 4 Township 25 Range 27 W 4 M

give \_\_\_\_\_ permission to act on my  
(our) behalf in applying for a Development Permit for the above subject property.

[Signature]  
Signature

Manreet Bora  
Signature

June 11 / 2020  
Date



























TWP/IRD 250





7/11/2020

image001.png





## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission	<b>DATE:</b>	July 30, 2020
<b>DIVISION:</b>	05	<b>APPLICATION:</b>	PRDP20201338
<b>SUBJECT:</b>	Development Permit: Farm Dwelling, Moved-In		
<b>USE:</b>	Discretionary use, with no Variances		

**APPLICATION:** Dwelling, Moved-In

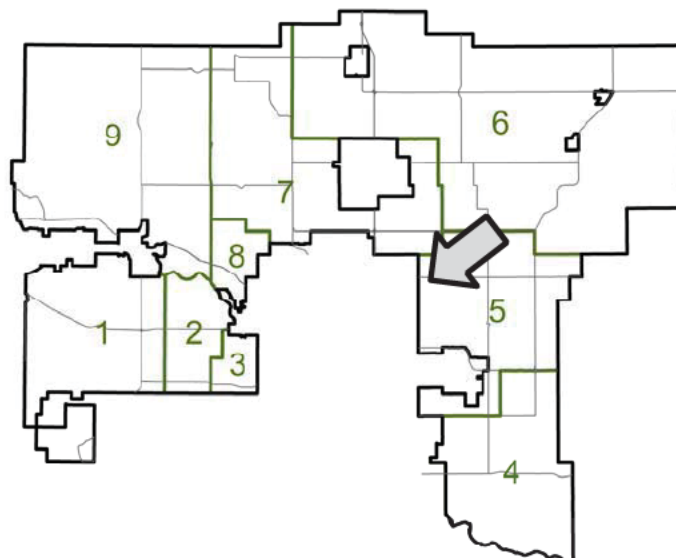
**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) north of Highway 564 and on the east side of 84th Street.

**LAND USE DESIGNATION:** Ranch and Farm District (RF)

**ADMINISTRATION RECOMMENDATION:**  
Administration recommends APPROVAL in accordance with Option #1.

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201338 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201338 be refused as per the reason noted.



### AIR PHOTO & DEVELOPMENT CONTEXT



### Administration Resources

Scott Thompson/Bianca Duncan – Planning and Development Services



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> May 29. 2020	<b>File:</b> 05330003
<b>Application:</b> PRDP20201338	<b>Applicant/Owner:</b> Joey Gill
<b>Legal Description:</b> NW-30-25-28 W04M	<b>General Location:</b> Located approximately 0.81 km (1/2 mile) north of Highway 564 and on the east side of 84th Street
<b>Land Use Designation:</b> Ranch and Farm (RF)	<b>Gross Area:</b> ± 61.9 hectares (± 153.01 acres)
<b>File Manager:</b> Scott Thompson	<b>Division:</b> 05

### PROPOSAL:

The proposal is for a dwelling, moved-in, on to a ± 61.9 hectares (± 153.01 acres) parcel. There is one existing dwelling on this parcel.

### Dwelling Details:

The subject dwelling is approximately ± 357.8 sq. m (3,852 sq. ft.) of habitable floor area. The house will be placed on a permanent foundation. No additional grading has been requested.

### Property History:

#### Development Permits:

- PRDP20160073 Home-Based Business, Type II, for Vehicle Sales and Storage
- PRDP20170678 Renewal of a Home-Based Business, Type II, for vehicle sales and storage
  - A renewal was not applied for this application.

#### Planning History:

- 97004 Redesignation from Agricultural Conservation to Agricultural District to facilitate a first parcel out
- 2005310 A withdrawn subdivision application
- PL20200065 On going application to redesignate a portion of the land from Ranch and Farm to Live-Work.

### Land Use Bylaw:

#### SECTION 8 DEFINITIONS

*FARM DWELLING, MOVED-IN means a dwelling, moved-in, that is used as a residence by individuals assisting in the farming operations conducted on, or associated with the parcel upon which the dwelling, moved-in is located;*

#### SECTION 43, Ranch and Farm District (RF)

##### 43.10 Uses, Discretionary

- Farm Dwelling, moved-in

43.12 (a)(i), the required front yard setback is 45.00 m (147.64 ft.)



- The proposed dwelling will be located well away from the east property line  
*43.12 (b)(iv) the required side yard setback from all other is 6.00 (19.69 ft.)*
- The proposed dwelling will be located well away from the north property lines  
*43.12 (b)(iv) the require side yard setback from all other is 6.00 m (19.69 ft.)*
- The proposed dwelling will be located well away from the south side yard setback.  
*43.12 (c)(ii) the required rear yard setback from all other is 15.00 m (49.21 ft.)*
- The proposed dwelling will be located well away from the west property line  
*43.13 (f) the minimum habitable floor area for dwelling, moved-in is 92.00 sq. m (990.28 sq. ft.) main floor*
- The minimum habitable ground floor area of the dwelling is ± 99.8 sq. m (1,074.24 sq. ft.).

#### **STATUTORY PLANS:**

The subject property does not fall under any approved Area Structure Plan, Conceptual Scheme or Intermunicipal Development Plan. The application was evaluated in accordance with the Land Use Bylaw.

#### **INSPECTOR'S COMMENTS:**

Inspection Date: July 8, 2020

- There are 15 vehicles, 1 speed boat, 3 motor cycles and 4 ride on mowers on site;
- All vehicles but one vehicle is plated, but has a flat;
- Dilapidated outbuildings with roof falling down;
- Overgrown grass;
- Heavy screening of existing single family home;
- Debris scatter everywhere;
- Fence is falling down; and
- No evidence from road that house is inhabited.

#### **CIRCULATIONS:**

##### Development Compliance (June 16, 2020)

- Development Compliance has no comments or concerns with the attached application.

##### Utilities Services (June 17, 2020)

- Utility Services: No Concerns.

##### Building Service (June 17, 2020)

- No objection to Move On Dwelling, subject to BP.

##### Capital Project Management (July 6, 2020)

- Capital Projects has no concerns.

Planning and Development Services - Engineering Review (June 29, 2020)**General:**

The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures

**Geotechnical** - Section 300.0 requirements:

- Engineering has no concerns at this time.

**Transportation** - Section 400.0 requirements:

- The parcel is directly adjacent to 84th Street, which is under the jurisdiction of The City of Calgary. The application shall be circulated to the City for their review and comment.
- The County Road Operations group will be contacted to verify whether a Road Use Agreement is required for construction material to the site.

**Sanitary/Waste Water** - Section 500.0 requirements:

- Engineering has no concerns at this time.

**Water Supply And Waterworks** - Section 600.0 & 800.0 requirements:

- Engineering has no concerns at this time.

**Storm Water Management** – Section 700.0 requirements:

- At this time Engineering feels that a Storm Water Management Plan is not warranted for this proposal as the development will cause minimal effects to drainage patterns

**Environmental** – Section 900.0 requirements:

- Engineering has no concerns at this time.

Fire Services Review (June 17, 2020)

- The Fire Service has no comments at this time.

**OPTIONS:**

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

**Description:**

1. That a farm dwelling, moved-in, may be placed on the subject lands, in accordance with the submitted site plan and application.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a refundable security deposit or letter of credit, in the amount of \$10,000.00, to ensure that conditions of this permit are satisfied upon development completion. If conditions of this permit are not satisfied, the





County shall use the funds, enter onto the described land, to carry out the work necessary to ensure development completion.

- i. That upon development completion, the Applicant/Owner shall request a site inspection from the County, to confirm that the development is completed in accordance with the condition. Upon acceptance, the County shall return the security deposit.

**Permanent:**

4. That the dwelling, moved-in:
  - i. shall be placed on a foundation and the foundation shall be parged;
  - ii. shall have the exterior steps finished to the satisfaction of the building inspector;
  - iii. shall have all damage incurred during the move repaired; and
  - iv. shall have the exterior completely finished.
5. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw, for each dwelling unit located on the subject site to facilitate accurate emergency response.
6. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit, which is used to establish approved final grades unless a development permit has been issued for additional fill and topsoil.
7. That potable water shall be supplied in accordance with the most current edition of the Canadian Drinking Water Guidelines (eg. water cistern).
8. That there shall be adequate sanitary sewer servicing provided for the dwelling, moved-in.
9. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application, or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

10. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to commencement of any building activity.
11. That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
12. That during construction, the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
13. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That if the development authorized by this development permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
16. That if this Development Permit is not issued by **February 28, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



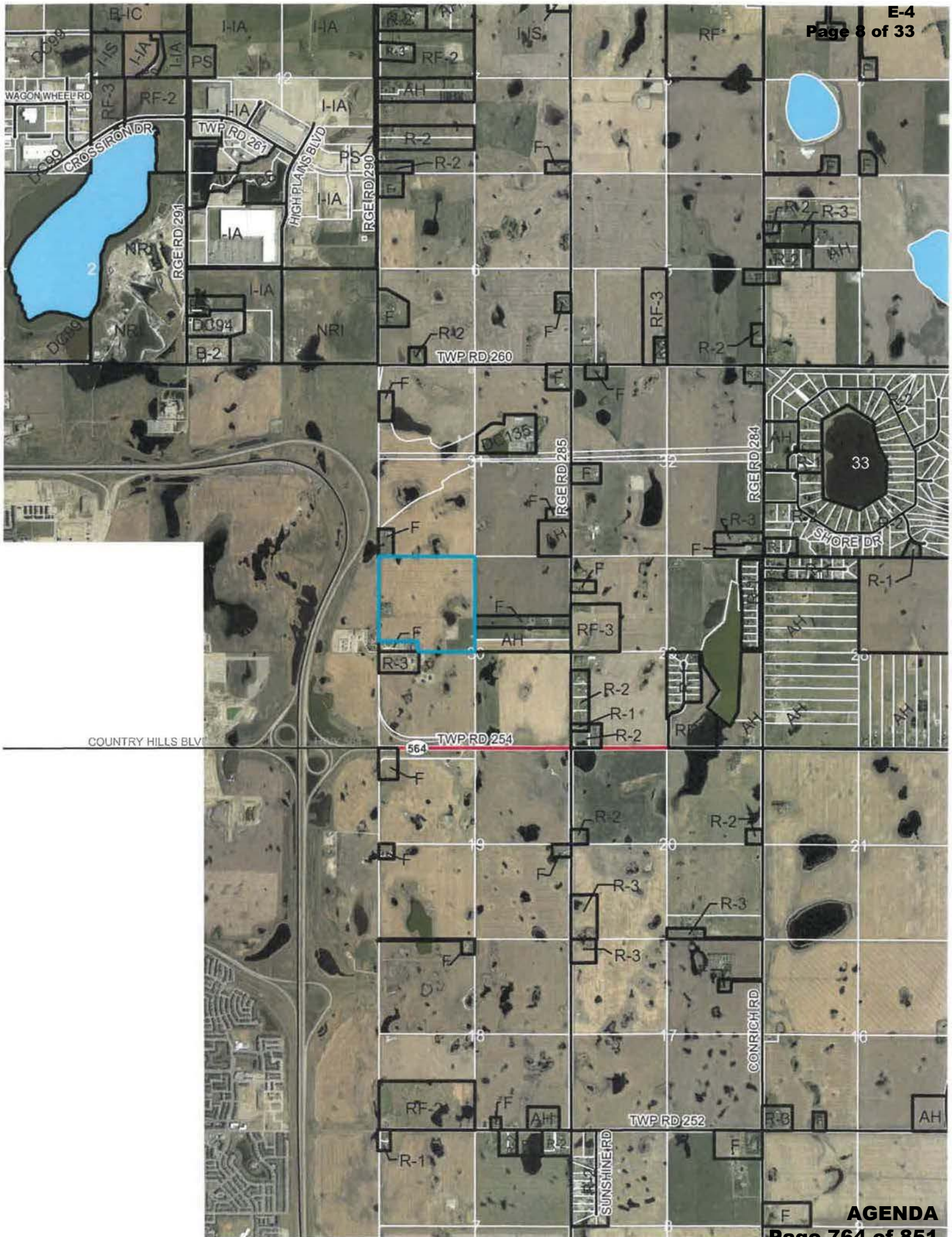
Option 2: (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
- 2.











ROCKY VIEW COUNTY  
Cultivating Communities

20201338

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 315.00	File Number 05330003
Date of Receipt May 29/20	Receipt #

Name of Applicant Joey Gill Email [REDACTED]  
 Mailing Address [REDACTED]  
 Postal Code T3J 0L7  
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]  
 For Agents please supply Business/Agency/ Organization Name [REDACTED]

Registered Owner (if not applicant) Calgary Car & Truck Wash Ltd.  
 Mailing Address 228 East Lakeview Place Chestermere, AB  
 Postal Code T1X 0A2  
 Telephone (B) (403) 630-0929 (H) [REDACTED] Fax [REDACTED]

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NW  $\frac{1}{4}$  Section 30 Township 25 Range 28 West of 4 Meridian  
 b) Being all / parts of Lot [REDACTED] Block 9710875 Registered Plan Number 151-261-239  
 c) Municipal Address 254186 84 ST NE  
 d) Existing Land Use Designation Acres/Livework Parcel Size 153 Acres Division 5

## 2. APPLICATION FOR

Application to move an existing home onto this property.

## 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes [REDACTED] No X  
 b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes [REDACTED] No X  
 (Sour Gas facility means well, pipeline or plant)  
 c) Is there an abandoned oil or gas well or pipeline on the property? Yes [REDACTED] No X  
 d) Does the site have direct access to a developed Municipal Road? Yes X No [REDACTED]

## 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I JOEY GILL hereby certify that [REDACTED] I am the registered owner  
 (Full Name in Block Capitals)  
X I am authorized to act on the owner's behalf

and that the information given on this form  
 is full and complete and is, to the best of my knowledge, a true statement  
 of the facts relating to this application.

Affix Corporate Seal  
 here if owner is listed  
 as a named or  
 numbered company

Application  
 Applicant's Signature [Signature]  
 Date May 27 2020

Owner's Signature [Signature]  
 Date May 27 2020

**5. RIGHT OF ENTRY**

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

*Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.*

I, Gursewak Gill, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
May 27 2020  
Date



**ROCKY VIEW COUNTY**  
Cultivating Communities

# APPLICATION TO MOVE A BUILDING

FOR OFFICE USE ONLY	
Fee Submitted \$315.00	File Number 05330003
Date of Receipt May 29/20	Receipt #

Name of Applicant Joey Gill Email [REDACTED]  
Mailing Address [REDACTED]  
Postal Code T3J 0L7  
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]  
For Agents please supply Business/Agency/ Organization Name [REDACTED]

Name of Owner of Building to be Moved (if not applicant) Calgary Car & Truck Wash Ltd.  
Mailing Address 228 East Lakeview Place Chestermere, AB  
Postal Code T1X 0A2  
Telephone (B) (403) 630-0929 (H) [REDACTED] Fax [REDACTED]

## 1. LOCATION OF BUILDING TO BE MOVED

I hereby request permission to move (type of structure) House

Now located at:

- All / part of the     ¼ Section     Township     Range     West of     Meridian
- Being all / parts of Lot     Block     Registered Plan Number
- Municipal Address (if applicable) 6827 89th Avenue NE Calgary, AB

Note: a key is available at/with Joey Gill

## 2. DESTINATION OF MOVED BUILDING

- All / part of the NW ¼ Section 30 Township 25 Range 28 West of 4 Meridian
- Being all / parts of Lot     Block 9710875 Registered Plan Number 451-261-239
- Municipal Address (if applicable)

## 3. LAND USE

Land Use Designation Acerage/Livework Parcel Size (number of acres) 153

## 4. PHOTOGRAPHS

Please provide pictures showing:

- Front, rear and side views
- Interior of building (if available)

## 5. MOVING COMPANY INFORMATION

Name of Mover McCann's Building Movers Ltd.  
Mailing Address 6017 - 84 Street SE  
Calgary, AB Postal Code T2C 4S1  
Telephone (B) 403.279.6395 (H) [REDACTED] Fax 403.279.8526

**OFFICE USE ONLY**  
**PLEASE PASS THIS FORM TO A BUILDING INSPECTOR BEFORE PROCESSING D.P. APPLICATION**  
**IF THE BUILDING FAILS THE INSPECTION THE D.P. WILL NOT BE CONSIDERED**



Name of Insurance Company (for Mover) Rogers Insurance Ltd.

Mailing Address 800 - 1331 MacLeod Trail SE

Calgary, AB

Postal Code T2G 0K3

Telephone (B) 403.296.2400

(H) \_\_\_\_\_

Fax 403.717.4994

**Note: An Inspection fee of \$150.00 shall accompany this application.**

I hereby certify that the information stated on and submitted with this application is true and accurate.

I hereby apply for a permit and agree to comply with all Bylaws and County Regulations, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with all said Bylaws and County Regulations. I also further agree that if a permit is revoked for any cause, or irregularity, or non-conformance of said Bylaws or Regulations, that in consideration of issuing of the permit, all claims are waived arising therefore against the Corporation of Rocky View County

Signature of Applicant \_\_\_\_\_



Date May 27 2020

Signature of Registered Landowner/Authorized Agent \_\_\_\_\_



Date May 27 2020

---

**FOR OFFICE USE ONLY**

Application accepted by \_\_\_\_\_

Date \_\_\_\_\_

Permission is hereby granted/refused, subject to the following conditions:

---

---

---

---

---

NOTE: No construction, including excavation, shall be commenced unless and until a building permit has been issued.

