

Council Meeting Agenda

June 23, 2020

9:00 a.m.



ROCKY VIEW COUNTY

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

CALL MEETING TO ORDER

UPDATES/APPROVAL OF AGENDA

A APPROVAL OF MINUTES

1. June 9, 2020 Council Meeting

Page 4

B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act and Public Notification Bylaw C-7860-2019*, the public hearings were advertised on May 26, 2020 and June 2, 2020 on the Rocky View County website.

MORNING PUBLIC HEARINGS / APPOINTMENTS 10:00 A.M.

1. Division 2 – File: 0785 – Bylaw C-8032-2020 – Country Lane Estates Local Improvement Plan

Staff Report

Page 16

2. Division 4 – File: PL20200022 (03234014) – Bylaw C-8038-2020 – Redesignation Item – Ranch and Farm District to Residential Three District

Staff Report

Page 43

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:30 P.M.

3. Division 5 – File: PL20190153 (04329003) – Bylaw C-7957-2019 – Conceptual Scheme Amendment – South Conrich Conceptual Scheme – Revisions and Appendix to South Conrich Conceptual Scheme

**Note: this item should be heard in conjunction with item C-4*

Staff Report

Page 59

Council Meeting Agenda

June 23, 2020

9:00 a.m.



ROCKY VIEW COUNTY

262075 ROCKY VIEW POINT
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4. Division 5 – File: PL20190021 (04329003) – Bylaw C-7959-2019 – Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District; South Conrich Conceptual Scheme
**Note: this item should be heard in conjunction with item C-3*

Staff Report

Page 727

D GENERAL BUSINESS

1. All Divisions – File: N/A – Specialized Municipality Project - Results of Consultation Process

Staff Report

Page 762

2. Division 4 – File: PL20200001 (03232002) – Langdon Recreation Centre

Staff Report

Page 842

3. All Divisions – File: N/A – Potential Joint Assessment Review Board

Staff Report

Page 847

4. All Divisions – File: N/A – Response to Motion – Options for a Third Council Meeting

Staff Report

Page 852

5. All Divisions – File: N/A – Councillor McKylor and Councillor Gautreau – Facilitating High-Speed Internet for Residents of RVC

Notice of Motion

Page 856

E BYLAWS

1. Division 4 – File: PL20200045 (02329001) – First Reading Bylaw – Bylaw C-8047-2020 – Direct Control District Amendment

Staff Report

Page 858

2. Division 7 – File: PL20200052 (06635006) – First Reading Bylaw – Bylaw C-8058-2020 – Agricultural Redesignation

Staff Report

Page 879

Council Meeting Agenda

June 23, 2020

9:00 a.m.



ROCKY VIEW COUNTY

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

3. Division 5 – File: PL20200061 (03308007) – First Reading Bylaw – Bylaw C-8059-2020 – Business Redesignation

Staff Report

Page 890

4. Division 1 – File: PL20200064 (03927001) – First Reading Bylaw – Bylaw C-8061-2020 – Agricultural Redesignation

Staff Report

Page 901

F UNFINISHED BUSINESS
- None

G COUNCILLOR REPORTS
- None

H MANAGEMENT REPORTS

1. All Divisions – File: N/A – 2020 Council Priorities and Significant Issues List

List

Page 912

I NOTICES OF MOTION
- None

J PUBLIC PRESENTATIONS
- None

K CLOSED SESSION
- None

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 1

A regular meeting of Rocky View County Council was held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020 on June 9, 2020 commencing at 9:03 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 3	Councillor K. Hanson
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- T. Cochran, Executive Director, Community Development Services
- B. Woods, Manager, Financial Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- N. Mirza, Senior Municipal Engineer, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- X. Deng, Senior Planner, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:03 a.m. with all members present electronically through video conference call.

2020-06-09-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that agenda be amended as follows:

- That the afternoon sessions begin at 2:15 p.m. rather than 1:30 p.m.

Defeated

MOVED by Deputy Reeve Schule that the June 9, 2020 Council meeting agenda be approved as presented.

Carried

2020-06-09-02

Approval of Minutes

MOVED by Councillor Henn that the May 26, 2020 Council meeting minutes be approved as presented.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 2

2020-06-09-10 (D-1)

All Divisions – Credit Card Payments for Property Taxes

File: N/A

The Chair called for a recess at 9:13 a.m. and called the meeting back to order at 9:15 a.m. with all previously mentioned members present.

MAIN MOTION:

MOVED by Deputy Reeve Schule that the report be received for information.

AMENDING MOTION:

MOVED by Councillor Gautreau that the main motion be amended as follows:

THAT the report be received for information **and that an update come back to Council by the end of October, 2020.**

Carried

The Chair called for a vote on the main motion as amended:

MAIN MOTION AS AMENDED:

MOVED by Deputy Reeve Schule that the report be received for information and that an update come back to Council by the end of October, 2020.

Carried

2020-06-09-11 (D-2)

Division 3 – General Item – Administrative Correction to a Development Permit Condition Set

File: PRDP20200424 (04606006)

MOVED by Councillor Hanson that Development Permit Application PRDP20200424 be approved with the suggested conditions noted in the staff report.

Description:

- 1) That construction of a new storage shed, approximately 66.90 sq. m (720.00 sq. ft.) in area, may take place on the subject land in general accordance with the approved plans, as prepared by Studio T Design Ltd, Project Title: Elbow Valley Service Building; Dwgs. A.0, A.1, and A.2.

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to determine if any permits or if a Road Use Agreement is required for hauling activity associated with the construction of the proposed development.
- 3) That prior to issuance of this permit, the Applicant/Owner shall contact pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, over the development area. Estimated TOL = \$4,595/acre (Base Levy) x 0.017 acres = \$78.12.
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Plan (ESC) to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.), prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 3

Permanent:

- 5) 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 any recommendations of the ESC.
- 6) That any flood proofing measures shall be followed in accordance with the Alberta Building Code and good engineering practice.
- 7) That the proposed new Accessory Building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
- 8) That the proposed new Accessory Building shall not be used for residential occupancy purposes at any time.
- 9) That the exterior siding and roofing materials of the Accessory Building shall be similar/ cohesive to the area.
- 10) 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.
- 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.
- 12) That if this Development Permit is not issued by December 31, 2020 or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- 13) That a Building Permit and applicable sub trade permits shall be obtained through Building Services, prior to construction commencement.
- 14) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 15) That during construction of the Accessory 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.
- 16) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Carried

2020-06-09-12 (D-3)

Division 4 – Council Direction – Residential Subdivision Condition

File: PL20200001 (03232002)

MOVED by Deputy Reeve Schule that the item be tabled until later in the meeting.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 4

2020-06-09-13 (D-4)

Division 5 – Council Direction – Development Permit Conditions

File: PRDP20200986 (03332015)

MOVED by Deputy Reeve Schule that the Stormwater Off-Site Levy for development permit application PRDP20200986 be deferred in accordance with the Municipal Planning Commission's recommendation;

AND THAT the Transportation Off-Site Levy for development permit application PRDP20200986 be deferred, in accordance with the Municipal Planning Commission's recommendation.

Carried

2020-06-09-12 (D-3)

Division 4 – Council Direction – Residential Subdivision Condition

File: PL20200001 (03232002)

MOVED by Deputy Reeve Schule that the item be lifted from the table.

Carried

MOVED by Deputy Reeve Schule that the Transportation Off-site Levy for proposed Lot 1 be deferred, in accordance with the Municipal Planning Commission's recommendation.

Carried

2020-06-09-14 (E-1)

Division 2 – First Reading Bylaw – Bylaw C-8035-2020 – Residential Redesignation

File: PL20200003 (04723003/198)

2020-06-09-15 (E-2)

Division 2 – First Reading Bylaw – Bylaw C-8036-2020 – Buckley Conceptual Scheme (Residential)

File: PL20200004 (04723003/198)

2020-06-09-16 (E-3)

Division 5 – First Reading Bylaw – Bylaw C-8046-2020 – Live-Work Redesignation (Residential/Commercial)

File: PL20200044 (05232003)

2020-06-09-17 (E-4)

Division 4 – First Reading Bylaw – Bylaw C-8050-2020 – Live-Work Redesignation (Residential/Commercial)

File: PL20200053 (03323008)

2020-06-09-18 (E-5)

Division 9 – First Reading Bylaw – Bylaw C-8051-2020 – Industrial Redesignation

File: PL20200031 (06731002/4)

2020-06-09-19 (E-6)

Division 7 – First Reading Bylaw – Bylaw C-8052-2020 – Public Service Redesignation

File: PL20200015 (06507011)

2020-06-09-20 (E-7)

Division 7 – First Reading Bylaw – Bylaw C-8053-2020 – Agricultural Business Redesignation

File: PL20200037 (07320001)

2020-06-09-21 (E-8)

Division 5 – First Reading Bylaw – Bylaw C-8054-2020 – Live-Work Redesignation

File: PL20200041 (05308015)

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 5

MOVED by Councillor McKylor that the following bylaws receive first reading:

- Bylaw C-8035-2020
- Bylaw C-8036-2020
- Bylaw C-8046-2020
- Bylaw C-8050-2020
- Bylaw C-8051-2020
- Bylaw C-8052-2020
- Bylaw C-8053-2020
- Bylaw C-8054-2020

Carried

The Chair called for a recess at 9:46 a.m. and called the meeting back to order at 10:01 a.m. with all previously mentioned members present.

2020-06-09-03 (C-1)

Division 5 – Bylaw C-7982-2019 – Redesignation Item – Residential Two District to Live-Work District
File: PL20190180 (05308014)

MOVED by Councillor Gautreau that the public hearing for item C-1 be opened at 10:01 a.m.

Carried

Person(s) who presented: Steve Grande, Terradigm Development Consultants Inc. (Applicant)

The Chair called for a recess at 10:24 a.m. and called the meeting back to order at 10:30 a.m. with all previously mentioned members present.

Email submission(s) in favour: Zoulfikar Hammound
Bob Picketts
Jagdev Sidhu

Email submission(s) in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item C-1 be closed at 10:37 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7982-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7982-2019 be given third and final reading.

Carried

The Chair called for a recess at 10:49 a.m. and called the meeting back to order at 10:55 a.m. with all previously mentioned members present.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 6

2020-06-09-04 (C-2)

Division 5 – Bylaw C-7993-2020 – Redesignation Item – Residential Two District to Live-Work District
File: PL20190201 (05308009)

MOVED by Councillor Gautreau that the public hearing for item C-2 be opened at 10:56 a.m.

Carried

Person(s) who presented: Steve Grande, Terradigm Development Consultants Inc. (Applicant)

Email submission(s) in favour: Zoulfikar Hammound
Jagdev Sidhu
Tu Nguyen

Email submission(s) in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item C-2 be closed at 11:07 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7993-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7993-2020 be given third and final reading.