Signature of Building Inspector \_\_\_\_\_

Date \_\_\_\_\_





T. 587.572.4455  
F. 403.280.8334

info@gilldevelopments.ca  
joey@gilldevelopments.ca

204 - 4774 Westwinds Dr. NE  
Calgary, AB T3J 0L7

May 27, 2020

To: Rocky View County

## APPLICATION TO MOVE A BUILDING

Location of building to be moved: 6827 89th Avenue NE Calgary, AB

Destination of moved building: All / part of the NW 1/4 Section 30 Township 25 Range 28 West of 4 Meridian

Being all / parts of Lot Block: 9710875 Registered Plan Number: 151 261 239.

Description of uses: Single-Family Home

We are applying for a permit to move an existing single-family home from North East Calgary to a property in Rocky View County.

A handwritten signature in blue ink that reads 'Joey Gill'.

Joey Gill  
VP Development & Construction



T. 587.572.4455  
F. 403.280.8334

info@gilldevelopments.ca  
joey@gilldevelopments.ca

204 - 4774 Westwinds Dr. NE  
Calgary, AB T3J 0L7

May 27, 2020

## APPLICATION FOR A DEVELOPMENT PERMIT

To: Rocky View County

Description of use: Single-Family Home

Location: NW 1/4 Section 30 Township 25 Range 28 West of 4 Meridian  
Lot Block: 9710875 Registered Plan Number: 151 261 239.

We are applying for a development permit to complete foundation work and build and the infrastructure needed on the site to move a single family.

A handwritten signature in blue ink, appearing to read "Joey Gill", with a stylized flourish at the end.

Joey Gill  
VP Development & Construction



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0027 050 913	4;28;25;30;NW	151 261 239

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 25  
SECTION 30  
QUARTER NORTH WEST  
CONTAINING 64.7 HECTARES ( 160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES (ACRES)	MORE OR LESS
DESCRIPTIVE	9710875	2.83	6.99

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 081 400 625 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 261 239	07/10/2015	TRANSFER OF LAND	\$2,758,000	\$2,758,000

OWNERS

CALGARY CAR & TRUCK WASH LTD.  
OF 228 EAST LAKEVIEW PL  
CHESTERMERE  
ALBERTA T1X 0A2

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
3596AF		RESTRICTIVE COVENANT
7366JO	06/10/1966	CAVEAT CAVEATOR - CNOOC PETROLEUM NORTH AMERICA ULC.

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 151 261 239

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

P.O. 2727  
STATION "M"  
CALGARY  
ALBERTA T2P5C1  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
951251237)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
001319750)  
(DATA UPDATED BY: CHANGE OF NAME 191086764)

1898KD . 12/03/1968 PUBLIC UTILITIES BOARD ORDER  
IN FAVOUR OF - CANADIAN OCCIDENTAL PETROLEUM LTD.  
1500,635-8 AVE SW  
CA  
GARY  
ALBERTA T2P3Z1  
AFFECTED PLAN: 4799JK  
"4.36 ACS. #28531"  
(DATA UPDATED BY: TRANSFER OF PUBLIC  
UTILITIES BOARD ORDER 951230326)

891 024 300 09/02/1989 CAVEAT  
RE : SURFACE LEASE  
CAVEATOR - CNOOC PETROLEUM NORTH AMERICA ULC.  
PO BOX 2727  
STATION "M"  
CALGARY  
ALBERTA T2P5C1  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
001319750)  
(DATA UPDATED BY: CHANGE OF NAME 191086745)

971 127 423 07/05/1997 UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.

121 059 280 12/03/2012 SURFACE RIGHTS BOARD AMENDING ORDER  
AFFECTS INSTRUMENT: 1898KD .  
ORDER #28531- PARTY NAME CHANGED TO  
NEXEN INC.

201 089 288 12/05/2020 MORTGAGE  
MORTGAGEE - THE BANK OF NOVA SCOTIA.  
4715 TAHOE BLVD  
MISSISSAUGA  
ONTARIO L4W0B4  
ORIGINAL PRINCIPAL AMOUNT: \$500,000

TOTAL INSTRUMENTS: 007

( CONTINUED )



PAGE 3  
# 151 261 239

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,  
2020 AT 01:49 P.M.

ORDER NUMBER: 39395361

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



































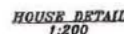






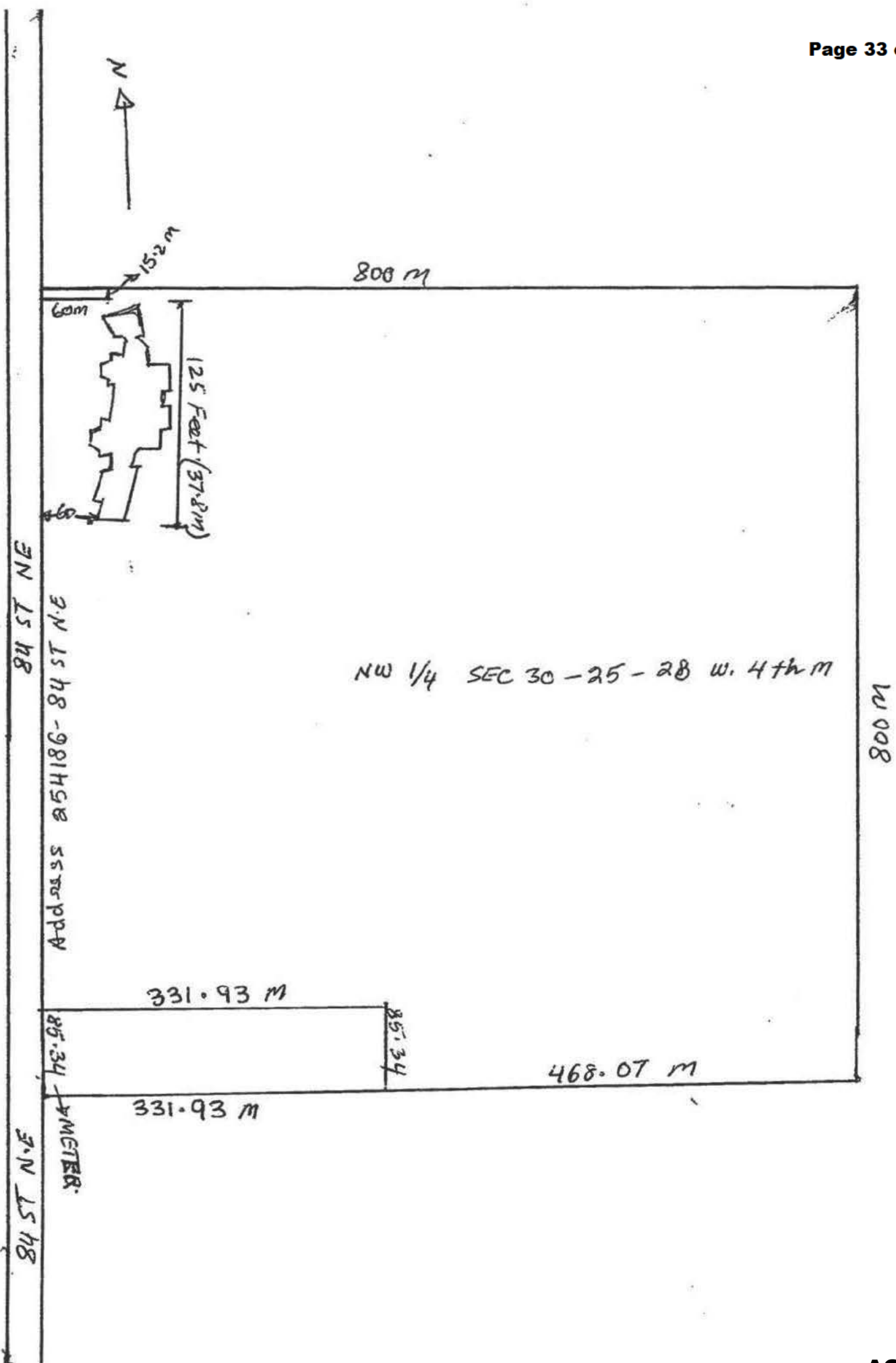
LEGEND:

Drawn by: SJ Chk'd: CDH  
Date: MAY 4, 2005  
Scale: 1:1000 Metric  
File No.: 058190





CITY OF CALGARY



## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission	<b>DATE:</b>	July 30, 2020
<b>DIVISION:</b>	06	<b>APPLICATION:</b>	PRDP20201727
<b>SUBJECT:</b>	Development Permit: Farm Dwelling, Moved-In		
<b>USE:</b>	Discretionary use, with no Variances		

**APPLICATION:** Farm Dwelling, Moved-in

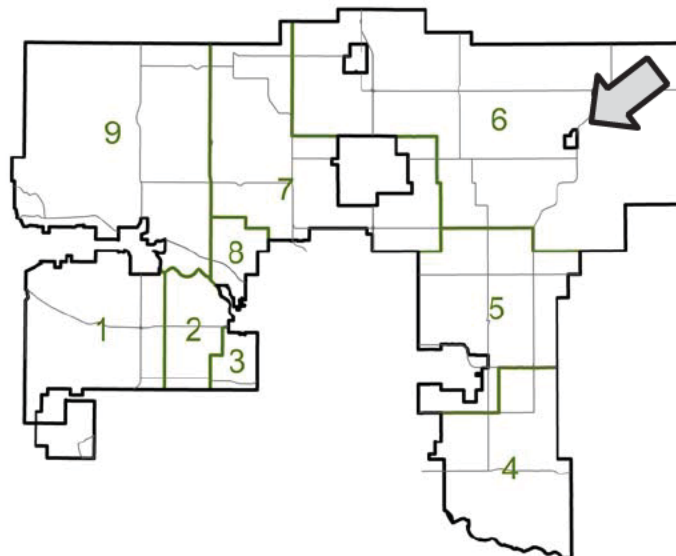
**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) south of Twp. Rd. 280 and 1.61 km (1 mile) east of Hwy 9.

**LAND USE DESIGNATION:** Ranch and Farm District (RF)

**ADMINISTRATION RECOMMENDATION:**  
Administration recommends APPROVAL in accordance with Option #1.

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201727 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201727 be refused as per the reason noted.



### AIR PHOTO & DEVELOPMENT CONTEXT



### Administration Resources

Natalie Robertson/Bianca Duncan – Planning and Development Services



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> June 26, 2020	<b>File:</b> 07135001
<b>Application:</b> PRDP20201727	<b>Applicant/Owner:</b> Greg Steiger
<b>Legal Description:</b> SE-35-27-26-04 <b>Municipal Address:</b> 275075 Rge Rd 261	<b>General Location:</b> Located approximately 0.81 km (1/2 mile) south of Twp. Rd. 280 and 1.61 km (1 mile) east of Hwy 9.
<b>Land Use Designation:</b> Ranch and Farm (RF)	<b>Gross Area:</b> ± 64.00 hectares (± 160.00 acres)
<b>File Manager:</b> Natalie Robertson	<b>Division:</b> 06

### PROPOSAL:

The application is for a Farm Dwelling, Moved-In. No variances are being requested.

The subject site contains a Farm Dwelling, Mobile Home (to be removed), multiple accessory buildings.

There is an existing access from Range Road 261, no proposed changes.

### Dwelling Details:

The subject farm dwelling, moved-in was built in 1987 and is approximately 214.00 sq. m. (2,300.00 sq. ft.). The house will be placed on permanent foundation (pre-cast cement slabs).

### DEVELOPMENT HISTORY:

PRDP20161471 – Renewal, Farm Dwelling, mobile home – issued June 29, 2016

2011-DP-14544 – Renewal, Farm Dwelling, mobile home – issued June 21, 2011

2006-DP-12054 – Renewal, Farm Dwelling, mobile home – issued May 20, 2006

2005-DP-11456 – Renewal, Farm Dwelling, mobile home – issued June 14, 2005

2004-DP-10949 – Renewal, Farm Dwelling, mobile home – issued July 27, 2004

2003-DP-10341 – Renewal, Farm Dwelling, mobile home – issued June 5, 2003

2002-DP-9834 – Farm Dwelling, mobile home – issued June 11, 2002

### BUILDING PERMIT HISTORY:

2001-EP-1624 - Electrical

### LAND USE BY-LAW:

Section 8                      Definitions

*FARM DWELLING, MOVED-IN means a dwelling, moved-in, that is used as a residence by individuals assisting in the farming operations conducted on, or associated with the parcel upon which the dwelling, moved-in is located;*



Section 43 Ranch and Farm District (RF)

43.10 Uses, Discretionary

Farm Dwelling, moved-in

43.12 Minimum Requirements

Setbacks – Section	Required	Proposed/ Existing
Front (east) – County Road	45.00 m (147.64 ft.)	420.62 m (1380.00 ft.)
Side (south) – County Road	45.00 m (147.64 ft.)	47.12 m (1800.00 ft.)
Side (north) – Internal yard	6.00 m (19.68 ft.)	Well away
Rear (west) – Internal yard	15.00 m (49.21 ft.)	4.07 m (13.35 ft.)

- Proposed dwelling exceeds all setback requirements

43.13 Minimum Habitable floor area, excluding basement

(f) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

- Proposed dwelling is  $\pm$  214.00 sq. m. (2300.00 sq. ft.).

**STATUTORY PLANS:** The subject property does not fall under any approved Area Structure Plan or Intermunicipal Development Plan. The application was evaluated in accordance with the Land Use Bylaw.

The property does fall under the notification area for the Village of Beiseker.

**CONCEPTUAL SCHEME:** The subject property does not fall under any approved Conceptual Scheme.

**INSPECTOR'S COMMENTS:**

Inspection not completed at the time of report

**CIRCULATIONS:**

Development Compliance

- No comments received at time of report

Building Services

- No comments received at time of report

Utility Services

- No concerns

Planning and Development Services - Engineering Review (July 6, 2020)

**General**

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- The application will need to be circulated to Alberta Transportation for review and comment as the proposed development falls within the 1.6 km setback from Highway 9.

**Geotechnical** - Section 300.0 requirements:

- Engineering has no requirements at this time.





**Transportation - Section 400.0 requirements:**

- Prior to issuance, the applicant/owner will be required to contact County Road Operations to determine if any hauling permits are required to transport the proposed home to the subject lands.
- Access to the subject land is provided via a road approach off of Range Road 261.
- The applicant/owner will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP approval, since the development is directly associated with the construction of a dwelling.

**Sanitary/Waste Water - Section 500.0 requirements:**

- Engineering has no requirements at this time.

**Water Supply And Waterworks - Section 600.0 & 800.0 requirements:**

- Engineering has no requirements at this time.

**Storm Water Management – Section 700.0 requirements:**

- Engineering has no requirements at this time.
- The development is expected to have a minimal impact to drainage since the development is small relative to the size of the subject land. The proposed development will also be replacing an existing structure on the subject land, so the impervious ratio should remain very similar to pre-development conditions.

**Environmental – Section 900.0 requirements:**

- Engineering has no requirements at this time.
- There appears to be wetlands on the subject lands. The proposed development does not appear to directly impact the wetlands.
- As an advisory condition, the applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

Transportation (July 9, 2020)

- Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.

Village of Beiseker

- No comments received

**OPTIONS:**

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

**Description:**

1. That a Farm Dwelling, Moved-In, may be placed on the subject lands in accordance with the submitted site plan and application.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a refundable security deposit or letter of credit, in the amount of \$10,000.00, to ensure that conditions of this permit are satisfied upon development completion. If conditions of this permit are not satisfied, the County shall use the funds, enter onto the described lands, and carry out the work necessary to ensure development completion.
  - i. That upon development completion, the Applicant/Owner shall request a site inspection from the County, to confirm that the development is completed in accordance with the condition. Upon acceptance, the County shall return the security deposit.

**Permanent:**

4. That the Farm Dwelling, moved-in:
  - i. shall be placed on a foundation and the foundation shall be parged;
  - ii. shall have the exterior steps finished to the satisfaction of the building inspector;
  - iii. shall have all damage incurred during the move repaired; and
  - iv. shall have the exterior completely finished.
5. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw, for each dwelling unit located on the subject site to facilitate accurate emergency response.
6. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit, which is used to establish approved final grades unless a development permit has been issued for additional fill and topsoil.
7. That potable water shall be supplied in accordance with the most current edition of the Canadian Drinking Water Guidelines (eg. water cistern).
8. That there shall be adequate sanitary sewer servicing provided for the dwelling, moved-in.
9. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application, or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

10. That a Building Permit and applicable sub-trade permits shall be obtained through County Building Services, prior to commencement of any building activity.
11. That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
12. That during construction, the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

13. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That if this Development Permit is not issued by **February 28, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That if the development authorized by this development permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option 2: (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
- 2.













ROCKY VIEW COUNTY  
Cultivating Communities

20201727

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$265.00	File Number 07135001
Date of Receipt 06/26/2020	Receipt #

Name of Applicant Grea Steiger Email [REDACTED]  
Mailing Address [REDACTED] Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE ¼ Section 35 Township 27 Range 26 West of 4 Meridian  
b) Being all / parts of Lot — Block — Registered Plan Number —  
c) Municipal Address 275075 Rge Rd 261  
d) Existing Land Use Designation Farming Parcel Size 160 Division 06

## 2. APPLICATION FOR

Relocation of moving a residential house to property

## 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes \_\_\_\_\_ No ☒  
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes \_\_\_\_\_ No ☒  
(Sour Gas facility means well, pipeline or plant)  
c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No ☒  
d) Does the site have direct access to a developed Municipal Road? Yes ☒ No \_\_\_\_\_

## 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

GREG STEIGER hereby certify that ☒ I am the registered owner  
(Full Name in Block Capitals)

☐ I am authorized to act on the owner's behalf

and that the information given on this form  
is full and complete and is, to the best of my knowledge, a true statement  
of the facts relating to this application.

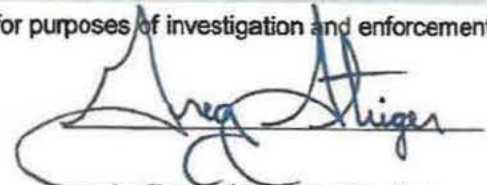
Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company

Applicant's Signature [Signature]  
Date June 10/2020

Owner's Signature [Signature]  
Date June 10/2020

**5. RIGHT OF ENTRY**

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

  
Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 911 – 32 Ave NE, Calgary, AB, T2E 6X6; Phone: 403-520-8199.

I, Greg Steiger, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

  
Signature

June 10/2020  
Date





ROCKY VIEW COUNTY  
Cultivating Communities

## APPLICATION TO MOVE A BUILDING

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant Grea Steiger Email [REDACTED]  
Mailing Address [REDACTED] Postal Code [REDACTED]  
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]  
For Agents please supply Business/Agency/ Organization Name House  
Name of Owner of Building to be Moved (if not applicant) Wades Moving  
Mailing Address 6239 65 Street & Heavy Hauling LTD  
Taber, Alberta T1G 0A5 Postal Code T1G 0A5  
Telephone (B) 403-223-1885 (H) [REDACTED] Fax 403-223-4801

### 1. LOCATION OF BUILDING TO BE MOVED

I hereby request permission to move (type of structure) Bungalow Ranch House

Now located at:

- All / part of the SE  $\frac{1}{4}$  Section 35 Township 27 Range 26 West of 4 Meridian
- Being all / parts of Lot [REDACTED] Block [REDACTED] Registered Plan Number [REDACTED]
- Municipal Address (if applicable) 3403 8A Street SW Calgary, Alta

Note: a key is available at/with [REDACTED]

### 2. DESTINATION OF MOVED BUILDING

- All / part of the SE  $\frac{1}{4}$  Section 35 Township 27 Range 26 West of 4 Meridian
- Being all / parts of Lot [REDACTED] Block [REDACTED] Registered Plan Number [REDACTED]
- Municipal Address (if applicable) 275075

### 3. LAND USE

Land Use Designation Farm Parcel Size (number of acres) 160

### 4. PHOTOGRAPHS

Please provide pictures showing:

- Front, rear and side views
- Interior of building (if available)

### 5. MOVING COMPANY INFORMATION

Name of Mover Wades Moving & Heavy Hauling LTD  
Mailing Address 6239 65 Street  
Taber, Alberta Postal Code T1G 0A5  
Telephone (B) 403-223-1885 (H) [REDACTED] Fax 403-223-4801

#### OFFICE USE ONLY

PLEASE PASS THIS FORM TO A BUILDING INSPECTOR BEFORE PROCESSING D.P. APPLICATION  
IF THE BUILDING FAILS THE INSPECTION THE D.P. WILL NOT BE CONSIDERED



Name of Insurance Company (for Mover) Western Financial Group (TAB)  
Mailing Address 5300-47th Avenue  
Taber Postal Code T1G 1R1  
Telephone (B) 403-223-8123 (H) \_\_\_\_\_ Fax \_\_\_\_\_

~~Note: An inspection fee of \$150.00 shall accompany this application.~~

I hereby certify that the information stated on and submitted with this application is true and accurate.

I hereby apply for a permit and agree to comply with all Bylaws and County Regulations, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with all said Bylaws and County Regulations. I also further agree that if a permit is revoked for any cause, or irregularity, or non-conformance of said Bylaws or Regulations, that in consideration of issuing of the permit, all claims are waived arising therefore against the Corporation of Rocky View County

Signature of Applicant [Signature] Date May 28/2020

Signature of Registered Landowner/Authorized Agent [Signature] Date May 28/2020

**FOR OFFICE USE ONLY**

Application accepted by \_\_\_\_\_ Date \_\_\_\_\_

Permission is hereby granted/refused, subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: No construction, including excavation, shall be commenced unless and until a building permit has been issued.

Signature of Building Inspector \_\_\_\_\_ Date \_\_\_\_\_

## Development Permit Checklist

The following information including **digital copies** must be included with your application. Without it, your application will be considered incomplete, and will not be processed until it has been supplied.

- ☒ **APPLICATION FORM(S)**  
All forms **must** be completed and signed by the registered owner and/or the person authorized to act on their behalf (if any).
- ☒ **APPLICATION FEE**  
Refer to Planning and Development Fee Schedule located in the [Master Rates Bylaw](#)
- ☒ **CURRENT COPY OF THE CERTIFICATE OF TITLE INCLUDING DIGITAL NON-FINANCIAL CAVEATS AND COVENANTS REGISTERED ON THE TITLE**  
Searched within 30 days prior to the application, the copy of the title may be obtained from any Provincial Registry Office.
- ☒ **AUTHORIZATION FROM REGISTERED OWNER ON TITLE**
  - ☐ **INDIVIDUALS NAME ON TITLE**  
Attach a Letter of Authorization signed by the owner (every individual on title) giving the applicant authorization.
  - OR**
  - ☐ **COMPANY NAME ON TITLE**  
An affidavit or Company Seal is required when the registered owner shown on the title is listed as a Company. If you do not have a Company Seal, provide an affidavit Commissioned (stamped and signed by a Commissioner of Oaths), granting you authorization to legally act on behalf of the Company. If you have a Company Seal, please affix said seal to every place that your signature is required.
- ☒ **COVER LETTER**  
A cover letter, detailing the nature of the application and description of uses, **must** accompany all applications.
- ☒ **SITE PLAN OF THE PROPOSED DEVELOPMENT**  
Showing all dimensions, setbacks and slopes steeper than 15% – refer to page 2
- ☒ **OTHER DOCUMENTATION**  
To determine the documents required specific to the Development Permit proposal, please visit [www.rockyview.ca](http://www.rockyview.ca). Additional information may be required upon receipt and review of the application, depending on the nature.

### FOR OFFICE USE ONLY

- ☐ Proposed Development \_\_\_\_\_
- ☒ Land Use Designation RANCH FARM
- ☒ Concept Plan / ASP Info. NA
- ☒ Parcel Information / Land Use Maps / Air Photo

	Road Type	Bylaw	Proposed
Front Yard Setback Minimum			
Side Yard Setback Minimum			
Rear Yard Setback Minimum			
Height Maximum			
Principal Building Size			

Comments \_\_\_\_\_

MISSING SITE PLAN

☐ **APPLICATION IS COMPLETE**



Staff Signature



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0021 762 422           4;26;27;35;SE           001 349 331

LEGAL DESCRIPTION  
MERIDIAN 4 RANGE 26 TOWNSHIP 27  
SECTION 35  
QUARTER SOUTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 001 342 292

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
001 349 331	05/12/2000	TRANSFER OF LAND	\$166,000	\$166,000

OWNERS

GREGORY A STEIGER

[REDACTED]  
[REDACTED]  
[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7187BE	30/12/1914	RESTRICTIVE COVENANT
751 054 872	05/06/1975	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.
001 342 293	29/11/2000	EASEMENT OVER SE 35-27-26-W4M FOR BENEFIT OF NE 26-27-26-24M (PORTION AS DESCRIBED)

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 001 349 331

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

001 349 332	05/12/2000	MORTGAGE MORTGAGEE - FARM CREDIT CORPORATION. 1200,10250-101 ST EDMONTON ALBERTA T5J3P4 ORIGINAL PRINCIPAL AMOUNT: \$166,000
011 088 958	04/04/2001	CAVEAT RE : MORTGAGE AMENDING AGREEMENT CAVEATOR - FARM CREDIT CORPORATION. LIRENMAN PETERSON 300, 255-17 AVE SW CALGARY ALBERTA T2S2T8 AGENT - E BRUCE CORENBUM
011 223 098	07/08/2001	UTILITY RIGHT OF WAY GRANTEE - CENTRAL ALBERTA RURAL ELECTRIFICATION ASSOCIATION LIMITED.
041 482 203	21/12/2004	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 (DATA UPDATED BY: CHANGE OF ADDRESS 131159013) (DATA UPDATED BY: TRANSFER OF CAVEAT 151030095)
051 130 130	19/04/2005	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151191203)
051 145 362	30/04/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 (DATA UPDATED BY: CHANGE OF ADDRESS 131127234) (DATA UPDATED BY: TRANSFER OF CAVEAT 151030095)

TOTAL INSTRUMENTS: 009

( CONTINUED )



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 26 DAY OF JUNE,  
2020 AT 03:22 P.M.

ORDER NUMBER: 39592102

CUSTOMER FILE NUMBER:



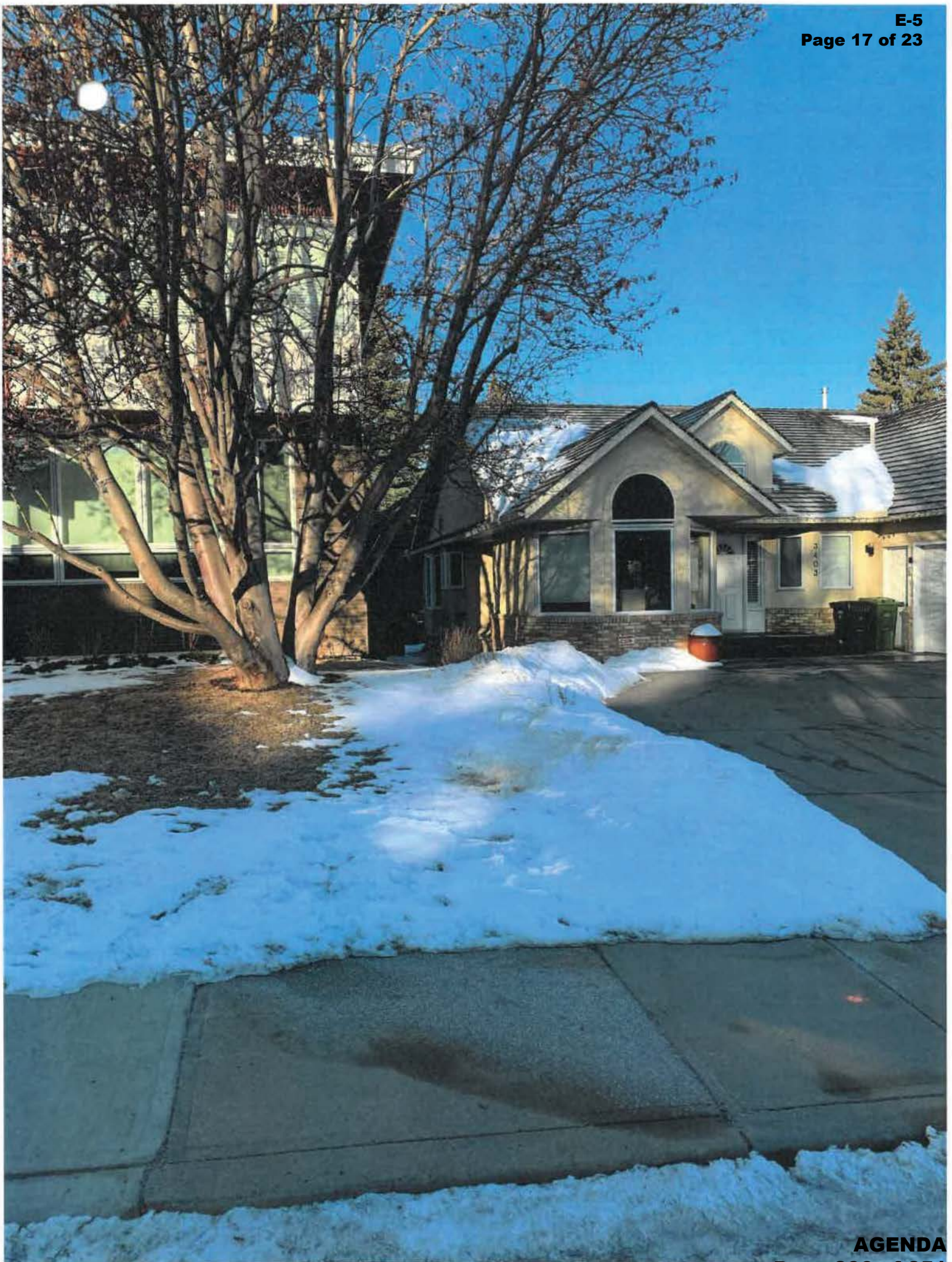
\*END OF CERTIFICATE\*

---

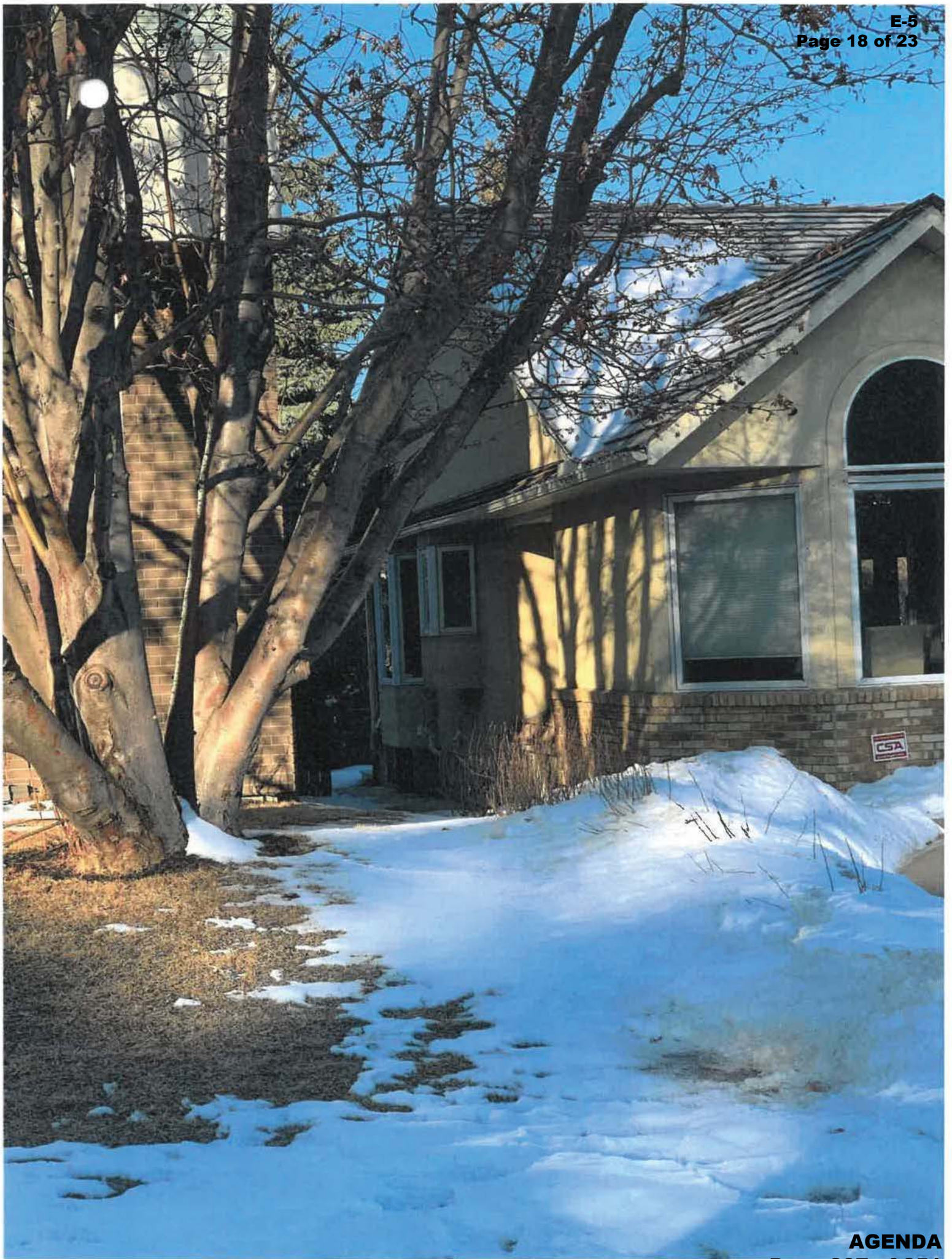
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