Carried

2020-06-09-05 (C-3)

Division 9 – Bylaw C-8027-2020 – Redesignation Item – From Ranch and Farm District to Industrial – Industrial Activity District
File: PL20190196 (06836003)

MOVED by Councillor Kissel that the public hearing for item C-3 be opened at 11:09 a.m.

Carried

Person(s) who presented: Kristen Harder, Dillion Consulting Ltd. (Applicant)
Jorie McKenzie, Sedulous Engineering
Marcel Rijkens, Volker Stevin Highways Ltd.
Jack Brown, Volker Stevin Highways Ltd.

Email submission(s) in favour: None

Email submission(s) in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-3 be closed at 11:37 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-8027-2020 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8027-2020 be given third and final reading.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 7

Carried

2020-06-09-23 (I-1)

All Divisions – Councillor McKylor and Councillor Gautreau – Facilitating High-Speed Internet for Residents of RVC

File: N/A

Read at the June 9, 2020 Council meeting

To be debated at the June 23, 2020 Council meeting

Title: Facilitating High-Speed Internet for Residents of RVC

Presented By: Councillor Kim McKylor, Division 2

Seconded By: Councillor Jerry Gautreau, Division 5

WHEREAS Rocky View County Council passed the following resolution at the May 26th Council Meeting directing Administration to hold a workshop on High Speed Internet with Council, *“MOVED by Councillor Hanson that the matter be referred to Administration until such time as a workshop is scheduled with Council to further discuss and educate ourselves on the practical aspects of providing internet in fringe rural/urban areas by September 30, 2020.”*;

AND WHEREAS Rocky View County Council is determining County vision for high speed internet that would meet the needs or desires equally for residents and/or businesses in Rocky View County;

AND WHEREAS Rocky View County, due to its geographical size, large rural/semi-rural population, and areas of urban settlement, is a challenging environment for private sector investment in the required infrastructure capital that is needed to provide high speed internet;

AND WHEREAS Rocky View County residents, continue to advocate for better service;

AND WHEREAS The Municipal Government Act of Alberta, allows for a resident driven, area specific local improvement tax, which could be used to facilitate the capital investment for locally defined areas, to fund the construction costs to construct the needed infrastructure to access high speed internet;

AND WHEREAS The policy would require and be contingent on a third party contractual agreement to provide service;

AND WHEREAS Many new grants both at the Federal and Province level may be accessible by Municipalities to further reduce the amount of the local improvement tax;

THEREFORE BE IT RESOLVED THAT Administration be directed to develop a fulsome policy, which would clearly define a process by which local communities could pursue the finance, construction, and operation of high speed internet connectivity through a community led initiative, and that this policy be brought for Council consideration at a workshop to be held in September of 2020.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 8

2020-06-09-24 (K-1)

All Divisions – Confidential Closed Session Item – Letter of Intent – Cochrane Gravel Pit

File: RVC2020-22

MOVED by Deputy Reeve Schule that Council move into closed session at 11:43 a.m. to consider the confidential item “Letter of Intent – Cochrane Gravel Pit” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body

Carried

Council held the closed session K-1 with the following additional people in attendance:

Rocky View County:	A. Hoggan, Chief Administrative Officer
	B. Riemann, Executive Director, Operations
	G. Kaiser, Executive Director, Community & Business Connections
	K. Robinson, Executive Director, Corporate Services
	T. Cochran, Executive Director, Community Development Services

MOVED by Deputy Reeve Schule that Council move into open session at 1:31 p.m.

Carried

Absent: Councillor Hanson
Councillor Wright
Councillor Kissel

Councillor Hanson returned to the meeting at 1:32 p.m.

MOVED by Councillor Henn that Administration be directed to decline the offer to purchase set out in the Letter of Intent received on May 26, 2020, and discussed in confidential report RVC2020-22.

Carried

Absent: Councillor Wright
Councillor Kissel

2020-06-09-06 (C-4)

Division 5 – Bylaw C-8005-2020 – Redesignation Item – Site-Specific Direct Control District Amendment

File: PL20190189 (03331171/173/175-181)

MOVED by Councillor Gautreau that the public hearing for items C-4 be opened at 1:34 p.m.

Carried

Absent: Councillor Wright
Councillor Kissel

Person(s) who presented: Steve Wheatcroft, 18 Sixty Seven Development Inc. (Applicant)

Email submission(s) in favour: None

Email submission(s) in opposition: None

Person(s) who spoke in rebuttal: None

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 9

MOVED by Councillor Gautreau that the public hearing for item C-4 be closed at 1:46 p.m.

Carried
Absent: Councillor Wright
Councillor Kissel

MOVED by Councillor Gautreau that Bylaw C-8005-2020 be given second reading.

Carried
Absent: Councillor Wright
Councillor Kissel

MOVED by Councillor Gautreau that Bylaw C-8005-2020 be given third and final reading.

Carried
Absent: Councillor Wright
Councillor Kissel

2020-06-09-07 (C-5)

All Divisions – Bylaw C-8007-2020 – Regional Transportation Off-Site Levy

File: N/A

2020-06-09-08 (C-6)

All Divisions – Bylaw C-8008-2020 – Regional Stormwater Off-Site Levy

File: N/A

2020-06-09-09 (C-7)

All Divisions – Bylaw C-8009-2020 – Regional Water and Wastewater Off-Site Levy

File: N/A

MOVED by Deputy Reeve Schule that the public hearing for items C-5, C-6, and C-7 be opened concurrently at 1:48 p.m.

Carried
Absent: Councillor Wright
Councillor Kissel

Councillor Kissel and Councillor Wright returned to the meeting at 1:59 p.m.

Person(s) who presented: Byron Riemann, Executive Director Operations

The chair called a recess at 2:08 p.m. and called the meeting back to order at 2:09 p.m. with all previously mentioned members present, with the exception of Deputy Reeve Schule who returned to the meeting at 2:12 p.m. and Councillor Hanson who returned to the meeting at 2:13 p.m.

Email submission(s) in favour: Kimber Higa, BILD Calgary Region

The chair called a recess at 2:36 p.m. and called the meeting back to order at 3:04 p.m. with all previously mentioned members present

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 10

Email submission(s) in opposition: B & A Planning Group on behalf of Alberta Sand and Gravel Association
Bart Carswell
Bill and Sharon Corbett
Bruce Kendall
Burnco Rock Products Ltd.
Daniel and Catherine Courcy
Debra McPherson
Glenn Lott
Janet Ballantyne, on behalf of the Rocky View Forward
Johanna and Renato Cussigh
Judie Norman
LaFarge Canada Inc.
Lehigh Hanson Materials Limited
Lynn Chambers
Maria Ward
Nancy McDonald on behalf of Global Canuck Energy Ltd.
Patti Lott
Steve Grande

Person(s) who spoke in rebuttal: Byron Riemann, Executive Director Operations

MOVED by Deputy Reeve Schule that the public hearing for item C-5, C-6, and C-7 be closed at 3:23 p.m.
Carried

MOVED by Councillor Hanson that section p(vii) of Schedule K of Bylaw C-8007-2020 be amended as follows:

“all areas to be designated as reserve lands or subject to an ~~Environmental Reserve Easement~~
~~exclusions below~~, as a condition of the subdivision approval; and”

AND THAT an additional section p(iii) be added to Schedule K of Bylaw C-8007-2020 that reads as follows:

“all areas designated environmental reserve or subject to an environmental reserve easement, each
as defined within the Act, as a condition of Subdivision approval.”

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8007-2020 be amended in accordance with Attachment ‘A’.
Carried

MOVED by Councillor Hanson that Schedule A-1 of Bylaw C-8007-2020 be amended as follows:

“2020 Urban Levy Proposed for Collection = ~~\$11,354~~ ~~\$22,708/hectare~~ or ~~\$4,595~~ ~~\$9,190/acre~~”

Defeated

MOVED by Deputy Reeve Schule that Bylaw C-8007-2020 be given second reading as amended.
Carried

MOVED by Councillor Henn that Bylaw C-8007-2020 be given third and final reading as amended.
Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 11

MOTION ARISING:

MOVED by Deputy Reeve Schule that Administration be directed to bring a report back to Council regarding 12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use by the end of October, 2020.

Carried

MOVED by Councillor Henn that section q(vi) of Schedule C of Bylaw C-8008-2020 be amended as follows:

“all areas to be designated as reserve lands or subject to an ~~Environmental Reserve Easement~~
~~exclusions below~~, as a condition of the subdivision approval; and”

AND THAT an additional section q(vi) be added to Schedule C of Bylaw C-8008-2020 that reads as follows:

“all areas designated environmental reserve or subject to an environmental reserve easement, each as defined within the Act, as a condition of Subdivision approval.”

Carried

MOVED by Councillor Henn that Bylaw C-8008-2020 be amended in accordance with Attachment ‘A’.

Carried

MOVED by Councillor Hanson that Bylaw C-8008-2020 be given second reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-8008-2020 be given third and final reading as amended.

Carried

MOVED by Councillor Hanson that Schedule C-1 of Bylaw C-8009-2020 be amended as follows:

Total Recoverable:	\$20,236,575.73	\$19,899,274.78
Total Estimated Cost to Levy:	\$35,316,575.73	\$34,979,274.78
Levy cost calculation:	\$35,316,575.73 \$34,979,274.78 / 4,185 m3/day = \$8,437.88 \$8,358.25 per m3/day (of projected average day flow)	

Carried

MOVED by Councillor Henn that Bylaw C-8009-2020 be amended in accordance with Attachment ‘A’.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8009-2020 be given second reading as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8009-2020 be given third and final reading as amended.

Carried

2020-06-09-22 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for June 9, 2020 was provided to Council in the agenda as information.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 9, 2020

Page 12

Adjournment

MOVED by Deputy Reeve Schule that the June 9, 2020 Council meeting be adjourned at 3:56 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



FINANCIAL SERVICES

TO: Council
DATE: June 23, 2020 **DIVISION:** 2
TIME: Morning Appointment
FILE: 0785
SUBJECT: Country Lane Estates Local Improvement Plan

POLICY DIRECTION:

Under the MGA s.391, *"In this division, "local improvement" means a project,*

- (a) that the Council considers to be of greater benefit to an area of the municipality than to the whole municipality.*
- (b) that is to be paid for in the whole or in part by a tax imposed under this Division."*

EXECUTIVE SUMMARY:

On January 20, 2020, Rocky View County received a petition from the residents of Country Lane Estates requesting a water system upgrade for the 33 lots contained in this area. During the Council meeting of February 25, 2020, Council passed a resolution directing that Administration schedule a public hearing for the borrowing bylaw for the Country Lane Estates local improvement plan.