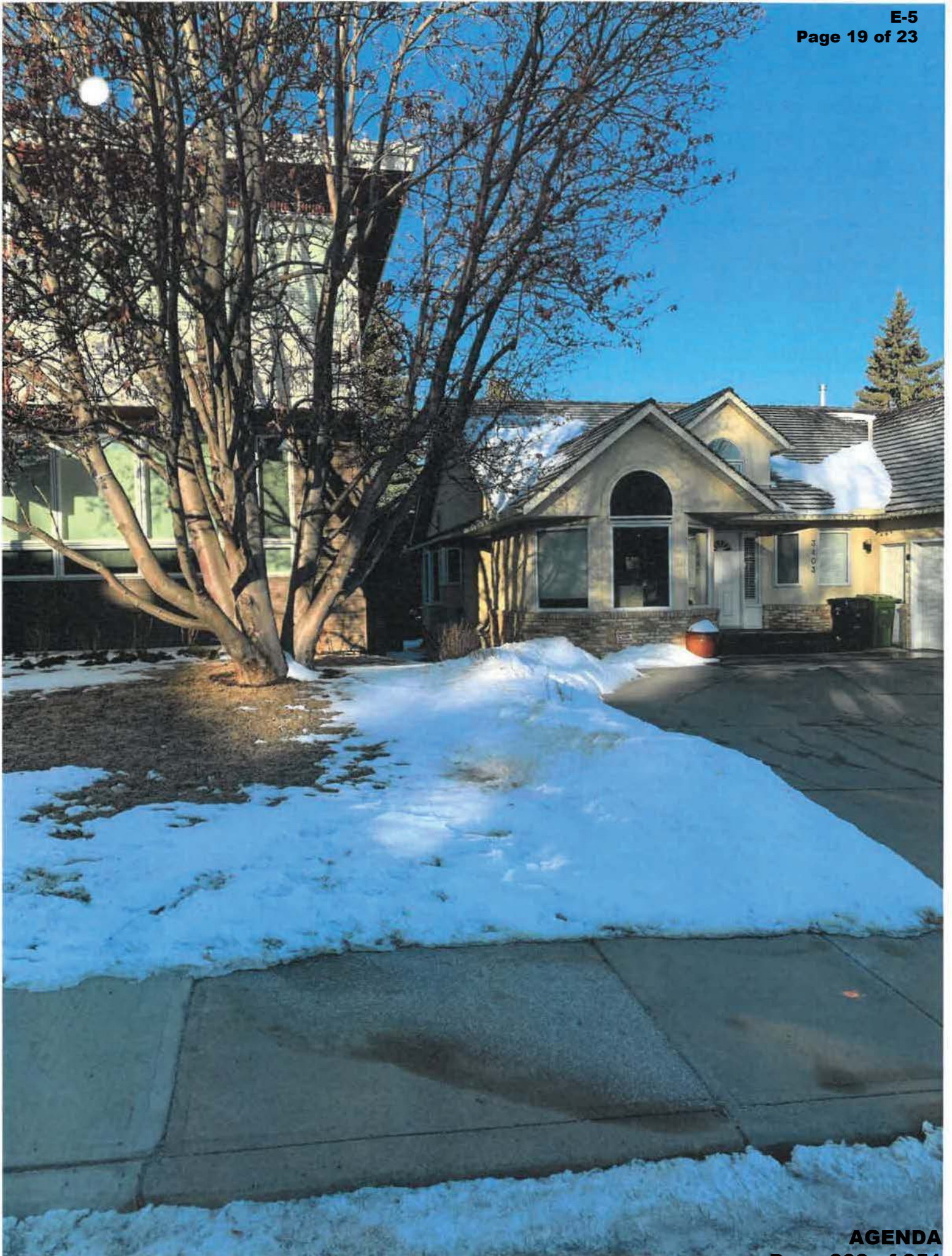


















South

SE-35-27-26-W4

House location roughly from  
property lines on 1/4

Range Rd  
261

1800'  
1320' X 1320'  
840'

House Trailer will  
be removed

House

Garage

West

North

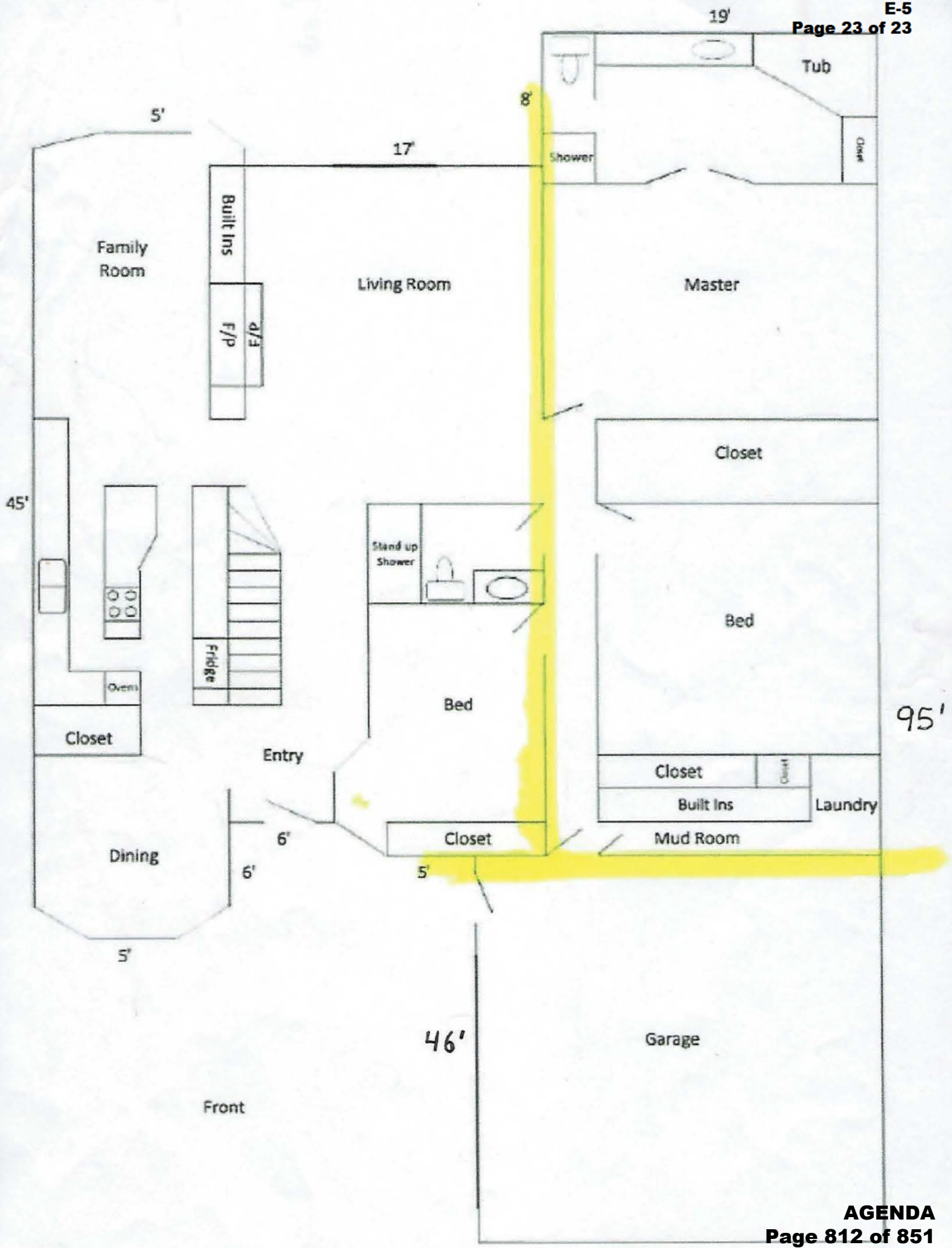




House Trailer  
Removed









## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** July 30, 2020

**DIVISION:** 02

**APPLICATION:** PRDP20201385

**SUBJECT:** Development Item: Golf Course Driving Range

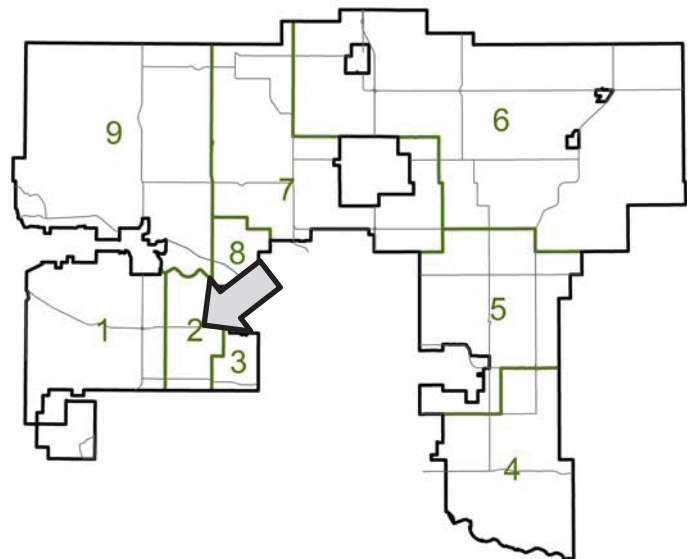
**USE:** Discretionary use, with Variances

**APPLICATION:** Golf Course Driving Range

**GENERAL LOCATION:** located approximately 1.00 km (1/2 mile) north of Twp. Rd. 250 and 2.50 km (1 1/2 miles) west of Rge. Rd. 33

**LAND USE DESIGNATION:**  
Direct Control District 129 (DC 129)

**ADMINISTRATION RECOMMENDATION:**  
Administration recommends APPROVAL in accordance with Option #1.



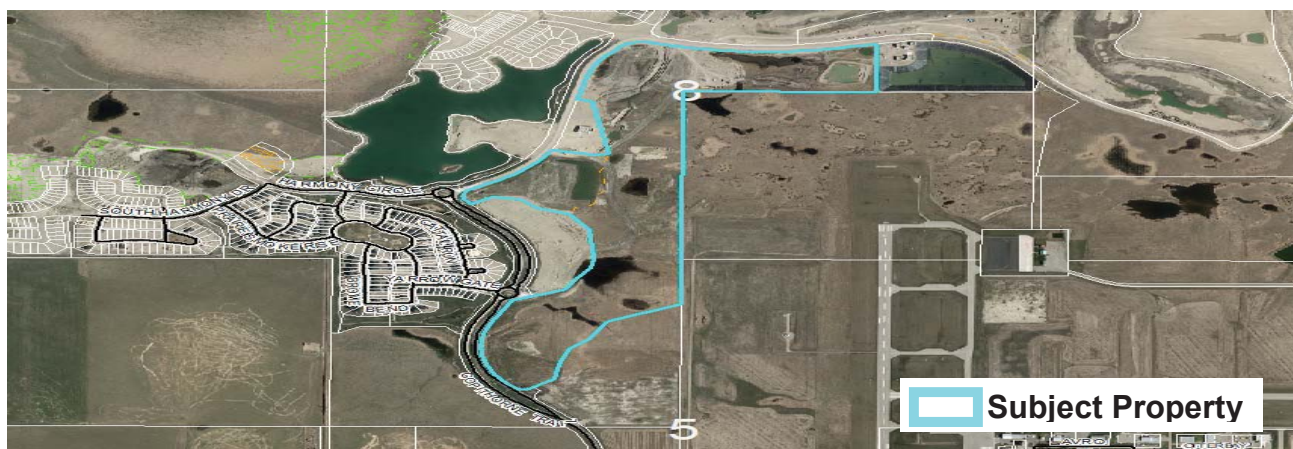
**VARIANCE SUMMARY:**

Regulation	Requirement	Proposed	Variance
Minimum Parking Stalls Onsite	96 stalls	79 stalls	17.70%

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20201385 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201385 be refused as per the reasons noted.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**Administration Resources**

Jacqueline Targett/Noor Mirza – Planning and Development Services

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> June 02, 2020	<b>File:</b> 05705006
<b>Application:</b> PRDP20201385	<b>Applicant/Owner:</b> Modern Dimensions Design / Harmony Developments Inc.
<b>Legal Description:</b> Lot 2, Block 2, Plan 1413398, NW-05-25-03-05	<b>General Location:</b> located approximately 1.00 km (1/2 mile) north of Township Road 250 and 2.50 km (1 1/2 miles) west of Range Road 33
<b>Land Use Designation:</b> DC-129 (CGO)	<b>Gross Area:</b> ± 49.75 hectares (± 122.93 acres)
<b>File Manager:</b> Jacqueline Targett	<b>Division:</b> 02

### PROPOSAL:

The proposal is for a public Golf Course Driving Range, “*Top Golf*”, ancillary to the existing Harmony Golf Course and temporary Harmony clubhouse facility.

The driving range will include a covered, building for tee-off, approximately 593.57 sq. m (6,389.24 sq. ft.) in area and 20 range stalls, that will be attached to the temporary clubhouse and range, approximately 302.18 m in length. The driving range will be un-serviced, as it will utilize the servicing in place for the temporary clubhouse. The area of the range will require grading and landscaping completion, as it's undeveloped. Specific details for the range, including landscaping, lighting, netting, irrigation etc. have not been identified and will be required prior to issuance of the permit.

The Driving Range will operate year round, 7 days a week, with public operating hours of 7:00 a.m. to 10:00 p.m. The site will be access through an approach off Harmony Circle.

#### Direct Control Bylaw (DC-129) C-6688-2008

The subject property is located within Direct Control District 129, under the *Golf Facilities and Open Space Cell (GO) – Area B*, in which *Golf Course Driving Range* is a listed use under Section 7.3.2.4.

*Section 1.1.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, and within each Section of Part 3, the regulations under the sub-heading of “Business Development” shall apply to all commercial developments, except where noted otherwise in this Bylaw.*

#### *Section 10.7.0*

- *Golf Course Driving Range - A public or private area operated for the purpose of developing golfing techniques including miniature golf courses.*

#### *Driving Range Building*

- 713.00 sq. m (7,677.00 sq. ft.)

**Section 7.4.1 Minimum Building Setbacks:**

<b>DC Bylaw requirements</b>	<b>Temporary Golf Course Clubhouse Facilities</b>
7.4.1 (a) Front Yard Setback: 6.00 m (19.7 ft.)	Approximately 40.00 m (131.23 ft.)
7.4.1 (b) Side Yard Setback: 3.00 m (9.8 ft.)	More than 3.00 m (9.8 ft.)
7.4.1 (c) Rear Yard Setback: 6.00 m (19.7 ft.)	Approximately 91.69 m (30.05 ft.)

**Section 7.4.2 Airport No Building Zone:**

*A building setback zone as defined by 20 m either side of the proposed runway centerline to a total building setback of 40 m located underneath the Airport Runway Approach. This building setback regulation applies to above grade building structures.*

- The subject land is located more than 600 m from the airport runway. The application was circulated to Calgary Airport Authority and NAV Canada for review. The Applicant is in the process of getting approval from the applicable airport.

**Section 7.4.3 Maximum Height:**

<b>DC Bylaw requirements</b>	<b>Temporary Golf Course Clubhouse Facilities</b>
(a) Maximum Building Height: 18.00 m (59.0 ft.)	± 5.36 m (± 17.65 ft.)

**Section 7.5.3** *A development permit application shall address the potential requirements for limiting the seasons and hours of operation, including maintenance activities. These could include seasonal or other temporary closures.*

**Section 7.5.4** *A development permit application shall address the potential requirement for fencing of the development for wildlife and/or human use management purposes*

**Additional Information**
**Parking:**

As per Schedule 5 of the County's Land Use Bylaw, a Driving Range requires 2 parking stalls per tee. The proposal includes 20 tees, therefore 40 stalls are required.

In addition, the temporary clubhouse approval, required 56 parking stalls. Therefore, a total of 96 parking stalls are required.

- The Applicant has proposed 79 stalls. No additional parking stalls are proposed.
- The Applicant has requested a parking variance to this requirement due to the temporary nature of the clubhouse and to allow the shared space between Clubhouse patrons and Range patrons



and to reduce the overall impervious surface area. In addition, the parking stalls adjacent to this site, utilized under the Golf Course, will also be available.

- Note, it is not clear at this time the future plans of the driving range and if the range will remain in place as is or be relocated upon completion of the permanent Clubhouse, once constructed. At that time, the site will have to be re-assessed and an amendment application may be required.
  - As the site is temporary in nature, and there are various parking options available, the reduction in parking stalls would appear adequate to service the proposed use.

*Loading:*

As per Schedule 6 of the County's Land Use Bylaw, *1 loading space is required per 1,900 sq. m of commercial uses*. The commercial floor area of the driving range building is 593.57 sq. m (6,389.24 sq. ft.); therefore, no loading spaces are required.  $[593.57 \text{ sq. m} * 1 / 1,900.00 \text{ sq. m} = 0.31]$ .

The existing temporary Golf Course Clubhouse building does accommodate loading for the development.

*Lighting:*

- No lighting details have been provided for the building or range. A lighting plan will be required.

*Signage:*

- No signage details have been provided for the building or range. A signage plan will be required.

*Landscaping:*

*Section 3.15.1 of the Direct Control Bylaw, landscaping shall be provided in accordance with a Detailed Landscape Plan to be submitted to the County upon application for a Development Permit. The Detailed Landscape Plan shall identify:*

- The location, type, size, and extent of all hard and soft landscaping;
- The plant material to be used;
- Location type and extent of irrigation; and
- A description of the maintenance program to be used to ensure all plant materials is kept in a healthy state.

*Section 3.15.2 of the Direct Control Bylaw requires that the landscaping and open spaces shall enhance the appearance of commercial and public buildings and also provide a connection to other areas of development. Landscape buffers along street frontages and within parking areas shall be designed as integrated, continuous element.*

*Section 26 of the Land Use Bylaw requires various components including 10% landscaping of the development area and a minimum tree ratio of 60:40, at a one (1) tree per 46.00 sq. m (495.14 sq. ft.) area.*

- The application included a landscaping plan, for the area immediately around the driving range building. No landscaping details have been provided for the range portion.
- The application proposed 3 trees [2 deciduous; 1 coniferous] and 10 shrubs [6 deciduous; 4 shrubs]. All will be located at the north and south faces of the building. In addition, the site in its



entirety will be adequately landscaped in accordance with the Harmony Conceptual Scheme and previous Development Permit approvals.

<u>SURFACE TYPE</u>	<u>AREA (m2)</u>	<u>AREA (ha)</u>
ROOF	679.749	0.0679
LANDSCAPING	245.656	0.0245
<b>TOTAL AREA</b>	<b>925.405</b>	<b>0.0925</b>

#### **DEVELOPMENT HISTORY:**

- PRDP20194368** Development permit was conditionally-approved for construction of a Golf Course Clubhouse Facility (temporary) and a Golf Course Maintenance and Storage Facility. **Status:** Issued
- PRDP20190699** Development permit was conditionally approved for the construction of the Golf Maintenance and Storage Facility. **Status:** Issued
- PRDP20184855** Development permit was conditionally approved for construction of the Golf Course Clubhouse facility and the associated signage. **Status:** Waiting for Conditions to be Issued
- PRDP20170899** Development permit was conditionally approved for the construction of the golf course (18 holes), which does not include future driving range, clubhouse and parking area, washroom/refreshment station, and maintenance facility. **Status:** Issued
- PRDP20161424** Development permit was conditionally approved for stripping and grading (single lot re-grading, excavating, filling, re-contouring including the construction of engineered storm water ponds and associated underground storm water services, stockpiling of approximately 860,00 meters cubed of soil) in support of the construction of a golf course. **Status:** Issued
- 2012-DP-14911** Development permit was conditionally approved for stripping and grading on site. **Status:** Issued

#### **INSPECTOR'S COMMENTS:**

Inspection Date: July 12, 2020

- Temporary Clubhouse under construction
- Development Area under active construction
- Adjacent golf course appears complete, with temporary office area

#### **STATUTORY PLANS & NON STATUTORY PLANS:**

The County Plan does not provide detail guidance on the proposed development. The subject land is not located within any Area Structure Plan. The subject land is located within the Harmony Conceptual Scheme (Bylaw C-6411-2007). The proposed application is consistent with the intent of the Conceptual Scheme.

**CIRCULATIONS:**Calgary Airport Authority (June 6, 2020)

- No objection to this proposal as submitted but has following components related to Noise Exposure, Building Heights, Airport Regulations, Bird Hazards etc.

*Building Height and Use of Cranes*

- The highest point above sea level of any building, structure or object is to be used when calculating the final height of the development. This includes parapets, rooftop equipment, antennas, and all other objects. The applicant must ensure there is adequate room for all objects to ensure conformity with the Springbank Airport Zoning Regulations. It is also important to note that use of construction equipment such as cranes may also have an impact on Airport Zoning and cannot violate the regulations during the construction of this building
- The applicant must contact Transport Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.

Transport Canada  
Aerodrome Safety, Air Navigation and Airspace  
Prairie and Northern Region  
Email: [caspnr-sacrpn@tc.gc.ca](mailto:caspnr-sacrpn@tc.gc.ca)  
Website: <http://www.tc.gc.ca>

*Electronic Zoning Regulations*

- The applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.

NAV CANADA  
AIS Data Collection Unit and Land Use Office  
1601 Tom Roberts Road  
P.O. Box 9824, Station T  
Ottawa, Ontario, K1G 6R2  
Phone: 866.577.0247 Fax: 613.248.4094  
Email: [landuse@navcanada.ca](mailto:landuse@navcanada.ca)  
Website: <http://www.navcanada.ca>

*Bird Hazard Considerations*

- Incompatible land uses that attract bird activity by providing food sources or water must be avoided or mitigated. For further information on mitigation measures, please contact the Calgary Airport Authority Environmental Group at 403.735.1405.

*Land Use in the Vicinity of Airports*

- As this development is occurring outside of the Springbank Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.

Alberta Health Services (June 30, 2020)

- I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application.

- At this time we do not have any concerns with the information as provided.

#### Building Services Review (July 3, 2020)

1. Advisory Condition – Provide 3.2.2. Building Code Classification to Building Services. Entire building must be sprinklered with fire alarm.
2. Advisory Condition – A minimum of 2 exits are required out of the driving range facility.
3. Advisory Condition - Provide hydrant to Siamese dimension (min. 45 m unobstructed), and Siamese dimension to designated principal entrance (min. 3 m – max. 15 m).
4. Advisory Condition – Barrier- free parking spaces must conform to Table 3.8.2.5. and be based on the number of stalls required by the Development Permit.
5. Advisory Condition - Spatial separations between buildings must be calculated and determined with an imaginary line as per Subsection 3.2.3
6. Advisory Condition - Buildings shall conform to the National Building Code 2019 AE and National Energy Code 2017, with documentation/design at Building Permit stage.

#### Development Compliance Officer Review (June 16, 2020)

- Development Compliance has no comments or concerns with respect to the attached application.

#### Planning and Development Services - Engineering Review (July 19, 2020)

##### **General**

- That prior to issuance, the applicant is required to pay the development application engineering review fee in accordance with the Master Rates Bylaw.
- The applicant will be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections required to process this permit as per the Master Rates Bylaw.
- The recommendations below reflect the current understanding of progression of infrastructure development at Harmony and congruence with County Servicing Standards (2013). The proposed facility is contained within a currently undeveloped area of Harmony.
- It is understood that the technical deliverables related to:
  - Offsite water servicing (facility expansion) and traffic impact/management associated with the Mickelson International Golf Course will be handled under file PRDP20184855 (Clubhouse).
- That prior to issuance, the applicant shall provide a Site Plan that details all proposed surface improvements on the subject site. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features.

##### **Geotechnical:**

- A Site-Specific Geotechnical Investigation was submitted for this parcel under County file PRDP20194368. No further geotechnical requirements apply at this stage as this proposed building is within the same site.

##### **Transportation:**

- That prior to issuance, the applicant provide for payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended. The amount collected shall be based on the final site plan's total additional Development Area per the terms of the Bylaw.

- As noted above, it understood that traffic impact, event management and other offsite transportation technical evaluations and reporting related to the Golf Course will occur under the main clubhouse development permit file PRDP20184855.

**Sanitary/Waste Water and Potable Water Supply:**

- We understand the proposed driving range facility will not be serviced and that washroom facilities are included in the “temporary clubhouse facility” approved under file PRDP20194368. Please contact the undersigned should this not be the case.
- No site servicing plans are required as no alteration of existing servicing onsite is proposed.

**Storm Water Management:**

- It is noted that the lands included within the development area proposed are not currently serviced and so must be designed to adhere to the regional 1.97L/s/ha maximum permitted release rate. The County will require interim stormwater management infrastructure to ensure this release rate is adhered to prior to construction of the “south nine” golf course ponds, which we understand will contain the storage required to permanently service this area.
- Prior to issuance, the applicant shall submit a Site-specific Stormwater Implementation Plan (SSIP), in accordance with the Harmony Master Drainage Plans, in accordance with County Servicing Standards. The SSIP shall include:
  - Recommendations for the registration of overland drainage easements on the subject lands;
  - Copies of proposed right of way plans and easements necessary;
  - Proposed finished site surface/grading and drainage plans;
  - The plan shall address the need for an oil/grit separator for site drainage;
- As a permanent condition, the Development Permit be structured such that it is an ongoing requirement (in perpetuity) of the Development Permit that the Owner operate the site in accordance with the approved SSIP.
  - The applicant is responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site stormwater infrastructure.
- The applicant shall provide a site grading plan including cut/fill and final grade elevations for the site to support the proposed development expansion
- That prior to issuance the owner/applicant shall submit a sediment and erosion control plan and report for onsite construction activities in accordance with County Servicing Standards. The applicant is advised that if the disturbed area onsite is greater than 2ha in size, a full ESC Report is required.
- Prior to occupancy, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built pond volumes, liner verification, traplow volumes, inverts and any other information that is relevant to the approved SSIP. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped “examined drawings”.

**Capital Project Management (July 6, 2020):**

- No concerns

**OPTIONS:**



Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

**Description:**

1. That a *Golf Course Driving Range* may be constructed on the subject land in general accordance with the Site Plan and drawings submitted with the application, prepared by Modern Dimensions, Project Number: 18-006-04; Dwgs. A101-A104 [as amended], dated May 29, 2020, and includes:
  - i. Construction of a principal driving range building, attached to the temporary Golf Course Clubhouse Facility, approximately 593.57 sq. m (6,389.24 sq. ft.) in gross floor area;
  - ii. Construction of a Driving Range;
  - iii. Associated signage (including wayfinding); and
  - iv. Associated Site Grading

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a lighting plan, to the satisfaction of the County. The lighting plan shall include model types and details for any proposed building lighting for the *Golf Course Driving Range*.

*Note: all proposed lighting shall be in accordance with the County dark sky regulations.*
3. That prior to issuance of this permit, the Applicant/Owner shall confirm any signage requirements, with all relevant details submitted including dimensions, placement, type etc., required for the proposed *Golf Course Driving Range*.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if the existing Harmony Master Road Use Agreement [#14-0010-05] remains applicable or if any additional agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. That prior to issuance of this permit, the Applicant/Owner shall submit all relevant Range details, including but not limited to, landscaping, fencing, netting, lighting, servicing, grading requirements, irrigation details, to the satisfaction of the County.

**Technical:**

6. That prior to issuance of this permit, the Applicant/Owner shall submit a detailed Site Plan that includes all proposed surface improvements on the subject site. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features, to the satisfaction of the County.
7. That prior to issuance of this permit, the Applicant/Owner shall submit a Site-specific Stormwater Implementation Plan (SSIP), in accordance with the Harmony Master Drainage Plans, in accordance with County Servicing Standards. The update to the Golf Course SSIP shall include:

- i. Recommendations for the registration of overland drainage easements on the subject lands;
  - ii. Copies of proposed right of way plans and easements necessary;
  - iii. Proposed finished site surface/grading and drainage plans;
  - iv. The plan shall address the need for an oil/grit separator for site drainage;
8. That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan including cut/fill and final grade elevations for the site to support the proposed development expansion, in accordance with County Servicing Standards.
9. That prior to issuance of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control Plan (ESC) and report for onsite construction activities in accordance with County Servicing Standards. *Note: That if the disturbed area onsite is greater than 2ha in size, a full ESC Report is required.*
10. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended. The amount collected shall be based on the final site plan's total Development Area per the terms of the Bylaw.

#### **Prior to Occupancy**

11. That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built water infrastructure, as-built sanitary infrastructure, as-built pond volumes, liner verification, traplow volumes, inverts and any other information that is relevant to the approved SSIP.
  - i. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

#### **Permanent:**

12. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, or approved with Development Permit #20194368 or the permanent Golf Course Clubhouse application onsite shall be implemented and adhered to in perpetuity, including but not limited to the approved SSIP and ESC.
13. That any event or activity held onsite, shall be in accordance with the definition of *Golf Course, Golf Course Clubhouse Facilities and/or Golf Course Driving Range*, defined within Direct Control District 129.
14. That all landscaping shall be in accordance with the landscaping details provided on the Landscape Plan. The proposed landscape plan shall not alter the approved SSIP design without prior written consent of the County.
15. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round. Any trees that perish shall be replanted by June 30<sup>th</sup> of the next growing season.
16. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
17. That all signage shall be kept in a safe, clean and tidy condition at all times.



18. That no temporary signs shall be place on the site at any time except any onsite wayfinding (information/directional) signage or any temporary signs required during development or building construction.
19. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address for the temporary *Golf Course Clubhouse Facility/Golf Course Driving Range building*, located on the subject site, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), to facilitate accurate emergency response.

*Note: the address for the combined building unit is 34055 HARMONY CIRCLE*

20. That there shall be a minimum of 79 parking stalls, including barrier free, maintained on-site at all times, in accordance with the submitted parking plan.
21. That there shall be no customer or business parking at any time along the adjacent roadway. All customer or business parking shall be maintained onsite at all times.
22. That all onsite lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the use full cut-off (shielded) fixtures that direct the light downward and that no direct glare shall be visible from adjacent properties and roadways.
23. That water conservation strategies shall be implemented and maintained at all times.
24. That if any fencing is required to be installed onsite for wildlife and/or human use management purposes, the fencing shall be installed in accordance with the requirements of the County's Land Use Bylaw regulations.
25. That any/all efforts shall be made, including fencing, landscaping, netting etc., to decrease the potential of golf balls flying onto the adjacent public roadway.
26. That dust control measures shall be implemented at all times to control dust from blowing from the site onto adjacent lands and/or roadways.
27. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.

**Advisory:**

28. That the Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.

*Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.*

29. That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
30. That the County Noise Control Bylaw C-5773-2003, as amended, shall be adhered to at all times.
31. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner including:

*Airport Regulations*

- i. That the regulations of the Springbank Airport Zoning Regulations shall apply and the Applicant/Owner shall contact Transport Canada to ensure compliance.
- ii. That the Applicant/Owner shall ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.
- iii. That the Applicant/Owner shall contact Calgary Airport Authority Environmental Group for more information on mitigation measures for incompatible land uses and bird hazards.

*Alberta Health Services Regulations*

- i. That any required health approvals from Alberta Health Services shall be obtained, prior to final occupancy and/or operation of the *Golf Course Driving Range*.
  - ii. That the Applicant/Owner shall ensure that the building remains in compliance with the *Public Health Act* at all times.
32. That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking places. The application shall include the Commercial Building Checklist requirements.
- i. A 3.2.2. Building Code Classification; Note: Entire building must be sprinklered with fire alarm.

*Note: The building shall conform to the National Building Code 2019 AE and National Energy Code 2017, with documentation/design at Building Permit stage.*

33. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
34. That if this Development Permit is not issued by **February 28, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for on-site stormwater Infrastructure***

Option #2: (this would not allow the proposed development)

REFUSAL as per the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
- 2.

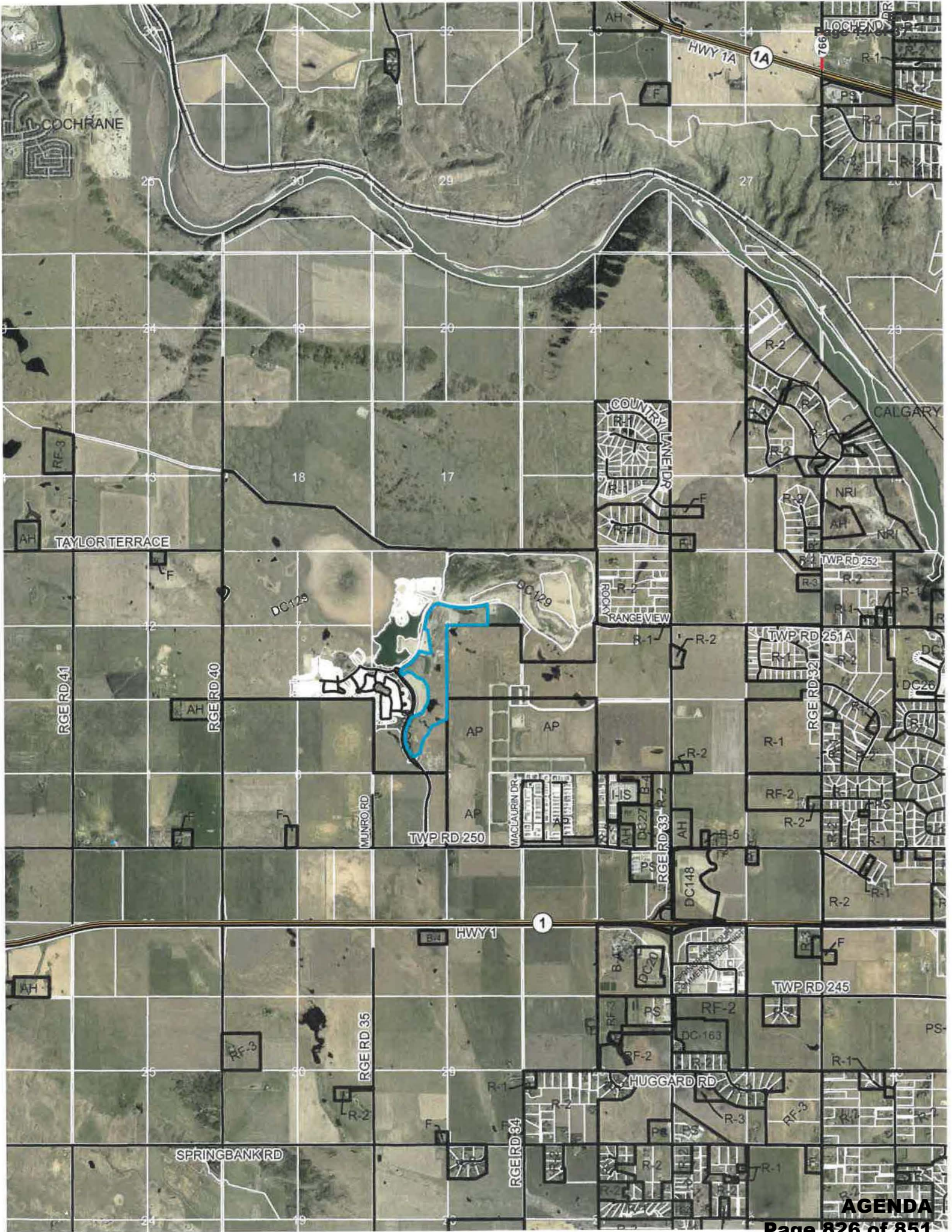


18

17











20201385

# APPLICATION FOR COMMERCIAL/OFFICE/INDUSTRIAL DEVELOPMENT PERMITS

FOR OFFICE USE ONLY	
Fee Submitted \$1000.00	File Number 05705006
Date of Receipt June 2/20	Receipt #

Name of Applicant Anthony Cerami of Modern Dimensions Design Email anthony@moderndimensionsdesign.com  
Mailing Address Box 25, Site 5, RR2, Okotoks, AB

Postal Code T1S 1A2  
Telephone (B) 416-998-7012 (H) \_\_\_\_\_ Fax \_\_\_\_\_  
For Agents please supply Business/Agency/ Organization Name Modern Dimensions Design Inc

Registered Owner (if not applicant) HARMONY DEVELOPMENTS INC.  
Mailing Address SUITE 101 6420 - 6A STREET SE CALGARY ALBERTA  
Postal Code T2H 2B7  
Telephone (B) 403-225-2930 (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE  $\frac{1}{4}$  Section 08 Township 25 Range 03 West of 5 Meridian  
b) Being all / parts of Lot 02 Block 2 Registered Plan Number 141 3398  
c) Municipal Address 34055 EAST HARMONY TRAIL  
d) Existing Land Use Designation DIRECT CONTROL DISTRICT (DC-129) Parcel Size 51.1 ha Division 2

## 2. APPLICATION FOR

The proposed is a 6389.235 sq. ft. golf range facility. Please see attached drawings for more information.