The petition received from the residents of Country Lane Estates on January 20, 2020, was declared valid by the CAO's office. Under the MGA s. 392(2), *"A petition is not a sufficient petition unless, (a) It is signed by 2/3 of the owners who would be liable to pay the local improvement tax, and (b) the owners who signed the petition represent at least 1/2 of the value of the assessments prepared under Part 9 for the parcel of land in respect of which the tax will be imposed."*

On February 25, 2020, the petition was presented to Council and resolutions were passed directing that Administration prepare a local improvement plan and corresponding borrowing bylaw; Council also directed Administration to schedule a public hearing for the proposed borrowing bylaw for the local improvement plan. Then, on April 28, 2020, Council approved First Reading, and directed that Administration send the local improvement plan to all properties included in the plan area.

The purpose of this report is to present the item for public hearing as directed. Landowner letters received in response to the circulation include a petition comprising 25 residences in support with additional letters in support from two of those residences, and one letter in opposition; they are attached in Appendix 'C'.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8032-2020 be given second reading.
 Motion #2 THAT Bylaw C-8032-2020 be given third and final reading.



Respectfully submitted,

Concurrence,

“Kent Robinson”

Executive Director
Corporate Services

“Al Hoggan”

Chief Administrative Officer

BW/bb

APPENDICES:

APPENDIX ‘A’: Bylaw C-8032-2020
APPENDIX ‘B’: Local Improvement Plan
APPENDIX ‘C’: Landowner letters
APPENDIX ‘D’: Map set



BYLAW C-8032-2020

A Bylaw of Rocky View County, in the Province of Alberta, to authorize the Council of Rocky View County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 802,000.00 for the purpose of installing water treatment and distribution infrastructure and wastewater collection and treatment infrastructure in Country Lane Estates.

WHEREAS the Council of Rocky View County has decided to issue a bylaw pursuant to Section 263 of the *Municipal Government Act* to authorize the financing, undertaking, and completion of water and wastewater infrastructure local improvement project as described in the local improvement plan authorized by Council;

WHEREAS Plans and specifications have been prepared and the total cost of the project is estimated to be \$802,000.00 and Rocky View County estimates the following contributions will be applied to the project:

Benefitting owners	<u>\$802,000.00</u>
Total Cost	\$802,000.00

AND WHEREAS in order to complete the project it will be necessary for Rocky View County to borrow the sum of \$802,000.00, for a period not to exceed 25 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw;

AND WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of 25 years;

AND WHEREAS the principal amount of the outstanding debt of Rocky View County at December 31, 2019, is \$49,151,103 and no part of the principal or interest is in arrears;

AND WHEREAS All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta;

NOW THEREFORE, The Council of Rocky View County, duly assembled, enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8032-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;

- (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 That, for the purpose of completing the Country Lane Estates water and wastewater infrastructure local improvement project, the sum of eight hundred and two thousand dollars (\$802,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of Rocky View County at large.
- 4 The amount of eight hundred and two thousand dollars (\$802,000.00) is to be collected by way of local improvement tax.
- 5 The proper officers of Rocky View County are hereby authorized to issue debenture(s) on behalf of Rocky View County for the amount and purpose as authorized by this by-law, namely the Country Lane Estates water and wastewater infrastructure local improvement project.
- 6 Rocky View County shall repay the indebtedness according to the repayment structure in effect, namely annual or semi-annual equal payments of combined principal and interest instalments not to exceed twenty five (25) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed EIGHT (8) percent.
- 7 The indebtedness shall be contracted on the credit and security of Rocky View County.
- 8 The net amount borrowed under the by-law shall be applied only to the project specified by this bylaw.

Severability

- 9 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 10 Bylaw C-8032-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

UNANIMOUS PERMISSION this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

LOCAL IMPROVEMENT PLAN

Country Lane Estates

Residential Properties

NE-16-25-03-W05M

Description: The upgrade of the water coop, including the replacement of the underground water infrastructure, installation of water meter, addition of fire hydrant, and demolition and reclamation of existing three wells and backwash pond (NE-16-25-03-W05M).

Benefitting Lands:

Roll	Legal	Lot/Blk/Plan	Estimated Monthly Payment w/ Interest
5716051	NE-16-25-03-W05M	Lot:52 Block:2 Plan:9511836	\$108.15
5716054	NE-16-25-03-W05M	Lot:9 Block:3 Plan:9710070	\$108.15
5716056	NE-16-25-03-W05M	Lot:27 Block:3 Plan:9211867	\$108.15
5716057	NE-16-25-03-W05M	Lot:28 Block:3 Plan:9211867	\$108.15
5716084	NE-16-25-03-W05M	Lot:14 Block:3 Plan:9411017	\$108.15
5716085	NE-16-25-03-W05M	Lot:15 Block:3 Plan:9411017	\$108.15
5716086	NE-16-25-03-W05M	Lot:16 Block:3 Plan:9411017	\$108.15
5716087	NE-16-25-03-W05M	Lot:17 Block:3 Plan:9411017	\$108.15
5716088	NE-16-25-03-W05M	Lot:18 Block:3 Plan:9411017	\$108.15
5716089	NE-16-25-03-W05M	Lot:19 Block:3 Plan:9411017	\$108.15
5716090	NE-16-25-03-W05M	Lot:20 Block:3 Plan:9411017	\$108.15
5716091	NE-16-25-03-W05M	Lot:21 Block:3 Plan:9411017	\$108.15
5716092	NE-16-25-03-W05M	Lot:22 Block:3 Plan:9411017	\$108.15
5716093	NE-16-25-03-W05M	Lot:23 Block:3 Plan:9411017	\$108.15
5716094	NE-16-25-03-W05M	Lot:24 Block:3 Plan:9411017	\$108.15
5716095	NE-16-25-03-W05M	Lot:25 Block:3 Plan:9411017	\$108.15
5716096	NE-16-25-03-W05M	Lot:26 Block:3 Plan:9411017	\$108.15
5716097	NE-16-25-03-W05M	Lot:53 Block:2 Plan:9511836	\$108.15
5716098	NE-16-25-03-W05M	Lot:29 Block:3 Plan:9511836	\$108.15
5716099	NE-16-25-03-W05M	Lot:1 Block:3 Plan:9610762	\$108.15
5716100	NE-16-25-03-W05M	Lot:2 Block:3 Plan:9610762	\$108.15
5716101	NE-16-25-03-W05M	Lot:3 Block:3 Plan:9610762	\$108.15
5716102	NE-16-25-03-W05M	Lot:4 Block:3 Plan:9610762	\$108.15
5716103	NE-16-25-03-W05M	Lot:5 Block:3 Plan:9610762	\$108.15
5716104	NE-16-25-03-W05M	Lot:6 Block:3 Plan:9610762	\$108.15
5716105	NE-16-25-03-W05M	Lot:7 Block:3 Plan:9610762	\$108.15
5716106	NE-16-25-03-W05M	Lot:8 Block:3 Plan:9610762	\$108.15
5716107	NE-16-25-03-W05M	Lot:10 Block:3 Plan:9710070	\$108.15
5716108	NE-16-25-03-W05M	Lot:11 Block:3 Plan:9710070	\$108.15
5716109	NE-16-25-03-W05M	Lot:12 Block:3 Plan:9710070	\$108.15
5716110	NE-16-25-03-W05M	Lot:13 Block:3 Plan:9710070	\$108.15
5716111	NE-16-25-03-W05M	Lot:50 Block:2 Plan:9710070	\$108.15
5716112	NE-16-25-03-W05M	Lot:51 Block:2 Plan:9710070	\$108.15

Tax Distribution: As set out in Section 395(1)(c)(ii) of the Municipal Government Act, the Local Improvement Tax Rate will be based on each parcel of benefitting land identified in this Local Improvement Plan.

Estimated Cost: Total cost is estimated to be \$802,000. Based on this estimated cost and an estimated interest rate of 2.396%, each of the thirty-three (33) lots would pay \$1,297.81/year for twenty-five (25) years.

Duration of Local Improvement Tax: The Local Improvement Tax will be levied on an annual basis for twenty-five years.

Funding Sources: 100% of the estimated costs will be funded by the Local Improvement Tax.

2 June 2020

Rocky View Council
C/O County Hall
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Borrowing Bylaw C-8032-2020 – Country Lane Estates Water Coop Upgrades – Local Improvement Plan

Rocky View County Councillors,

We are writing this letter in **support** of the Local Improvement Plan (**Borrowing Bylaw C-8032-2020**) for water infrastructure upgrades in Country Lane Estates.

We have lived here since 2011, and in that time we have seen many signs that the current infrastructure is rapidly degrading and needs to be replaced. The frequency and cost of line breaks has been steadily increasing over time and it is believed that there are additional leaks that have yet to be identified despite several exploratory digs to try to find them. We had one break in the first few years we were here, and in the last 2-3 years we have had three line breaks. During these events, we have been completely out of water for as long as 4 days and have had boil water advisories extending longer than a week.

The existing distribution lines were installed in the 1990's with an anticipated 20-year life. Information that has come to light during the repairs is that the original piping used was not appropriate for the job and so it is deteriorating much faster than the correct piping would have. As such, it is unrealistic to think that this situation is going to get any better if left unresolved.

Furthermore, should a line break at the current time it would have a much larger negative impact on all residents given that everyone is isolating at home. With the required social distancing, people no longer have access to gyms, schools, offices, friends and relatives, etc. to have showers, do laundry or to just get water for everyday living.

The state of the current infrastructure should not have come as a surprise to any resident served by it. We have attended almost every Deerhaven Water Coop shareholder meeting since we bought here and can attest that it has been discussed at every one of those meetings. These discussions were ramped up about 2 years ago when it became apparent that something finally had to be done, and the Deerhaven Water Coop Executive started intensive work to look at all the options available. All these discussions were documented in the meeting minutes that were sent around to everyone who gets water from the coop.

The Local Improvement Tax petition to upgrade the water distribution infrastructure received the support of 87% of the residents, showing that a large majority of residents are in favour of moving

forward with this infrastructure upgrade despite a vocal minority opposing it. I realize that there are concerns of economic hardship given recent events, but you can only defer repairs for so long before the system fails completely. Even in the best of times there would be people opposed for a variety of reasons. When you are dealing with 30 residences, it is always a bad time for someone. A local improvement tax, where the cost is spread out over 25 years, is the best and fairest way of mitigating any financial hardship while ensuring dependable water delivery to all the residents.

For all these reasons, we urge you to vote in **support** of Borrowing Bylaw C-8032-2020.

Best Regards,

Paul & Tracey Laubitz
11 Country Lane Point
Rocky View County, AB T3Z 1H9

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

Graham and Brenda Southgate
15 Country Lane Terrace
Calgary, Alberta
T3Z 1H8

June 8, 2020

By Email:


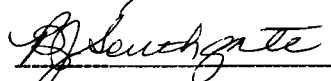
**Reference: Borrowing Bylaw C-8032-2020 Country Lane Estates Water Coop Upgrades-
Local Improvement Plan**

Re: Local Improvement Plan- Country Lane Estates (NE-16-25-03-W5)
Lot 27 Block: 03 Plan 9211867
Tax Account Number: 5716056

Dear Council,

Please be advised that we, Graham and Brenda Southgate are in support of the above noted Bylaw as outlined in your correspondence of May 15, 2020.