## 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes \_\_\_\_\_ No x  
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes \_\_\_\_\_ No x  
(Sour Gas facility means well, pipeline or plant)  
c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No x  
d) Does the site have direct access to a developed Municipal Road? yes  
e) Has the Design Guidelines checklist been completed? Yes \_\_\_\_\_ No \_\_\_\_\_  
f) Has supplementary information been provided? (photos, sketches written descriptions etc.) Yes x No \_\_\_\_\_  
g) Details of additional information \_\_\_\_\_

## 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I ANTHONY CERAMI hereby certify that \_\_\_\_\_ I am the registered owner  
(Full Name in Block Capitals)  
\_\_\_\_\_ ☒ I am authorized to act on the owner's behalf

and that the information given on this form  
is full and complete and is, to the best of my knowledge, a true statement  
of the facts relating to this application.

**Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company**

Applicant's Signature AL Cerami Owner's Signature see authorization form  
Date May 29, 2020

PLEASE SEE REVERSE

## 5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

AL Cerami

Applicant's/Owner's Signature

*Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.*

I, Anthony Cerami, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

AL Cerami

Signature

May 29, 2020

Date

## FOR OFFICE USE ONLY

Application: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Location: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**MODERN DIMENSIONS**  
DESIGN INC

MAY 26, 2020

MODERN DIMENSIONS DESIGN INC.  
BOX 25, SITE 5, RR2  
OKOTOKS, AB T1S1A2

**ROCKY VIEW COUNTY**  
262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB T4A 0X2

**RE: DEVELOPMENT PERMIT APPLICATION FOR LEGAL LAND  
DESCRIBED AS NE-08-25-03-W5M**

THE PROPOSED IS A 6389.235 SQUARE FOOT GOLF RANGE FACILITY, EQUIPPED WITH TWENTY (20) RANGE STALLS. THE GOLF RANGE COMPLIES WITH THE APPLICABLE LAND-USE BYLAW, SUCH AS IT SERVES THE DEVELOPMENT, OPERATION AND MANAGEMENT OF MICKELSON NATIONAL GOLF CLUB OF CANADA AND ASSOCIATED RECREATION FACILITIES. THE DRIVING RANGE WILL OPERATE YEAR ROUND, 7 DAYS PER WEEK. EMPLOYEE HOURS WILL BE 6AM TO 11PM, WHILE PUBLIC HOURS WILL BE 7AM TO 10PM.

WITH THIS APPLICATION, WE ARE REQUESTING A MINOR VARIANCE IN THE NUMBER OF PARKING SPACES PROVIDED. THE COMBINED PARKING CALCULATION FOR THE APPROVED TEMPORARY CLUBHOUSE AND PROPOSED TOP GOLF RANGE EQUATE TO NINETY-FOUR (94) PARKING STALLS (SEE ATTACHED SITE PLAN FOR PARKING CALCULATIONS). WE ARE PROPOSING SEVENTY-NINE (79) STALLS WITH THE FOLLOWING RATIONALE, WHICH IS IN KEEPING WITH GENERAL NATURE AND INTENT OF THE AREA.

**1. TEMPORARY NATURE OF THE APPROVED CLUBHOUSE**

THE CLUBHOUSE IS A TEMPORARY DEVELOPMENT; FUTURE INTENTIONS INCLUDE CONSTRUCTION OF A PERMANENT CLUBHOUSE IN AN ALTERNATIVE LOCATION.

**2. SHARED SPACE WITH ALTERNATING PEAK TIMES**

PATRONS OF THE TEMPORARY CLUBHOUSE AND GOLF COURSE WILL BE THE PRIMARY USERS OF THE TOP GOLF RANGE. PEAK TIMES WILL VARY AS USERS MOVE FROM ONE FACILITY TO THE OTHER, WITH A LOW LIKELIHOOD OF BOTH FACILITIES BEING AT PEAK CAPACITY SIMULTANEOUSLY. ADDITIONALLY, THE ONE HUNDRED AND EIGHT (108) PARKING STALLS LOCATED AT THE ADJACENT GOLF COURSE AS PER THE APPROVED DEVELOPMENT PERMIT PROP20170899 WILL FREQUENTLY BE SHARED BETWEEN PATRONS WHO ARE USING BOTH FACILITIES.

**3. NATURALIZED AREA**

AS PER THE DC-129 BYLAW, ONE OF THE PURPOSES OF THE AREA IS TO PROVIDE AMENITY SPACE. THE VARIANCE OF FIFTEEN (15) PARKING STALLS MAXIMIZES COMMUNITY AMENITY SPACE AND ALLOWS FOR INTEGRATION OF THE NATURAL SETTING BY ENHANCING THE PROTECTION OF THE NATURAL DRAINAGE, RETAINING NATURAL LANDFORMS AND OPEN GREENSPACE.



**MODERN DIMENSIONS**  
DESIGN INC

MAY 26, 2020

SINCERELY,

*Chantal Kitamura*

CHANTAL KITAMURA  
PROJECT COORDINATOR, PLANNING AND DEVELOPMENT  
MODERN DIMENSIONS DESIGN

MODERN DIMENSIONS DESIGN INC  
Box 25, Site 5, RR2, Okotoks, AB T1S1A2  
PHONE: (403) 612-4696  
EMAIL: [info@moderndimensionsdesign.com](mailto:info@moderndimensionsdesign.com)

PAGE | 2



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0037 200 086	1413398;2;2	161 139 732

LEGAL DESCRIPTION

PLAN 1413398  
BLOCK 2  
LOT 2  
CONTAINING 51.0810 HECTARES ( 126.22 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1611385 SUBDIVISION	1.330	3.29	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;3;25;8;W  
ATS REFERENCE: 5;3;25;8;NE  
ATS REFERENCE: 5;3;25;5;NW  
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 161 135 585 +23

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 139 732	17/06/2016	AMENDMENT-LEGAL DESCRIPTION		

OWNERS

HARMONY DEVELOPMENTS INC.  
OF SUITE 101  
6420 - 6A STREET SE  
CALGARY  
ALBERTA T2H 2B7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
761 141 577	17/11/1976	ZONING REGULATIONS

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTSPAGE 2  
# 161 139 732

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
-----		
SUBJECT TO SPRINGBANK AIRPORT ZONING REGULATIONS		
111 236 267	15/09/2011	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT " AFFECTS PART OF THIS TITLE "
141 275 268	10/10/2014	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 2 FLOOR, 220 PORTGAGE AVE WINNIPEG MANITOBA R3C0A5 ORIGINAL PRINCIPAL AMOUNT: \$200,000,000
141 339 250	12/12/2014	EASEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT
141 339 255	12/12/2014	UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW COUNTY.
151 022 558	23/01/2015	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
151 106 108	27/04/2015	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
161 135 580	13/06/2016	RESTRICTIVE COVENANT
161 277 395	21/11/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE N.E. ALBERTA T2E6X6
161 277 397	21/11/2016	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:1612650
161 277 398	21/11/2016	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS LIMITED. AS TO PORTION OR PLAN:1612650
161 277 399	21/11/2016	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION OR PLAN:1612650
161 281 178	23/11/2016	RESTRICTIVE COVENANT
161 281 179	23/11/2016	CAVEAT

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTSPAGE 3  
# 161 139 732

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

## RE : EASEMENT AND RESTRICTIVE COVENANT

161 283 017 25/11/2016 EASEMENT  
OVER AND FOR BENEFIT OF: SEE INSTRUMENT

161 283 018 25/11/2016 UTILITY RIGHT OF WAY  
GRANTEE - HARMONY ADVANCED WATER SYSTEMS  
CORPORATION.

161 283 072 25/11/2016 ENCUMBRANCE  
ENCUMBRANCEE - OWNERS ASSOCIATION OF HARMONY.  
SUITE 100, 5709 - 2ND STREET SE  
CALGARY  
ALBERTA T2H2W4

161 284 661 28/11/2016 RESTRICTIVE COVENANT

161 284 666 28/11/2016 AGREEMENT  
RE: EASEMENT AND RESTRICTIVE COVENANT  
AS TO PLAN/PORTION: SEE INSTRUMENT

181 014 148 18/01/2018 CAVEAT  
RE : LEASE INTEREST  
CAVEATOR - MICKELSON NATIONAL GC OF CANADA INC.  
TINGLE MERRETT LLP  
1250 639 5TH AVE SW  
CALGARY  
ALBERTA T2P0M9  
AGENT - BARRY EHLERT

181 014 149 18/01/2018 LEASE  
LESSEE - MICKELSON NATIONAL GC OF CANADA INC.  
1250 639 5 AVENUE SW  
CALGARY  
ALBERTA T2P0M9  
FOR A TERM OF 075 YEARS  
COMMENCING ON THE 31 DAY OF OCTOBER , 2014

181 014 150 18/01/2018 LEASEHOLD TITLE APPLICATION  
NEW TITLE ISSUED  
AFFECTS INSTRUMENT: 181014149

191 230 157 13/11/2019 UTILITY RIGHT OF WAY  
GRANTEE - TELUS COMMUNICATIONS INC.  
AS TO PORTION OR PLAN:1612650

201 050 990 12/03/2020 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - QUALICO DEVELOPMENTS WEST LTD.  
200, 5709-2ND STREET SE

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
# 161 139 732

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY  
ALBERTA T2H2W4  
AGENT - CLAUDIO PALUMBO

201 050 991 12/03/2020 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - QUALICO DEVELOPMENTS WEST LTD.  
200, 5709-2ND STREET SE  
CALGARY  
ALBERTA T2H2W4  
AGENT - CLAUDIO PALUMBO

TOTAL INSTRUMENTS: 025

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 25 DAY OF MAY,  
2020 AT 02:38 P.M.

ORDER NUMBER: 39366067

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**Abandoned Well Map**

Base Data provided by: Government of Alberta

Author      XXX

Printing Date:    5/11/2020

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale:    18,055.95

0.25 Kilometers    0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



**Legend**

- Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Road Paved
- Road Gravel
- Road Other
- Driveway
- Winter Road or Truck Trail
- Unimproved or Unclassified Road
- Rail Line
- Rail Line

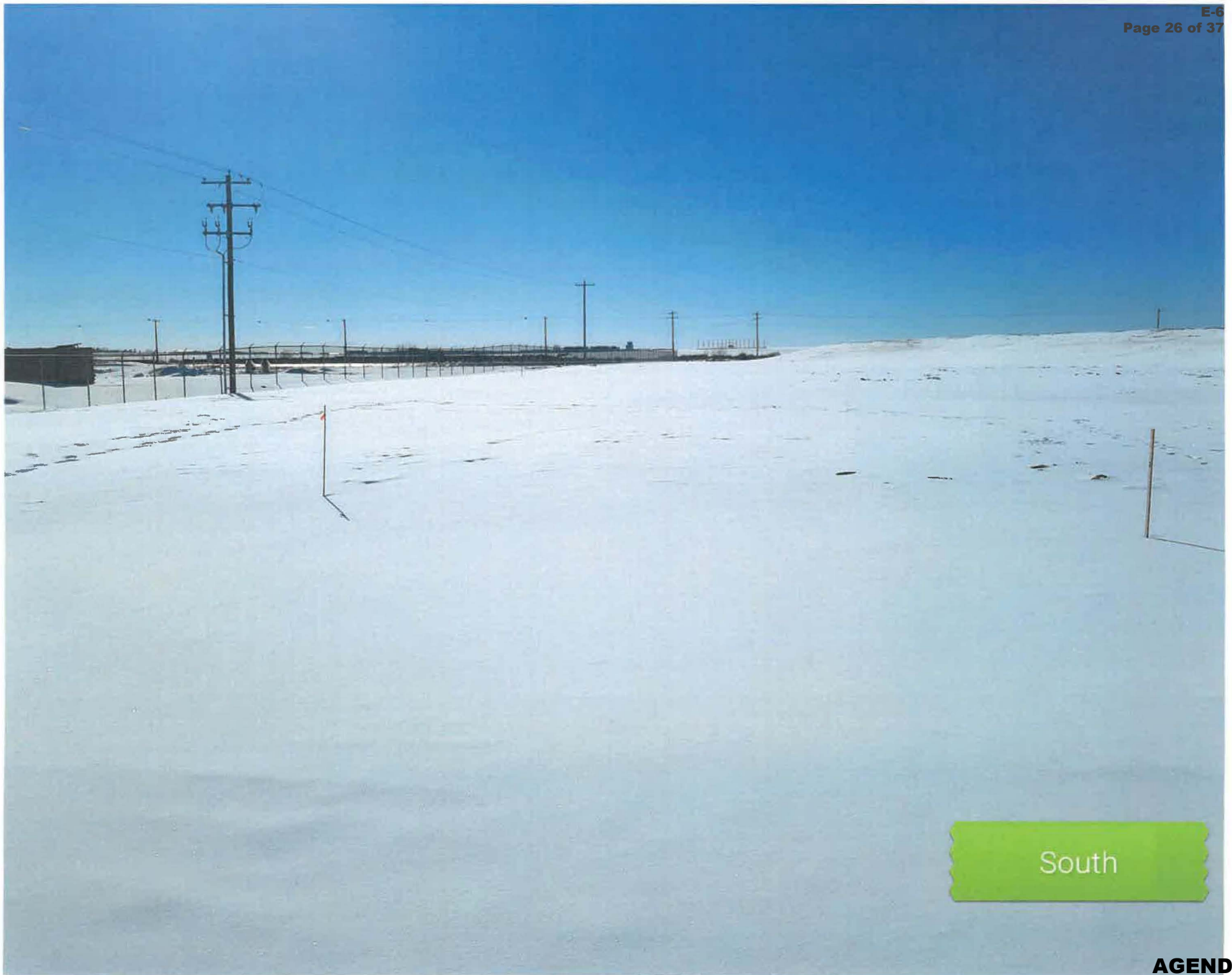




East







South

















Drawing List	
Sheet Number	Sheet Name
A101	Cover Page
A102	Site Plan
A102-1	Site Plan
A102-2	Landscaping Design
A102-3	Building Code Review
A103	Floor Plans
A104	Elevations

PROPOSED TOP GOLF RANGE  
**MICKELSON NATIONAL**  
34055 EAST HARMONY TRAIL, PLAN 141 3398, BLOCK 2, LOT 2

REGISTERED OWNER:  
MICKELSON NATIONAL CO OF CANADA INC  
DESCRIPTION OF LAND:  
SECTIONAL ADDRESS: 34055 EAST  
HARMONY TRAIL  
LEGAL DESCRIPTION: LOT 2, BLOCK 2, PLAN  
141 3398 NS 68-25-45-45M



This drawing is an instrument of service in the property of Modern Dimensions Design Inc and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for addition to other projects, or for completion of the project by others without written consent from Modern Dimensions Design.

PROFESSIONAL OF RECORD



BUILDER OR CONTRACTOR

CONSULTANT

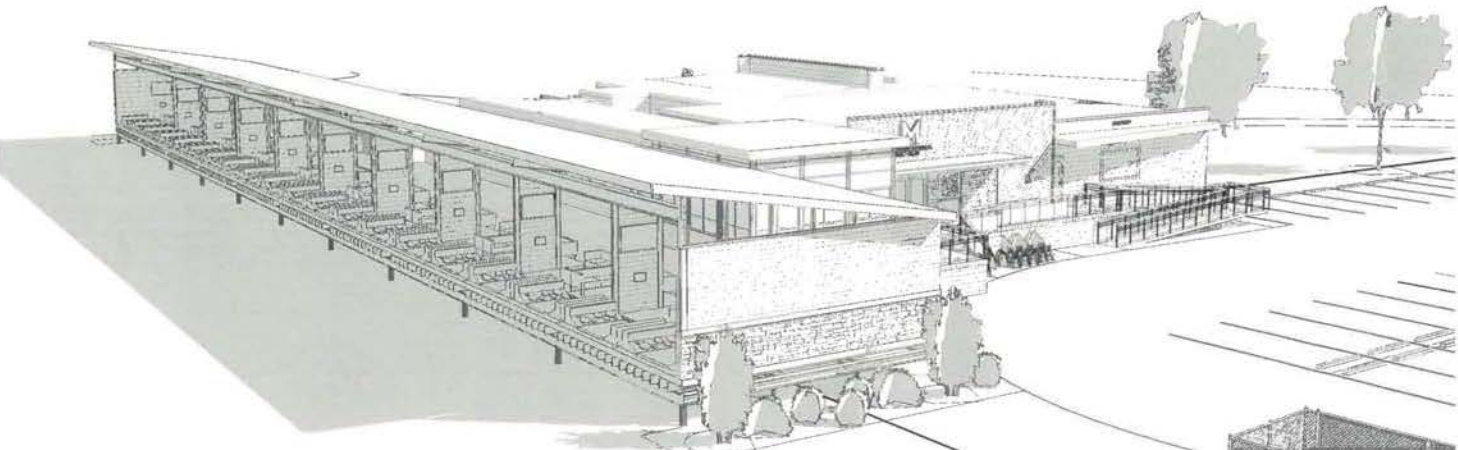
#	DESCRIPTION	DATE
1	For Review	2020-03-12
2	For DP Review	2020-04-13
3	For Tender	2020-05-07
4	For DP	2020-05-29
5		
6		
7		
8		
9		
10		

MICKELSON NATIONAL

Proposed MNGC Range - Top  
Golf

Cover Page

DRAWN BY	J.M.	A101
CHECKED BY	C.R.	REVISION
PROJECT NUMBER	18-006-04	4
SCALE	1:1200	



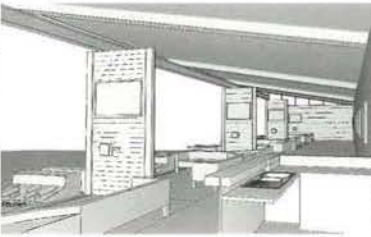
1  
A101 Exterior Concept

GENERAL NOTES:

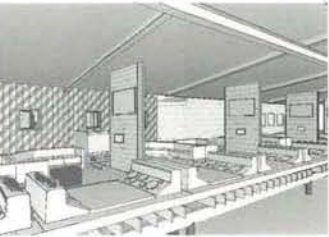
- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
- CONTRACTOR TO PROVIDE FOOTING AND WALL SURVEYS DURING CONSTRUCTION TO CITY BUILDING DEPT.
- SEE MECHANICAL ENGINEERING DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION.
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF PANEL AND SERVICES.
- ALL CONSTRUCTION, PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTS.
- THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE REGISTERED PROFESSIONAL OF RECORD.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL JOINTS AND FITTINGS MUST BE USA (CANADIAN STANDARDS ASSOCIATION APPROVED).
- VAPOR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED ON LAPPED JOINTS AND OCCUR AT FRAMING MEMBERS, PUNING OR BLOCKING. ALL JOINTS THROUGH VAPOR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCT WORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
- THE DESIGN/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
- THERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE REGISTERED PROFESSIONAL, PROFESSIONAL AND OTHER CONSULTANTS RESPONSIBLE.
- ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
- DRAWINGS ARE NOT TO BE SCALED.



2  
A101 Satellite Plan  
1:1200

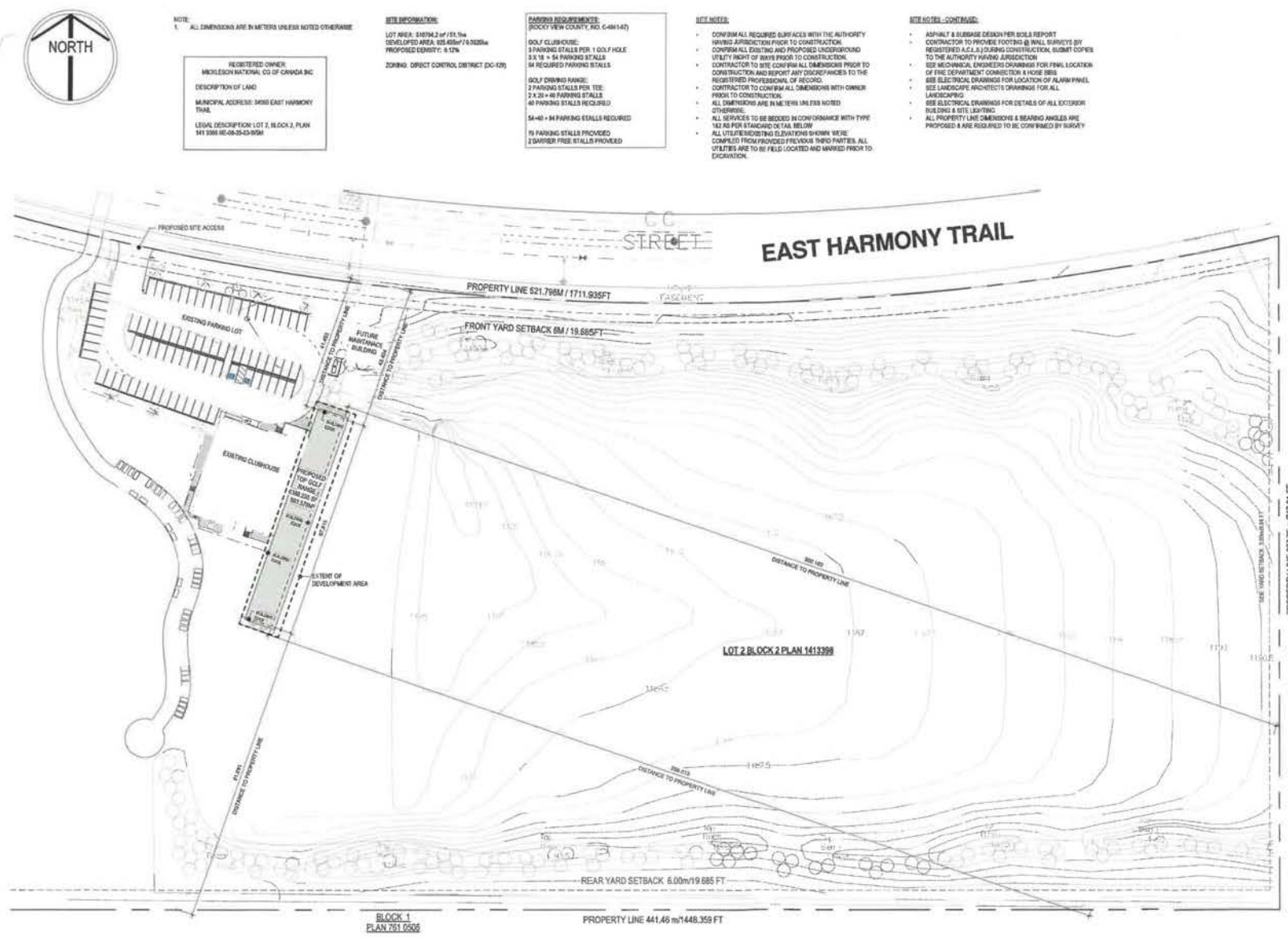


3  
A101 Concept Perspective - View 1



4  
A101 Concept Perspective - View 2





1 Key Plan  
A102 1-400

NOTE:  
1. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE

REGISTERED OWNER:  
MICKELSON NATIONAL, CO OF CANADA INC

DESCRIPTION OF LAND:  
MUNICIPAL ADDRESS: 3885 EAST HARMONY TRAIL  
LEGAL DESCRIPTION: LOT 2, BLOCK 2, PLAN 141 3398 REG-25-43-305M

SITE INFORMATION:  
LOT AREA: 54764.2 m<sup>2</sup> / 131.14  
DEVELOPED AREA: 325.65m<sup>2</sup> / 0.0024  
PROPOSED DENSITY: 6.12%  
ZONING: DIRECT CONTROL DISTRICT (DC-129)

PARKING REQUIREMENTS:  
(ROCKY VIEW COUNTY, REG. C-4M147)  
GOLF CLUBHOUSE:  
3 PARKING STALLS PER 1 GOLF HOLE  
5.5 X 18 = 94 PARKING STALLS  
54 REQUIRED PARKING STALLS  
GOLF DRIVING RANGE:  
2 PARKING STALLS PER TREE  
2 X 20 = 40 PARKING STALLS  
40 PARKING STALLS REQUIRED  
54-40 = 14 PARKING STALLS REQUIRED  
19 PARKING STALLS PROVIDED  
2 BARBER PRSE STALLS PROVIDED

NOTE NOTES:  
• CONFIRM ALL REQUIRED SURFACES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.  
• CONFIRM ALL EXISTING AND PROPOSED SURROUNDING UTILITY RIGHT OF WAY PRIOR TO CONSTRUCTION.  
• CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE REGISTERED PROFESSIONAL OF RECORD.  
• CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.  
• ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.  
• ALL SERVICES TO BE LOCATED IN CONFORMANCE WITH TYPE 10.3 AS PER STANDARD DETAIL BELOW.  
• ALL UTILITY EXISTING ELEVATIONS SHOWN WERE COMPILED FROM PROVIDED PREVIOUS THIRD PARTIES. ALL UTILITIES ARE TO BE FIELD LOCATED AND MARKED PRIOR TO EXCAVATION.

NOTE NOTES - CONTINUED:  
• ASPHALT & SUBBASE DESIGN PER SOILS REPORT  
• CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS BY REGISTERED A.C.A.S. DURING CONSTRUCTION. SUBMIT COPIES TO THE AUTHORITY HAVING JURISDICTION.  
• SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF THE MECHANICAL CONNECTION & HOSE BIBS.  
• SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.  
• SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPING.  
• SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL EXTERIOR BUILDING & SITE LIGHTING.  
• ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE ASSUMED TO BE CONFIRMED BY SURVEY.



**MODERN DIMENSIONS**  
DESIGN INC

This drawing as an instrument of service is the property of Modern Dimensions Design Inc and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for addition to this project, or for completion of this project by others without written consent from Modern Dimensions Design.

PROFESSIONAL OF RECORD



2020-04-01

BUILDER OR CONTRACTOR

CONSULTANT

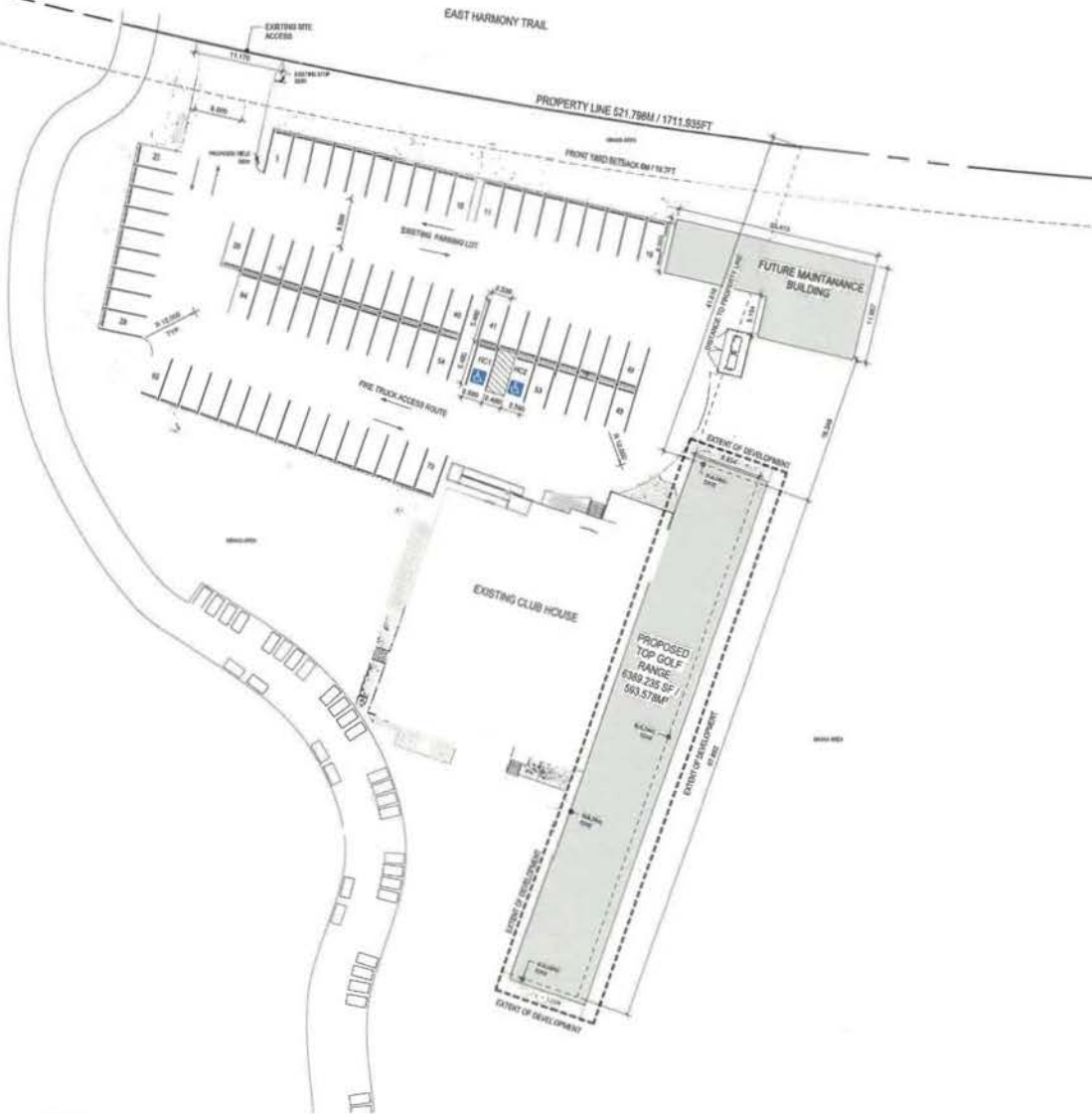
#	DESCRIPTION	DATE
1	For Review	2020-03-12
2	For DP Review	2020-04-13
3	For Tender	2020-05-07
4	For DP	2020-05-29
5		
6		
7		
8		
9		
10		

MICKELSON NATIONAL

Proposed MNGC Range - Top Golf

Key Plan

DRAWN BY	J.M	A102
CHECKED BY	C.R	REVISION
PROJECT NUMBER	18-004-04	4
SCALE	1: 600	



1 Site Plan  
A102-1  
1:200

NOTE:  
1. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE

REGISTERED OWNER:  
MICKELSON NATIONAL CO OF CANADA INC  
DESCRIPTION OF LAND:  
MUNICIPAL ADDRESS: 3885 EAST  
PARKWAY TRAIL  
LEGAL DESCRIPTION LOT 2, BLOCK 2, PLAN  
141 008 MCG-25-43-8000

**SITE INFORMATION**

LOT AREA: 51942.42 / 121.14  
DEVELOPED AREA: 416.44 / 0.9284  
PROPOSED DENSITY: 0.47%

200000: EXISTING CONTROL DISTRICT (C-10)

**PARKING REQUIREMENTS:**

ROCKY VIEW COUNTY, NO. C-4041-80

001.7 CLUBHOUSE

3 PARKING STALLS PER 1 GOLF HOLE

1.5 TO 1.54 PARKING STALLS

54 REQUIRED PARKING STALLS

001.7 DRIVING RANGE:

3 PARKING STALLS PER 100

2.4 TO 2.45 PARKING STALLS

40 PARKING STALLS REQUIRED

54-40 = 14 PARKING STALLS REQUIRED

79 PARKING STALLS PROVIDED

2 SHARED PARKING STALLS PROVIDED

**SITE NOTES:**

- CONFIRM ALL REQUIRED SURFACES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- CONFIRM ALL EXISTING AND PROPOSED UNDERGROUND UTILITY RIGHT OF WAY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE NEAREST PROFESSIONAL OF RECORD.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- ALL SURFACES TO BE FINISHED IN CONFORMANCE WITH TYPE 102 AS PER STANDARD DETAIL BELOW.
- ALL UTILITIES/EXISTING ELEVATIONS SHOWN WERE OBTAINED FROM PROVIDED PROVIDED SURVEY PARTIALS. ALL UTILITIES ARE TO BE FIELD LOCATED AND MARKED PRIOR TO CONSTRUCTION.

**SITE NOTES - CONTINUED:**

- APPROVAL & SUBMITTAL DESIGN FOR SOILS REPORT
- CONTRACTOR TO PROVIDE FLOODING & WALL SURVEYS BY REGISTERED A.C.L.A. DURING CONSTRUCTION. SUBMIT COPIES TO THE AUTHORITY HAVING JURISDICTION.
- SEE MECHANICAL ENGINEER DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE RISE.
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
- SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPING.
- SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL EXTERIOR DRILLING & WELDED.
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.



This drawing is an instrument of service to the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for addition to this project, or for completion of this project by others without written consent from Modern Dimensions Design.