Thank You,



Graham and Brenda Southgate.

Tuesday, May 26, 2020

Rocky View Council

C/O Municipal Clerk's Office

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

RE: BYLAW – C-8032-2020

To: Councillors

We are writing this letter to express our SUPPORT for the above noted Land Improvement Plan (LIP) bylaw to go forward, with your final approval.

Our current infrastructure was installed in the mid 1990's and has reached the end of its useful life.

Please see below the reasons why the majority (87%) of the residents served by Deerhaven Water Coop voted in favor of this LIP.

- Old infrastructure is failing.
 - The existing infrastructure was built with non-compliant piping.
 - Three failures in the last 3 years. Frequency of these failures is increasing.
 - One failure lead to a boil water advisory for approximately 7 days.
 - There is evidence of ongoing leaks that have not been located; these leave this system in an unstable condition.
 - Leaks have negatively affected private property.
 - Septic fields by adding excess water to the fields.
 - Landscaping with added water leading to vegetation death and exploratory digging to identify where a leak is coming from.
 - Leaks could affect county infrastructure, such as roads, causing heaving, cracks and potholes.
- Meters do not work.
 - Inability to meet Alberta Environment and Parks standards with regards to meter readings to calculate water loss through the system.
- Curb stops do not work.
 - Inability to turn off curb stop of residents who have not paid bills, as this could cause a possible adverse effect to other residents with too much back pressure in the line causing cracks and/or breaks.
 - Curb stop have broken or not worked when attempting to turn off water for homeowner renovations. This also means that individual houses may not be able to be isolated from the system in the event of an emergency, such as a line break on the homeowner's side.

- Cost to perform repairs is directly covered by residents as the existing water coop does not have reserves to cover the costs to repair or replace infrastructure.
- Existing infrastructure does not comply with current building standards.

This work needs to be performed to ensure that the residents of Deerhaven Estates have water delivered to their homes through a reliable, safe and dependable infrastructure system. Not performing this work will result in continued leaks, costly repairs and water not being delivered to households.

The approval of the LIP will allow residents to cover the costs of this upgrade over a long-term period without huge up-front personal expenses to each resident to fix the failing infrastructure.

Additional information for those unfamiliar with the Deerhaven Water Coop's difficulties over the last few years. Deerhaven Water Coop shareholders have been discussing the way forward for 3 to 5 years, as to how to improve the water delivered to residents.

- Alberta Environment and Parks (AEP) has placed Deerhaven Water Coop (762265 AB Ltd) on notice to improve water quality delivered to residents or face loss of license.
- As a result of this, a vote held by Deerhaven Water Coop (762265 AB Ltd) on 11 Feb 2020, in which 83% of the shareholders voted for dissolution of 762265 AB Ltd and to accept North Springbank Water Coop's (NWSC) offer to join their coop and receive water from them.
- North Springbank Water Coop requires the upgrade of the existing infrastructure before connection to them can be established.

With the approval of the Bylaw ^{C-1} B-8032-2020, the residents of Deerhaven Estates can have a dependable supply of high quality water delivered to their residences.

Regards,

BRAD NAETH

Name

MAY 28, 2020.

Date


Signature

35 COUNTRY LAKE TERRACE, CALGARY, AB, T3E 1H8

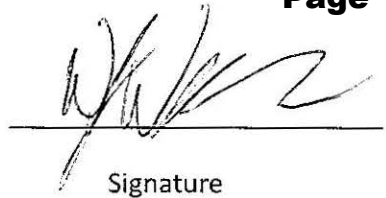
Address

Devin Wagner

Name

May 30, 2020

Date


Signature19 Country Lane Bay

Address

Linda Townes

Name

May 30/20

Date


Signature23 Country Lane Bay

Address

Troy Wengel

Name

May 30/20

Date


Signature31 Country Lane Bay.

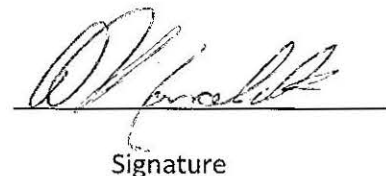
Address

Peter Kowalchuk

Name

May 30 2020

Date


Signature43 Country Lane Terrace

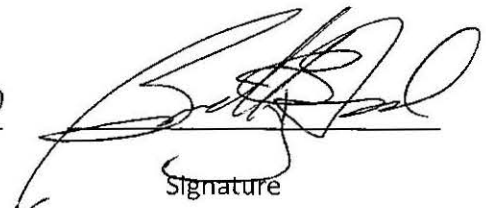
Address

Brad Ford

Name

May 30, 2020

Date


Signature39 Country Lane Terrace

Address

Jim JohnsonMay 30, 2020


Name

Date

Signature

23 COUNTRY LAKE POINT, CALGARY AB, T3Z 1H9

Address

Laurie + Nat McLaren May 30/2020 

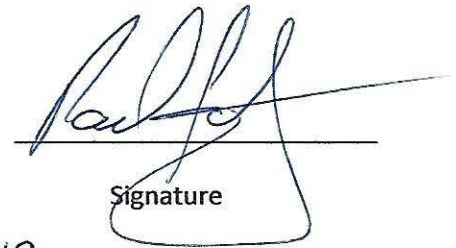
Name

Date

Signature

35 Country Lake Pt, Calgary AB T3Z 1H9

Address

Tracy + Paul LaubitzMay 30/2020

Name

Date

Signature

11 Country Lake Point, Calgary AB T3Z 1H9

Address

Xiao Jie ZhangMay 30/2020张小姐


Name

Date

Signature

3 Country Lake Bay

Address

MURRAY SELZER MAY 30/2020 

Name

Date

Signature

15 COUNTRY LAKE BAY

Address

Tom Cook Saturday May 30, 2020 [Signature]
Name Date Signature

47 Country Lane Terr, Calgary AB
Address

~~59~~ PATRIZIA PILOT 30 May 2020 [Signature]
Name Date Signature

59 country Lane terrace.
Address

AMEET RAO 30 MAY 2020 [Signature]
Name Date Signature

63 COUNTRY LANE TERRACE
Address

Douglas MORTON May 30, 2020 [Signature]
Name Date Signature

19 Country Lane Point.
Address

Raegan Brown June 01, 2020 [Signature]
Name Date Signature

15 Country Lane Point
Address

Name	Date	Signature
------	------	-----------

11 Country Lane Terrace, Calgary T3Z 1H8

Address

Graham Southgate. 1 June 2020

Name _____ Date _____ Signature _____

15 County Library Tucson.

Address

Peter Lord 1 June 2022

Name _____ Date _____ Signature _____

Name 23 Country Lane Date TERENCE

Address

Katherine Johnson June 1/2020 [Signature]

Name Date Signature

Name _____ Date _____ Signature _____

67 Country Lane Terrace

Address

ROB FITZPATRICK June 1/2020

Name _____ Date _____ Signature _____

27 COUNTRY LANE TERRACE.

Address

Sam MacBeanJune 1st, 2020Sam MacBean

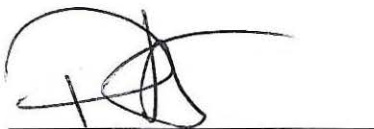
Name

Date

Signature

51 Country Lane Terrace

Address

PAUL WRIGHTJUNE 1st 2020

Name

Date

Signature

11 COUNTRY LANE BAY

Address

Tonya TruswellJune 1st 2020

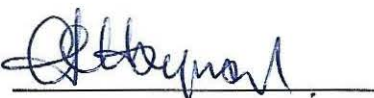
Name

Date

Signature

27 Country Lane Point

Address

JACQUELINE
HAYWARD1st JUNE 2020

Name

Date

Signature

31 COUNTRY LANE PT. CALGARY AB T3Z 1H9

Address

Name

Date

Signature

Address

Opposed to Borrowing Bylaw C-8032-2020

Re: Borrowing Bylaw C-8032-2020 – Country Lane Estates Water Co-op Upgrades

June 8, 2020

Dear Rockyview Council and Administration

We are writing this letter in opposition, in its current form, of Borrowing Bylaw C-8032-2020. Our property is directly affected by this bylaw and we seek tax fairness, capital efficiency, plus an alternative water supply to our property.

The Problem:

Borrowing Bylaw C-8032-2020 is based on a demand made by North Springbank Water Coop (NSWC) as part of its “Take it or Leave it” water supply contract and a subsequent petition by the executive of 762265 Ab. Ltd.(Country Lane Estates Water Co-op) to replace the water supply to our property. The petition that was circulated to replace existing water distribution, treatment and supply lines, mainline valves, new water meters, pressure control valves, wastewater collection, flushing assembly and fire hydrants, does not allow for a choice or alternative water distribution system other than North Springbank Water Co-op (NSWC).

This tax discriminates and adds unnecessary financial burden on those lot owners who choose NOT to have water supplied by NSWC and have secured alternative water supply for their homes. Water is a necessity of life and should not be held “hostage” by private corporations or other property owners.

Revision Request for the Second Reading:

Please consider amending for two funding options proposed by Bylaw C-8032-2020 as follows:

OPTION A:

If a lot owner chooses to contract North Springbank Water Co-op (NSWC) water supply, then the lot owner will pay their proportionate share for the contract of NSWC water supply by including the water treatment, replacement of the underground water infrastructure, wastewater collection/treatment, installation of new water meter, and the demolition and reclamation of existing three wells and backwash pond (NE-16-25-03W5M) plus a 15% contingency fee will be charged as described in the Local Improvement Plan document.

OPTION B:

If the lot owner chooses NOT to contract NSWC water supply, then the lot owner will only pay for their proportionate share of the demolition and reclamation of existing three wells and backwash pond (NE-16-25-03W5M) and contingency fee related to these services as described in the Local Improvement Plan document.

Reasons for this Revision:

The reasons for this requested revision are as follows:

1. Direct control allows for better choice of water supply, taxation fairness and will reduce tax burden on an individual property during a time of unprecedented economic turmoil in the world.
2. Security of water supply, not just water distribution, should be the goal. Property owners should have the right to secure better quality water, operate during power outage, build new facilities and direct control of contamination risk as an alternative to the proposed NSWC water supply contract and this By-law.
3. Property owners should not be burdened with a tax designed to benefit private corporations or the will of an organized group. Seniors on fixed incomes can't afford this type of taxation.
4. The proposed Local Improvement Tax is NOT an improvement to our property, but an additional liability imposed by a petition. The new distribution system will be a liability as it ages requiring additional funding over the next 25 years.
5. The actual cost and final interest rate of this By-law is unknown and could be subject to cost over-runs with no over-sight allowed by the property owners.

Lot owners choosing "Option A" can be confirmed by Rockyview Financial Services via owners who have signed water supply agreements submitted by NSWC. RVC should be fair in its taxing of property owners and not allow "taxation with no choice in the matter" as highlighted by the petition organizers.

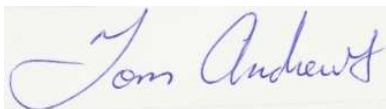
The current by-law discriminates and adds financial burden on property owners who will not use this distribution system to supply household water.

Discuss our proposed Options so that alternative solutions can prevail for property owners who want a secure water supply, direct control 24/7 and no third party controlling operating costs.

Please amend Borrowing Bylaw C-8032-2020 and allow choice for property owners.

Thank you for your efforts in this matter and I look forward to your response.

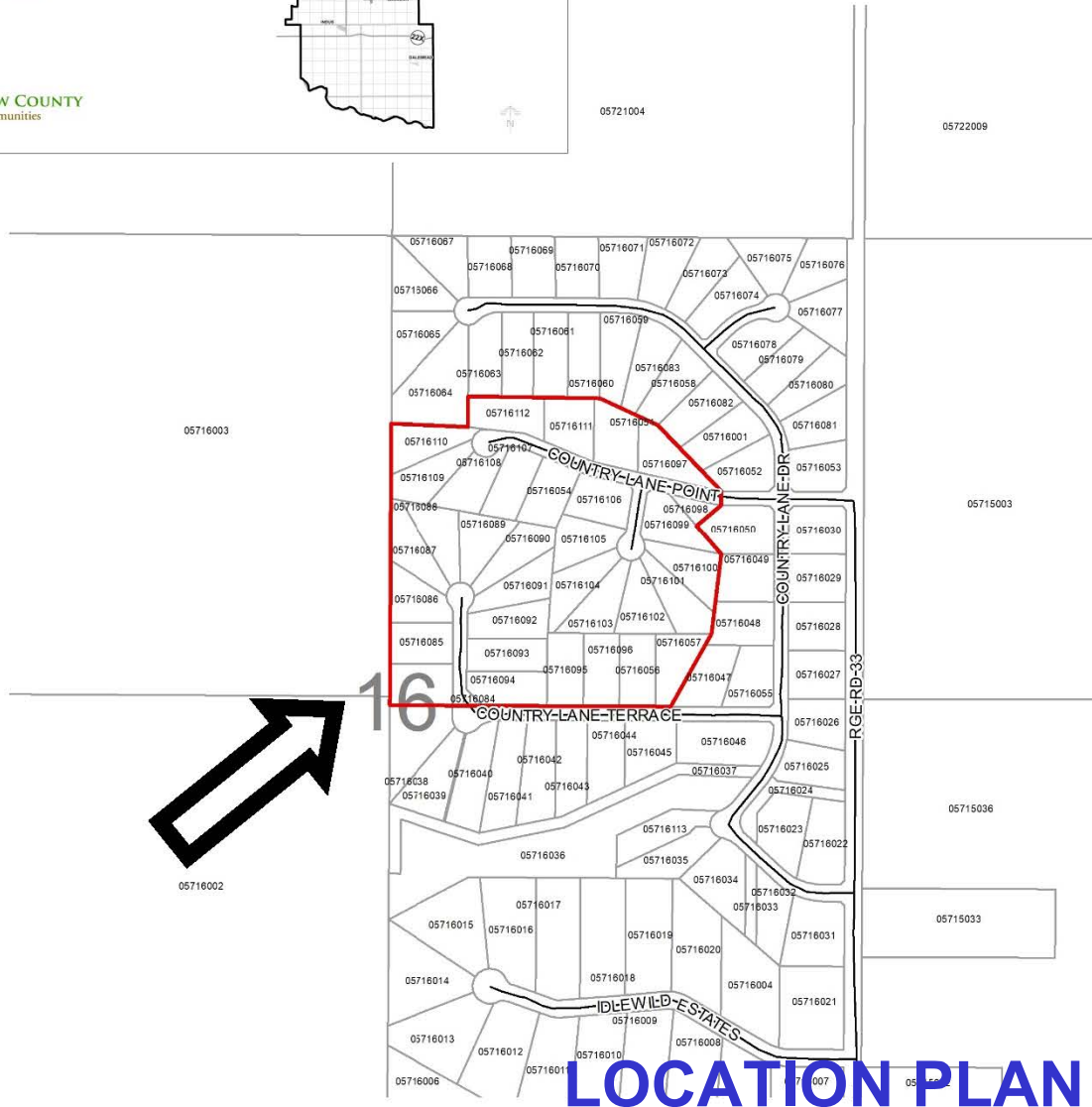
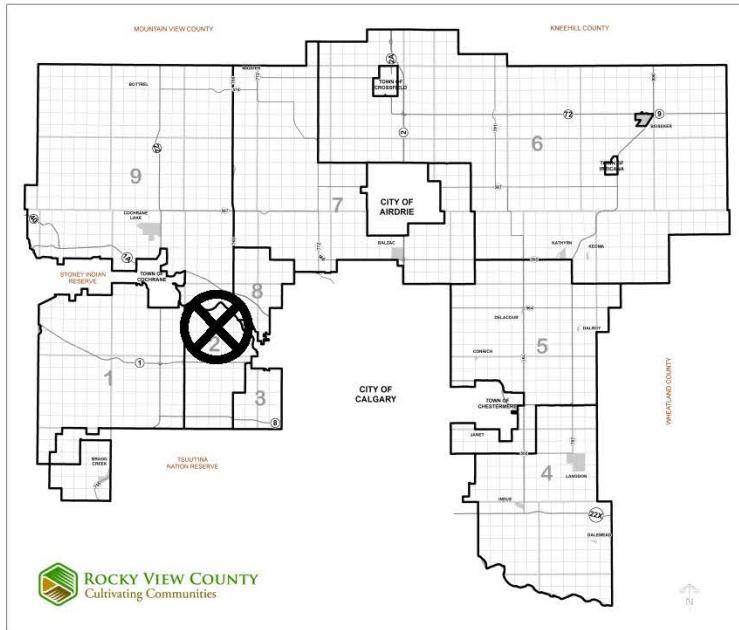
Sincerely,



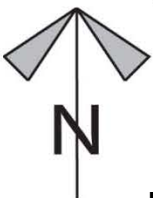
Tom & Brenda Andrews

Roll:5716105, NE-16-25-03-W05M Lot:7 Block:3 Plan 9610762

Cc: Kim McKylor (Division 2 Councillor)
Al Hoggan (Chief Administrative Officer)