**PROFESSIONAL OF RECORD**



**BUILDER OR CONTRACTOR**

**CONSULTANT**

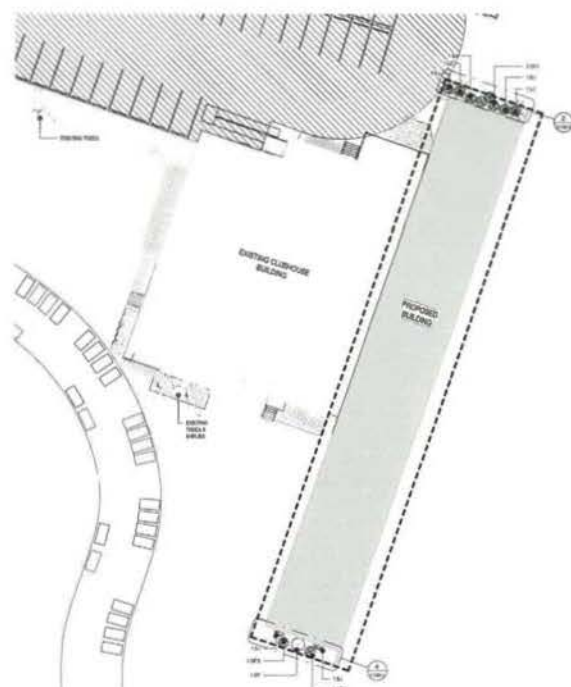
#	DESCRIPTION	DATE
1	For Review	2020-03-12
2	For DP Review	2020-04-13
3	For Review	2020-05-07
4	For DP	2020-05-29
5		
6		
7		
8		
9		
10		

**MICKELSON NATIONAL**

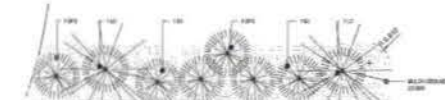
**Proposed MNGC Range - Top Golf**

**Site Plan**

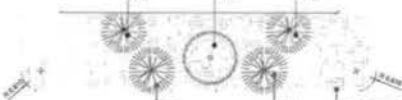
DRAWN BY	J.M.	A102-1
CHECKED BY	C.R.	REVISION
PROJECT NUMBER	18-056-04	4
SCALE	1:200	



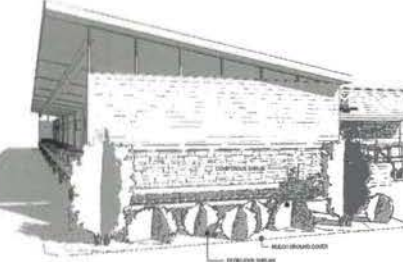
1 Landscape Plan  
A102-2  
1:200



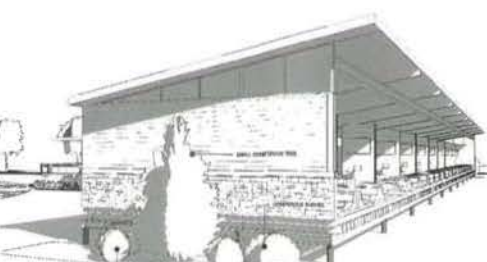
2 Front Landscaping Screening Plan  
A102-2  
1:100



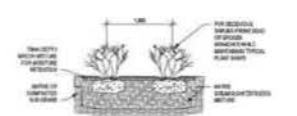
4 Rear Landscaping Screening Plan  
A102-2  
1:100



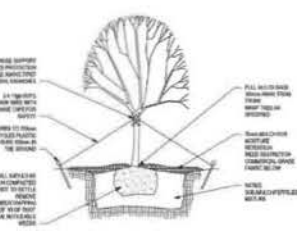
3 Front Landscaping Screening Perspective  
A102-2



5 Rear Landscaping Screening Perspective  
A102-2



7 Shrub Planting Detail  
A102-2  
1:32



6 Tree Planting Detail  
A102-2  
1:32

**LANDSCAPING NOTES**

1. ALL LANDSCAPE CONSTRUCTION TO ADHERE TO THE AUTHORITY OF JURISDICTION ET ALIQUA.
2. ANY CHANGE IN PLANT MATERIAL, SPECIES, SIZE, OR COLOR MUST BE APPROVED BY THE REGISTERED PROFESSIONAL.
3. ALL LANDSCAPE SITES FOR BIDS CAN BE ADJUSTED ON SITE BY THE LANDSCAPE CONTRACTOR WHILE KEEPING THE TOTAL NUMBER OF PLANT MATERIAL UNCHANGED.

**TREE NOTES**

- ALL TREES AND SHRUBS AT THE TIME OF PLANTING SHALL CONFORM WITH THE LANDSCAPE DEVELOPMENT GUIDELINES FOR THE AUTHORITY OF JURISDICTION.
- ANY SUBSTITUTIONS MUST BE PREVIOUSLY CHOSEN FROM THE LIST OF ACCEPTABLE SPECIES, NATURAL SCIENCE SOCIETY.

SPERMATOPHYTES	AREA (sq)	AREA (sq)
ROOF	0.75	0.75
LANDSCAPING	2.25	2.25
TOTAL AREA	3.00	3.00

A NUMBER OF 10% OF THE DEVELOPED AREA SHALL BE LANDSCAPED (LANDSCAPED AREA + DEVELOPED AREA = 3.00) 10% OF 3.00 = 0.30

**TREE CALCULATION**

1 TREE PER AMP OF LANDSCAPED AREA  
TOTAL LANDSCAPED AREA 0.30 AMP + NUMBER OF TREES (0.30 AMP / 1 AMP = 0.3) = 0.3 TREES REQUIRED

TOTAL TREES PROVIDED (BY ALL DECIDUOUS TO CONIFERUS RATIO)  
DECIDUOUS: 0  
CONIFERUS: 1  
TOTAL: 1 TREES PROVIDED

**SHRUB SUBSTITUTION FOR TREES (Section 2K.11.12)**  
DECIDUOUS: 3 SHRUBS + 1 TREE  
2.5 x 5 SHRUBS  
CONIFERUS: 1 SHRUB + 1 TREE  
1.5 x 4 SHRUBS  
10 SHRUBS REQUIRED  
10 SHRUBS PROVIDED

**REFERENCE**

1. CONFORM ALL REQUIRED SURFACES WITH THE AUTHORITY OF JURISDICTION FROM TO CONSTRUCTION.
2. CONFORM ALL EXISTING AND PROPOSED UNDERGROUND UTILITY RIGHT OF WAY PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO SITE CONFORM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE REGISTERED PROFESSIONAL OF RECORD.
4. CONTRACTOR TO CONFORM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
5. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.

TREES/SHRUB LEGEND				
KEY	NAME	SPECIES	HEIGHT	COUNT
1C	COMMON LILAC	SYRINGA VULGARIS	1M	2
2P	ROUCH PINE	PRINUS SYLVESTRIS	1M	1
3U	SURFLO AMPER	AMPELOPSIS QUINQUEFOLIA 'BUFFALO'	1M	4
4P	WOLFLANE SPREA	SPRENGERIA 'WOLFLANE'	1M	8

LANDSCAPING LEGEND				
APPHALT	CONCRETE	GRAVEL	GRASS	MULCH



This drawing is an instrument of service to the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used in other projects, for addition to this project, or for completion of this project by others without written consent from Modern Dimensions Design.

PROFESSIONAL OF RECORD



BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	For Review	2020-03-12
2	For DP Review	2020-04-13
3	For Tender	2020-05-07
4	For DP	2020-05-29
5		
6		
7		
8		
9		
10		

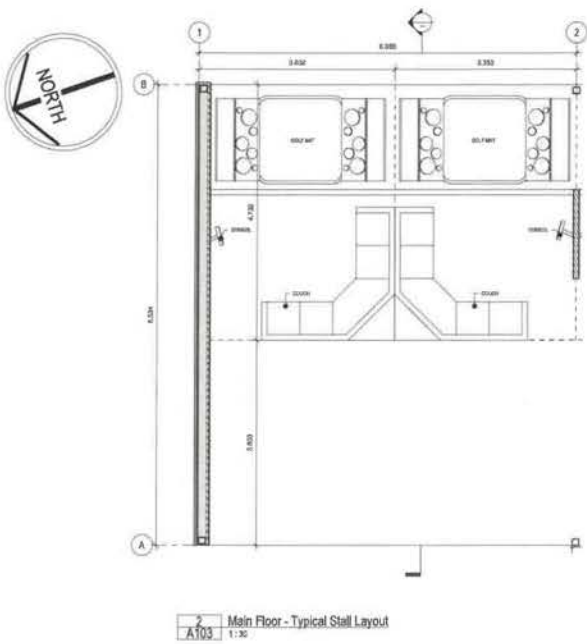
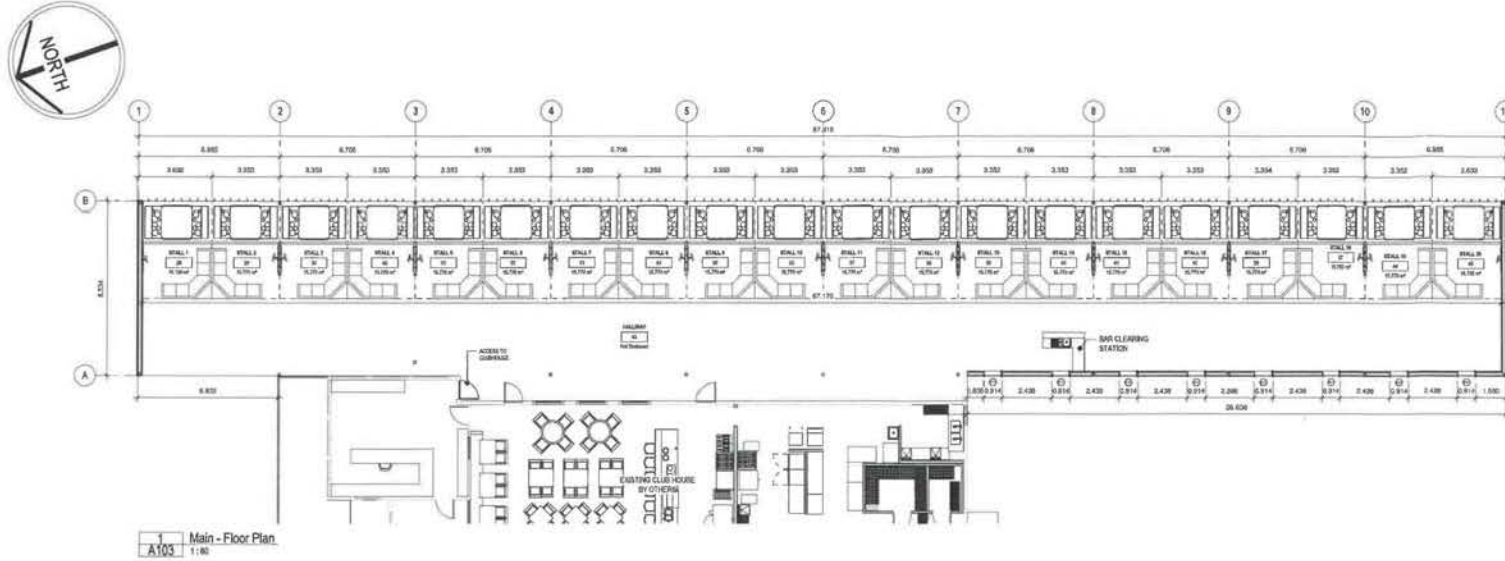
MICKELSON NATIONAL

Proposed MNGC Range - Top Golf

Landscape Design

DRAWN BY		A102-2	
CHECKED BY		REVISION	
PROJECT NUMBER		4	
SCALE		As Indicated	





This drawing as an instrument of service is the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for addition to this project, or for completion of this project by others without written consent from Modern Dimensions Design.

PROFESSIONAL OF RECORD



BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	For Review	2020-03-12
2	For DP Review	2020-04-13
3	For Tender	2020-05-07
4	For DP	2020-05-29
5		
6		
7		
8		
9		
10		

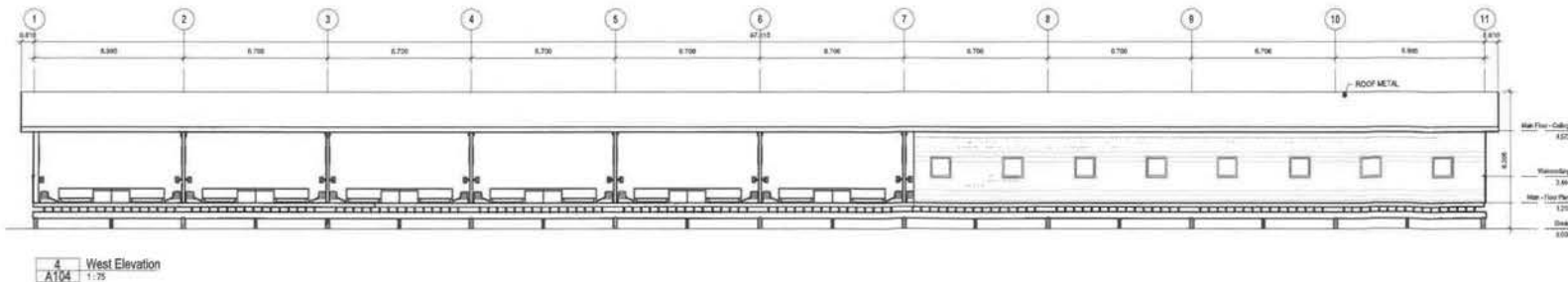
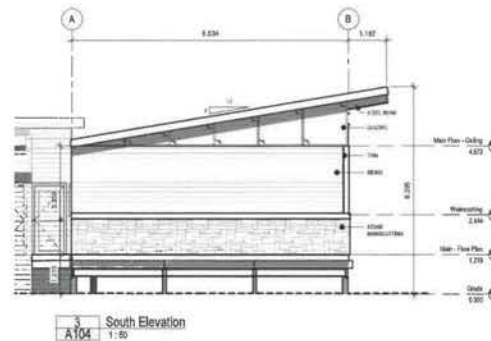
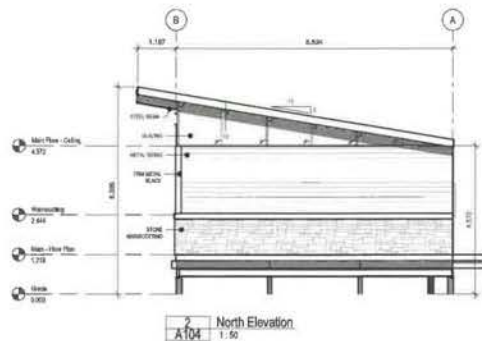
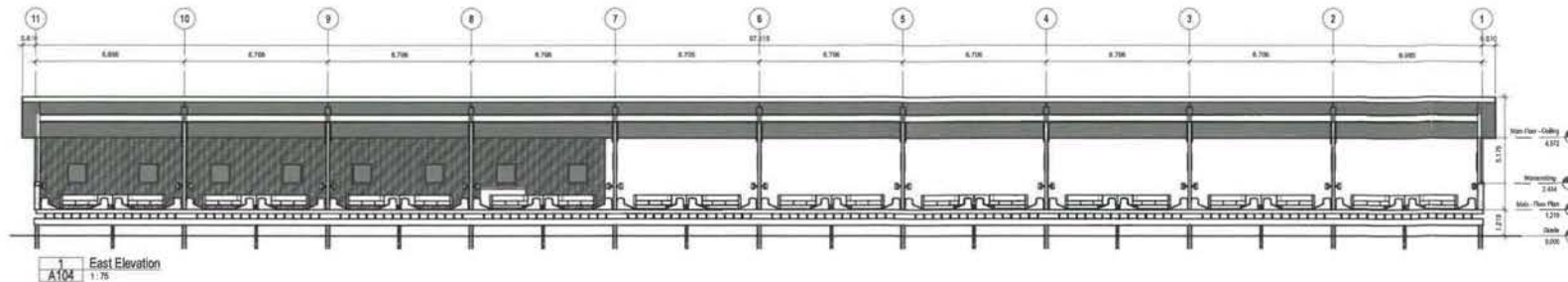
MICKELSON NATIONAL

Proposed MNGC Range - Top Golf

Floor Plans

DRAWN BY	J.M.	A103
CHECKED BY	C.R.	REVISION
PROJECT NUMBER	18-004-04	4
SCALE	As Indicated	





This drawing as an instrument of service is the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for additions to this project, or for completion of this project by others without written consent from Modern Dimensions Design.

PROFESSIONAL OF RECORD



BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	For Review	2020-03-12
2	For DP Review	2020-04-13
3	For Tender	2023-05-07
4	For DP	2023-05-29
5		
6		
7		
8		
9		
10		

MICKELSON NATIONAL

Proposed MNGC Range - Top Golf

Elevations

DRAWN BY	J.M.	A104
CHECKED BY	C.R.	REVISION
PROJECT NUMBER	18-004-04	4
SCALE	As Indicated	



## PLANNING AND DEVELOPMENT SERVICES

---

**TO:** Municipal Planning Commission **DATE:** July 30, 2020  
**DIVISION:** All **APPLICATION:** N/A  
**SUBJECT:** Development Permit Applications to be sent to Municipal Planning Commission

---

### POLICY DIRECTION:

On November 26, 2019, Council approved the *Municipal Planning Commission Bylaw* (C-7967-2019).

### EXECUTIVE SUMMARY:

The Administrative Directive created, utilizes variance restrictions on permitted uses to detail the breakdown between Municipal Planning Commission (MPC) and Administration. At the July 13, 2020 MPC meeting, commission members expressed a desire to make changes to increase the type of applications by adding Show Home as one of the listed Discretionary Uses that Administration makes decisions on.

However, where an application falls under the above classification it may be forwarded to MPC for decision where:

- Administration is of the opinion that the development would have undue detrimental impact on the neighbourhood and/or surrounding properties; or
- Administration believes that the application would benefit from oversight from MPC.

To incorporate the addition of Show Home as an application that Administration makes decisions on, Administration proposes revising the Administrative Directive.

### ADMINISTRATION RECOMMENDATION:

Administration recommends Municipal Planning Commission receive the report as information in accordance with Option #1.

### BACKGROUND:

The *Municipal Planning Commission Bylaw* is in compliance with legislation; however MPC has expressed interest in the creation of additional guidelines to determine which Development Permit applications are heard by MPC.

### OPTIONS:

- Option #1: THAT this report be received as information.  
Option #2: THAT alternative direction be provided.

---

#### Administration Resources

Sean MacLean, Planning and Development Services



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

---

Executive Director  
Community Development Services

SM/Itt

Concurrence,

“Al Hoggan”

---

Chief Administrative Officer