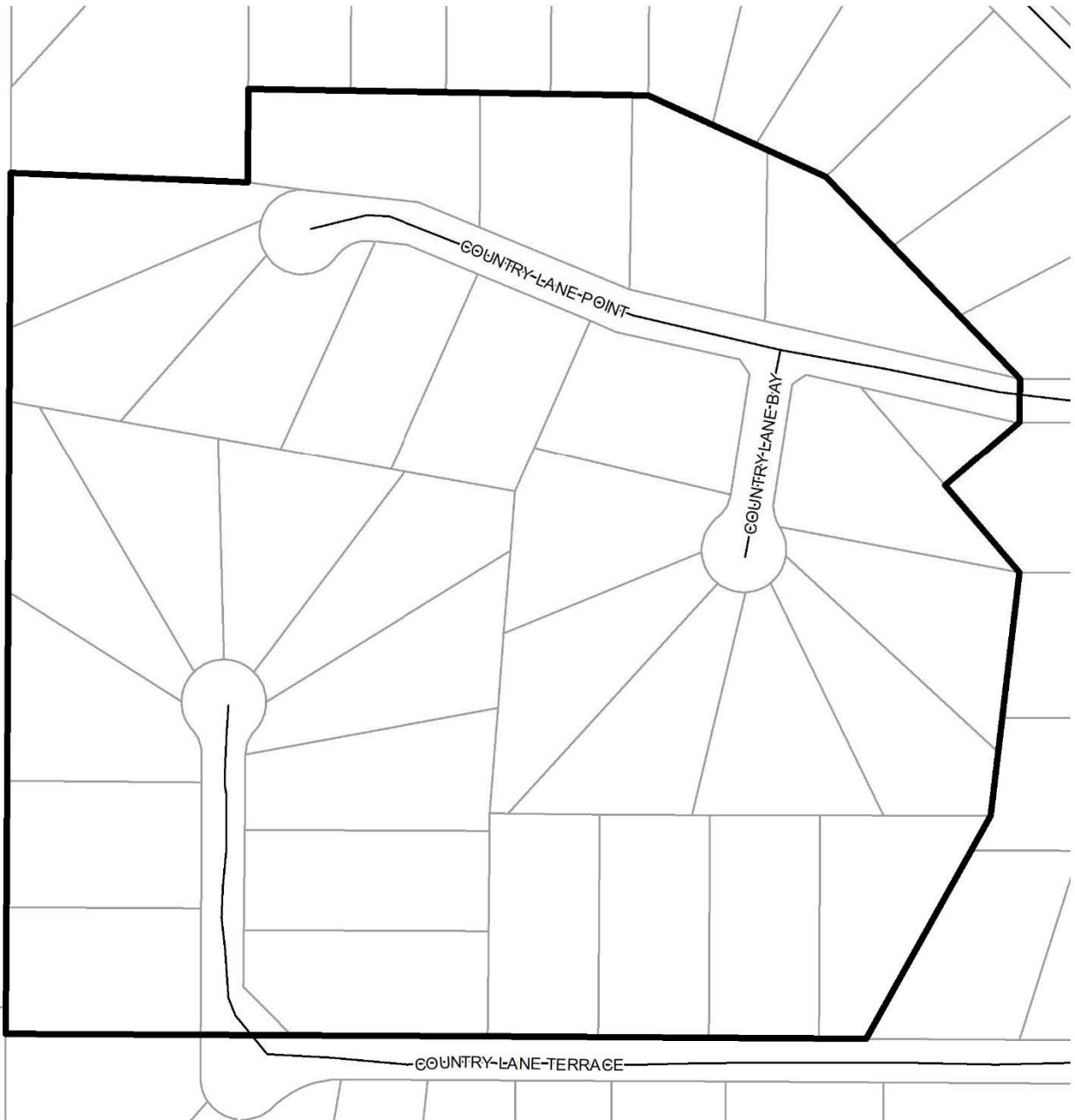
LOCATION PLAN



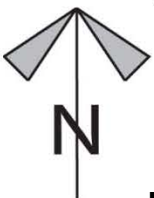
Deerhaven Service Area

Date: March 4, 2020

Division # 2



SITE PLAN



Deerhaven Service Area

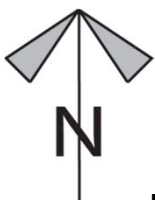
Date: March 4, 2020

Division # 2



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

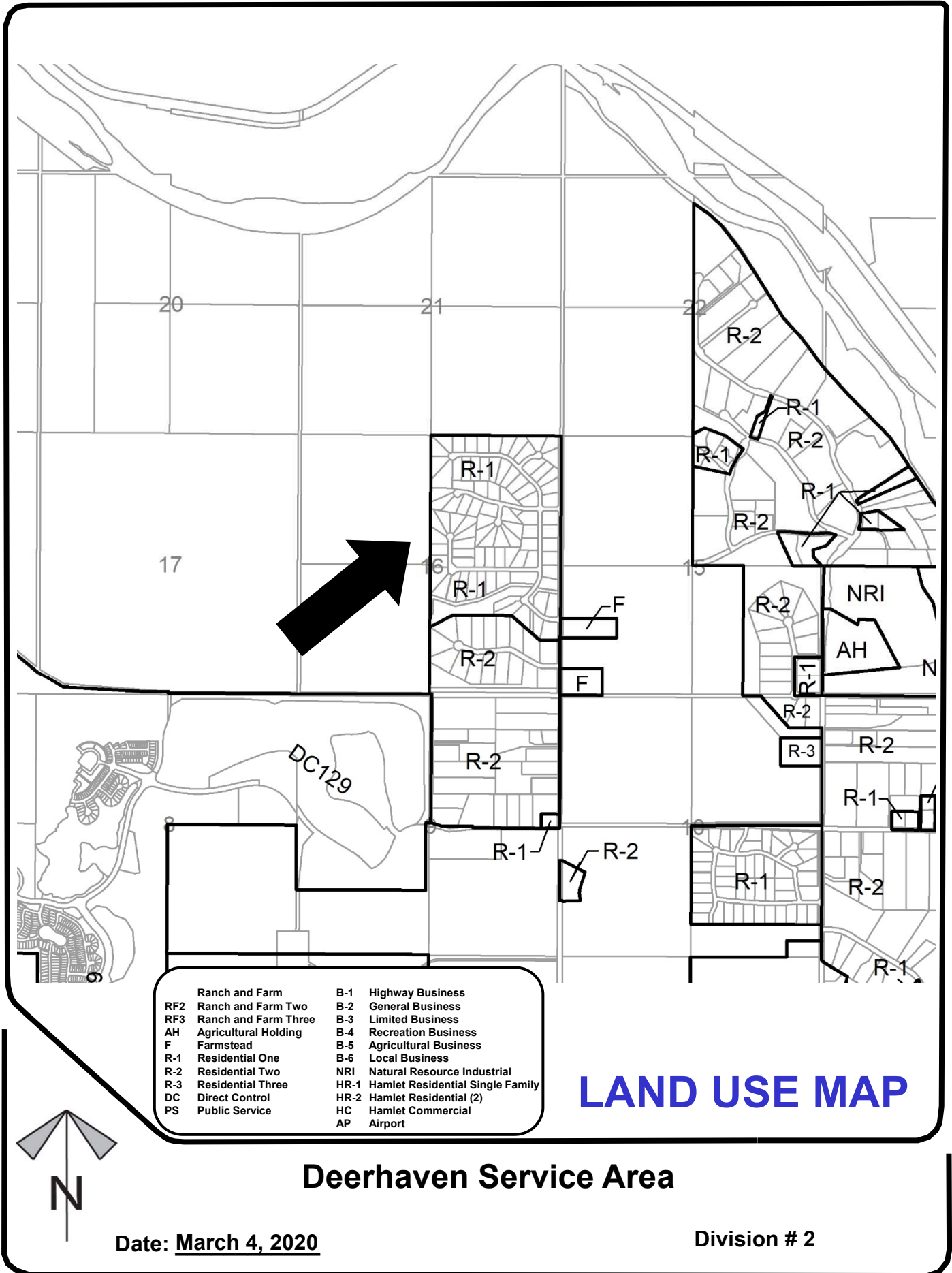
AIR PHOTO
Spring 2018



Deerhaven Service Area

Date: March 4, 2020

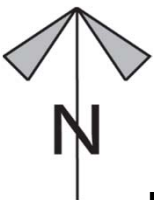
Division # 2





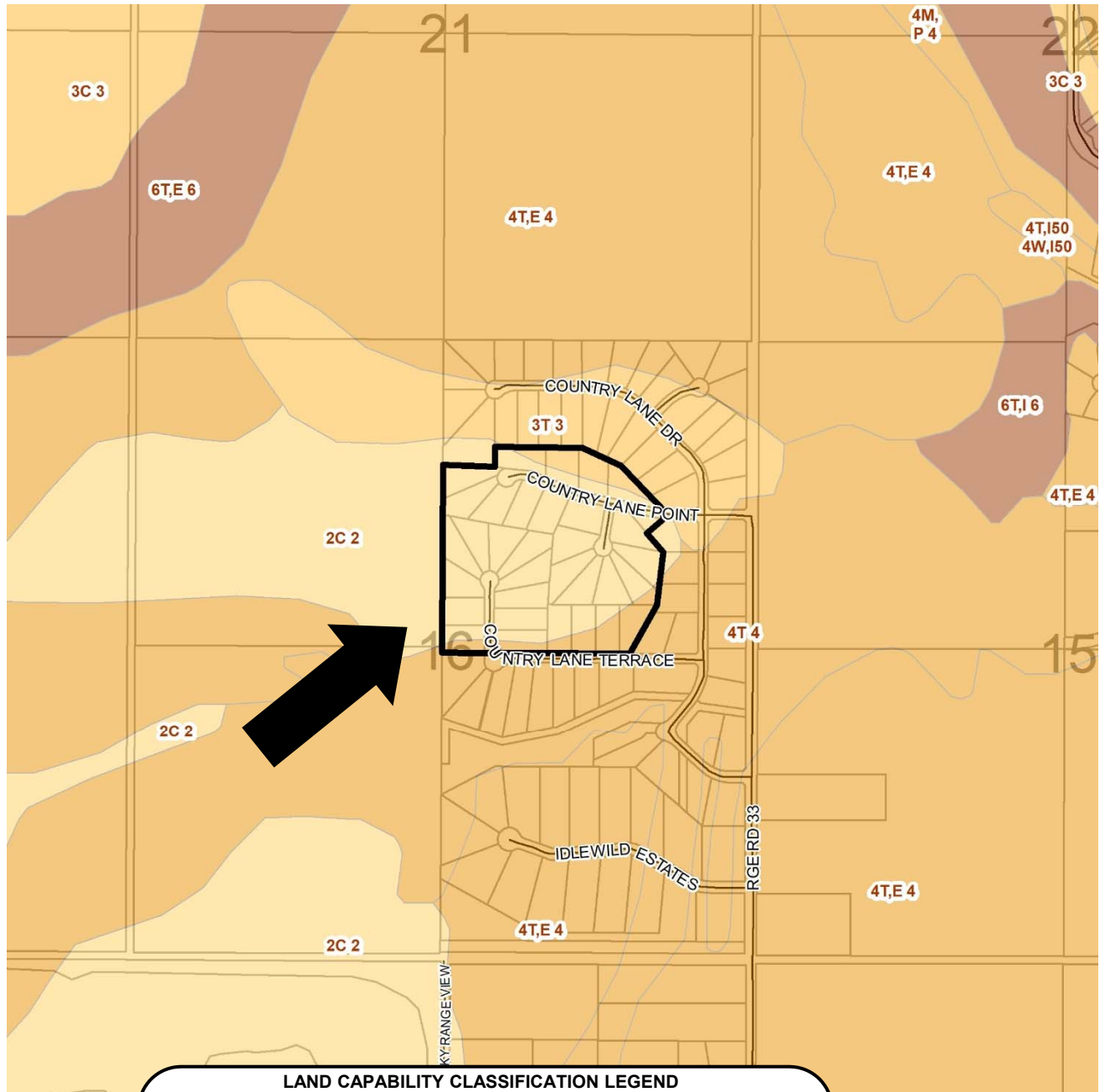
TOPOGRAPHY

Contour Interval 2 M



Date: March 4, 2020

AGENDA
Page 39 of 916



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

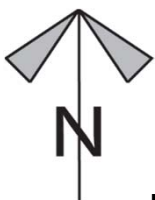
CLI Class

- 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

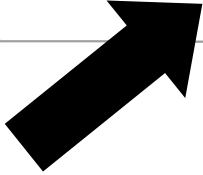
SOIL MAP



Deerhaven Service Area

Date: March 4, 2020

Division # 2



- 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

Date: March 4, 2020

AGENDA
Page 41 of 916



10

Division # 2



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 23, 2020	DIVISION: 4
TIME:	Morning Appointment	
FILE:	03234014	APPLICATION: PL20200022
SUBJECT:	Redesignation Item – Ranch and Farm District to Residential Three District	

POLICY DIRECTION:

The application was evaluated against the policies of the County Plan and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject land from Ranch and Farm District (RF) to Residential Three District (R-3), in order to facilitate the creation of a ± 10.00 acre parcel with a ± 123.76 acre remainder.

Council gave first reading to Bylaw C-8038-2020 on April 28, 2020.

The application was circulated to 26 landowners in the area. No letters of support or opposition were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'. The Applicant has provided a letter providing rationale for the proposal, which is shown in Appendix 'D'.

The following is a summary of the application assessment:

- Although the redesignation proposal would facilitate subdivision that does not meet the definition of a first parcel out, or a new or distinct agricultural operation, the proposed location and size of the single residential parcel would limit fragmentation of the wider quarter section and minimize conflict with agricultural operations. The minimum parcel size of the proposed Residential Three district designation would also reduce the potential for any future proliferation of residential uses within the agricultural area. The proposal is not considered to conflict with the goals of Section 8.0 of the County Plan relating to agriculture.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	March 2, 2020
DATE DEEMED COMPLETE:	March 2, 2020

PROPOSAL:	To redesignate a portion of the subject land from Ranch and Farm District (RF) to Residential Three District (R-3), in order to facilitate the creation of a ± 10 acres parcel with a ± 123.76 acres remainder.
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LEGAL DESCRIPTION:	A portion of SW-34-23-27-W04M
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GENERAL LOCATION:	Located approximately 1.5 miles north of Hamlet of Langdon, and 1 mile west of Highway 797.
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APPLICANT:	Konschuk Consulting (Larry Konschuk)
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Administration Resources
Xin Deng and Nathan Madigan, Planning and Development Services



OWNERS: Christina Santillo

EXISTING LAND USE DESIGNATION: Ranch and Farm District (RF)

PROPOSED LAND USE DESIGNATION: Residential Three District (R-3) and Ranch and Farm District (RF)

GROSS AREA: ± 133.76 acres

SOILS (C.L.I. from A.R.C.):

3M,D,H – The northern portion of the land contains soil with moderate limitations for crop production due to low moisture holding, adverse texture, low permeability, and temperature.

3M,D,H70 7W,N30 – The rest of land contains soil with moderate limitations for crop production due to low moisture holding, adverse texture, low permeability, temperature, excessive wetness/poor drainage, and high salinity.

HISTORY:

1991 Subdivision Application (1990-RV-331) was approved to create a ± 26.24 acre parcel with a ± 133.76 acres remainder. The subdivision was registered in Plan 9111174. It was the first parcel out. The remainder land is the subject land in this case.

BACKGROUND:

The Applicant's family purchased the subject land in 1990. The land has been used for growing cereal grain since then. There are a few large wetlands within the property. As a ± 26.24 acre portion of land was subdivided from the quarter section in 1991, the proposed new lot would be the second parcel out from the quarter section.

The proposed new parcel contains an existing dwelling, serviced by a water well and a private sewage treatment system, the parcel is accessed through the existing approach off Vale View Road.

The subject land is located in a predominantly agricultural area. The lands to the west, south, and east are large agricultural lands. The lands to the north contain large and small agricultural lands and a few residential parcels. The hamlet of Langdon is located approximately 1.5 miles south of the property.

POLICY ANALYSIS:

County Plan

Section 8 Agriculture provides policies to evaluate redesignation applications facilitating a first parcel out or the creation of smaller agricultural parcels. As this proposal constitutes the second parcel out of the quarter, it does not meet criteria for a first parcel out outlined in Policy 8.17 of the County Plan, nor does it meet the definition of a new or distinct agricultural operation supported, with caveats, under Policy 8.18.

Although this proposal is not proposing redesignation to an agricultural land use, redesignation to Residential Three (R-3) District would have a similar outcome to subdivision of a smaller agricultural parcel; it would largely provide for uses that are complementary to agriculture, rather than creating substantially opposing uses. The R-3 district provides for agricultural uses such as the keeping of livestock, and uses such as equestrian centres that would be compatible with agricultural lands.



The minimum parcel size for R-3 parcels is 9.88 acres, and under the existing Land Use Bylaw, there would be no potential to subdivide the proposed new lot further for residential uses without Council first approving relaxation of the stated minimum parcel size. Retaining the Ranch and Farm district designation, the remainder parcel would also continue to provide for multiple farm dwellings, with additional farm dwellings being a discretionary use. Consequently, approval of this redesignation application and any subsequent subdivision proposal would not lead to an excessive proliferation of Country Residential development in the agricultural area, nor would it afford any greater ability to provide for farm dwellings on the quarter section than is currently allowed.

The location and size of the proposed residential parcel would limit potential conflict with the surrounding agricultural lands. The existing dwelling is setback a sufficient distance from the proposed future subdivision boundary, while the proposed parcel would adjoin the parcel previously subdivided to the south, thereby minimizing fragmentation of agricultural operations.

Overall, this redesignation is not considered to conflict with the goals of Section 8.0 of the County Plan relating to agricultural uses; any future, more significant fragmentation of the quarter section would also be subject to further redesignation and subdivision approval by the County.

Land Use Bylaw

The proposal meets the requirements of the Residential Three district of the Land Use Bylaw.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8038-2020 be given second reading.
 Motion #2 THAT Bylaw C-8038-2020 be given third and final reading.
- Option #2: THAT application PL20200022 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-8038-2020 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Applicant’s Letter



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> 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. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The subject lands gain access off Vale View Road, which is a gravel standard road. The proposed R-3 parcel has an existing approach and driveway to the existing residence and the remainder parcel gains access via an existing field approach. As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval. The current Transportation Offsite Levy Bylaw C-7356-2014 would require payment of TOL on 3.0 acres of the proposed R-3 parcel. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant has submitted a Level 1 Variation PSTS Assessment for the existing dwelling, which provides information regarding the current operation of the PSTS system on site and demonstration that all required setbacks are met. As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The proposed R-3 parcel is serviced by an existing well on site. As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Engineering have no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering have no requirements at this time.
Transportation	<p>Transportation Services has the following recommendations/advisories/comments regarding this application:</p> <ul style="list-style-type: none"> Existing approach off Rge Rd 285 onto property: applicant to contact County Road Ops to confirm if approach satisfies current County



AGENCY	COMMENTS
	<p>standards. Applicant will be responsible to complete any required upgrade work at applicant's cost.</p> <ul style="list-style-type: none"> • Road Ban on Sunset Ridge Dr - Applicant to be reminded Sunset Ridge Dr has chip seal surface and is therefore posted with 75% road ban during Spring Road Ban Season from March thru early June and posted with 90% road ban for remainder of year. • Applicant to confirm access to development / subdivided lots. • Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. • Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.

Circulation date: April 9, 2020 – May 4, 2020

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



BYLAW C-8038-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-8038-2020.

PART 2 - DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.32 of Bylaw C-4841-97 be amended by redesignating a portion of SW-34-23-27-W04M from Ranch and Farm District (RF) to Residential Three District (R-3), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SW-34-23-27-W04M, is hereby redesignated to Residential Three District (R-3), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-8038-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 4

File: 03234014 / PL20200022

READ A FIRST TIME IN COUNCIL this 28th day of April, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-8038-2020

AMENDMENT

FROM Ranch and Farm District **TO** Residential Three District

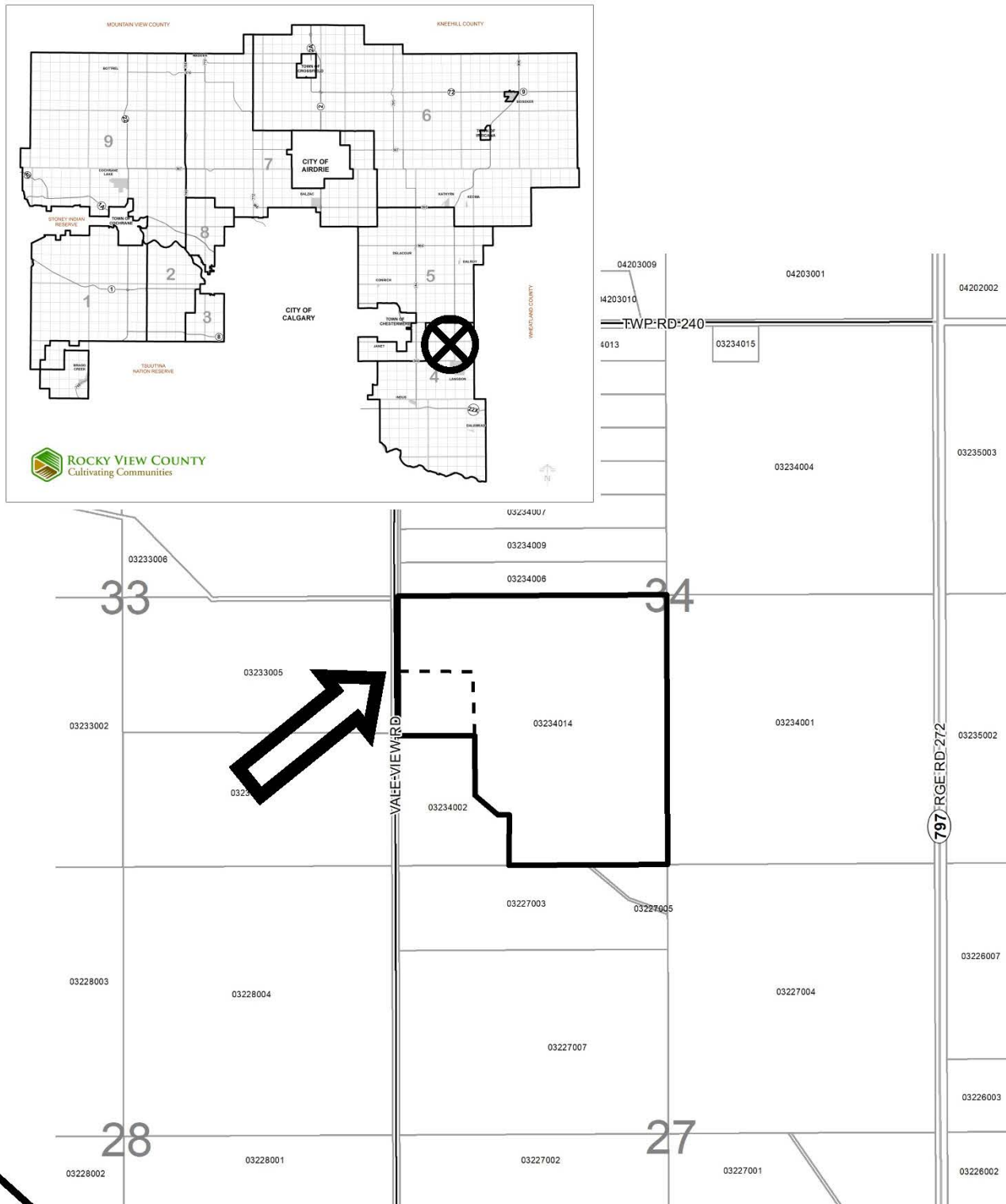
Subject Land _____

LEGAL DESCRIPTION: A Portion of SW-34-23-27-W4M



FILE: 03234014 - PL20200022

DIVISION: 4



LOCATION PLAN

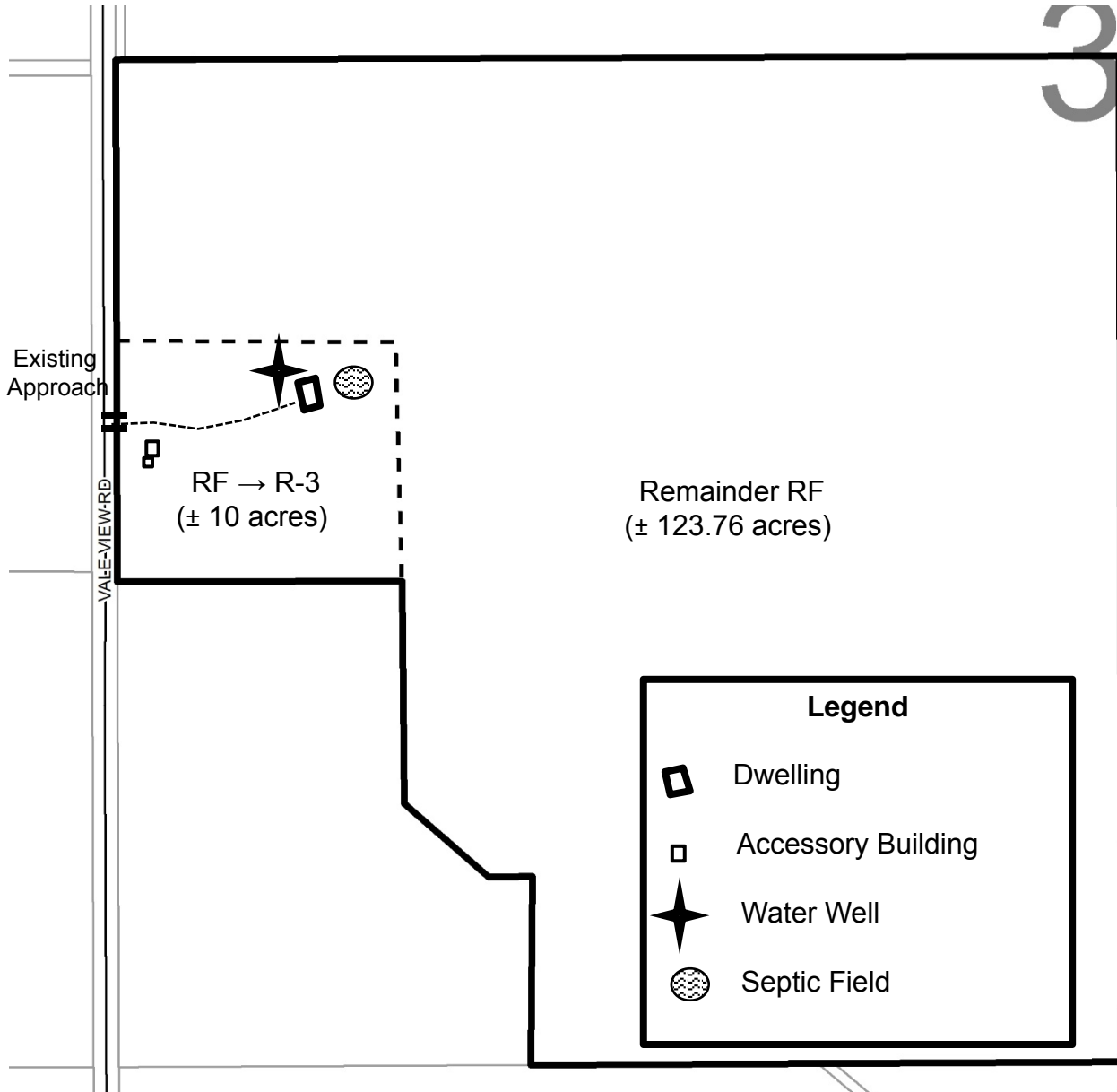
A Portion of SW-34-23-27-W04M

Date: March 6, 2020

Division # 4

File: PL20200022 - 03234014

Redesignation Proposal: To redesignate a portion of the subject land from Ranch and Farm District (RF) to Residential Three District (R-3), in order to facilitate the creation of a ± 10 acres parcel with a ± 123.76 acres remainder



DEVELOPMENT PROPOSAL

A Portion of SW-34-23-27-W04M

Date: March 6, 2020

Division # 4

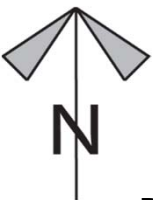
File: PL20200022 - 03234014



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

AIR PHOTO

Spring 2018

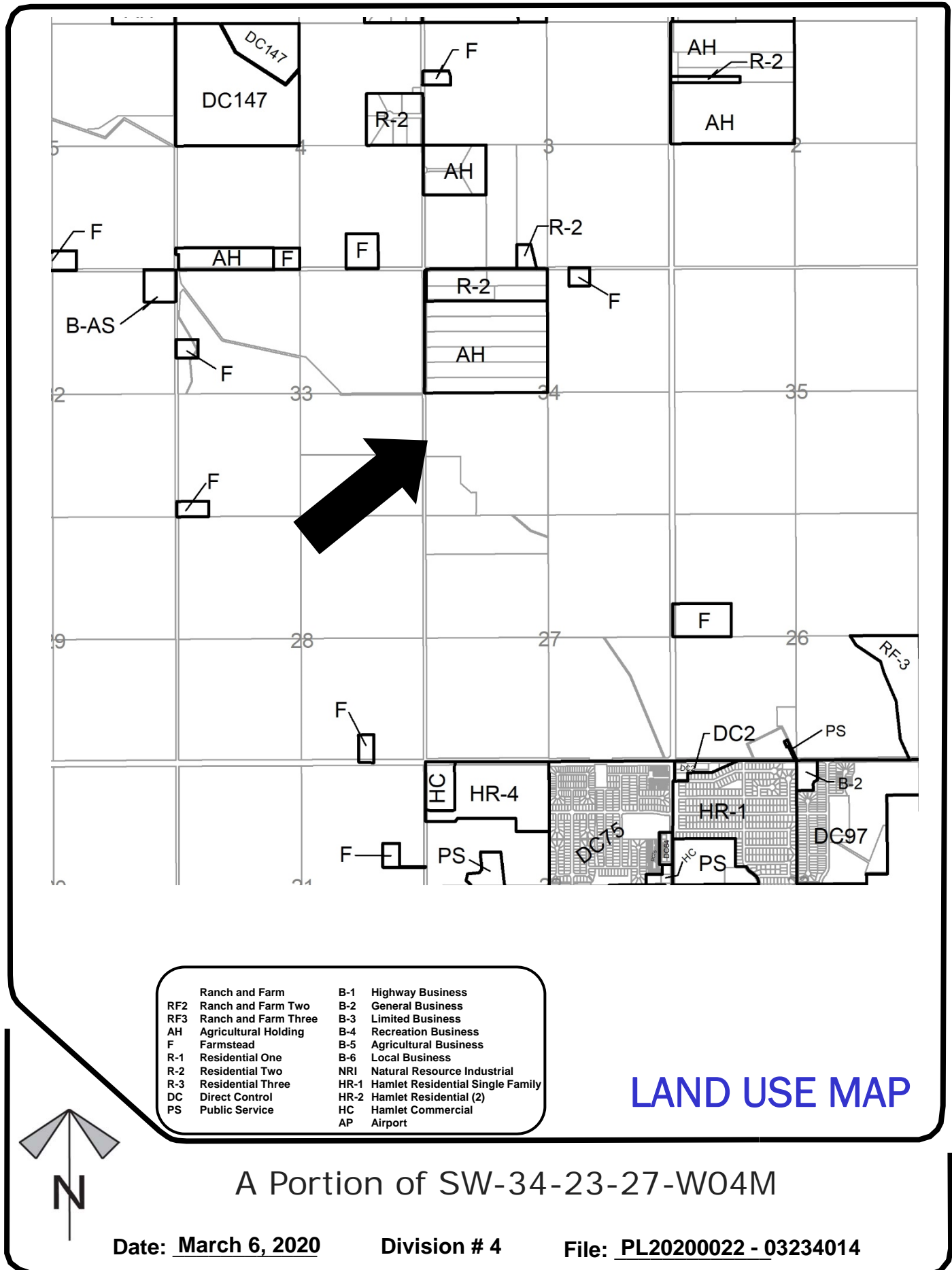


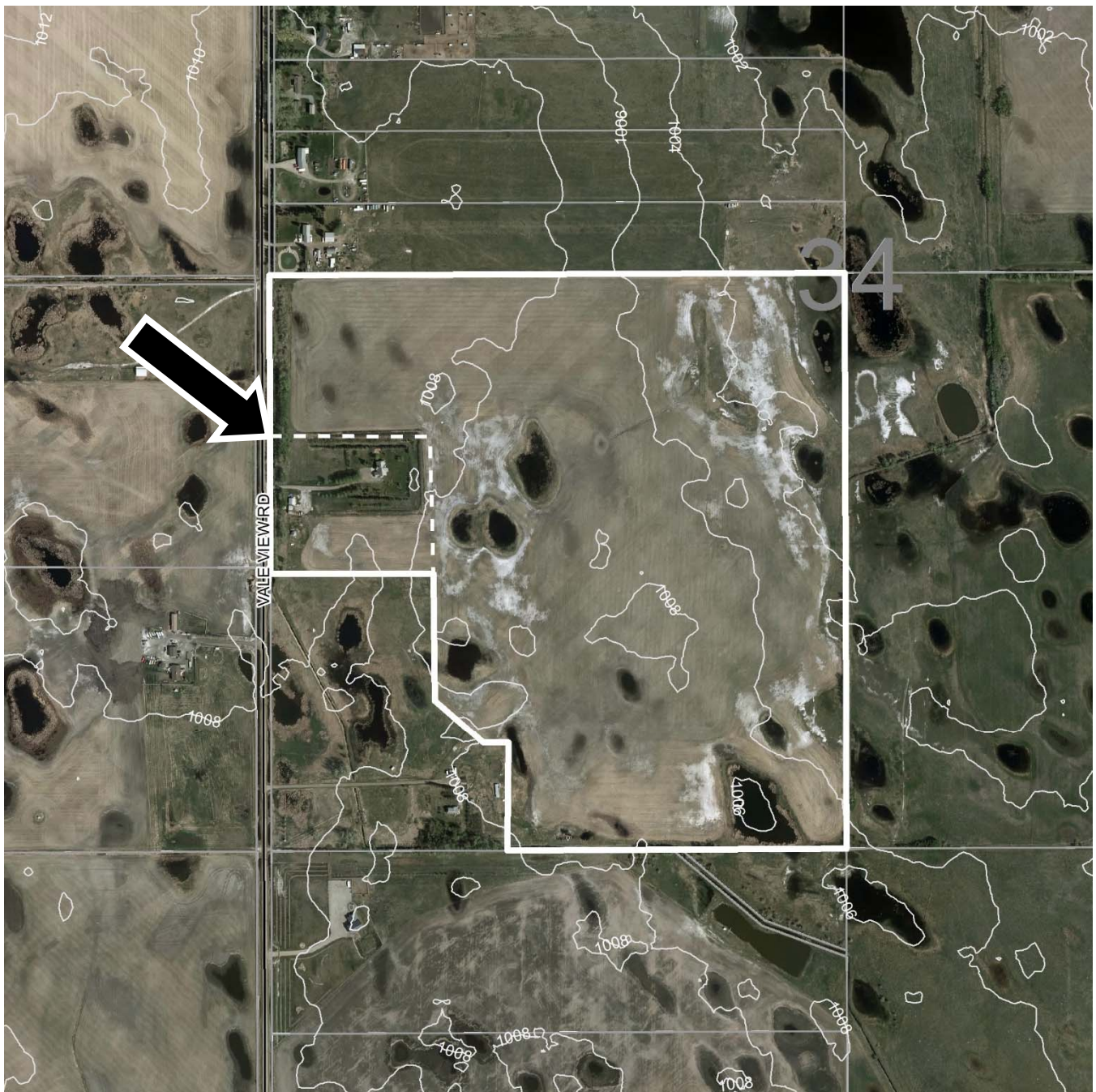
A Portion of SW-34-23-27-W04M

Date: March 6, 2020

Division # 4

File: PL20200022 - 03234014

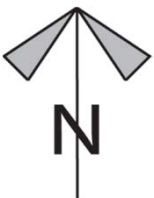




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

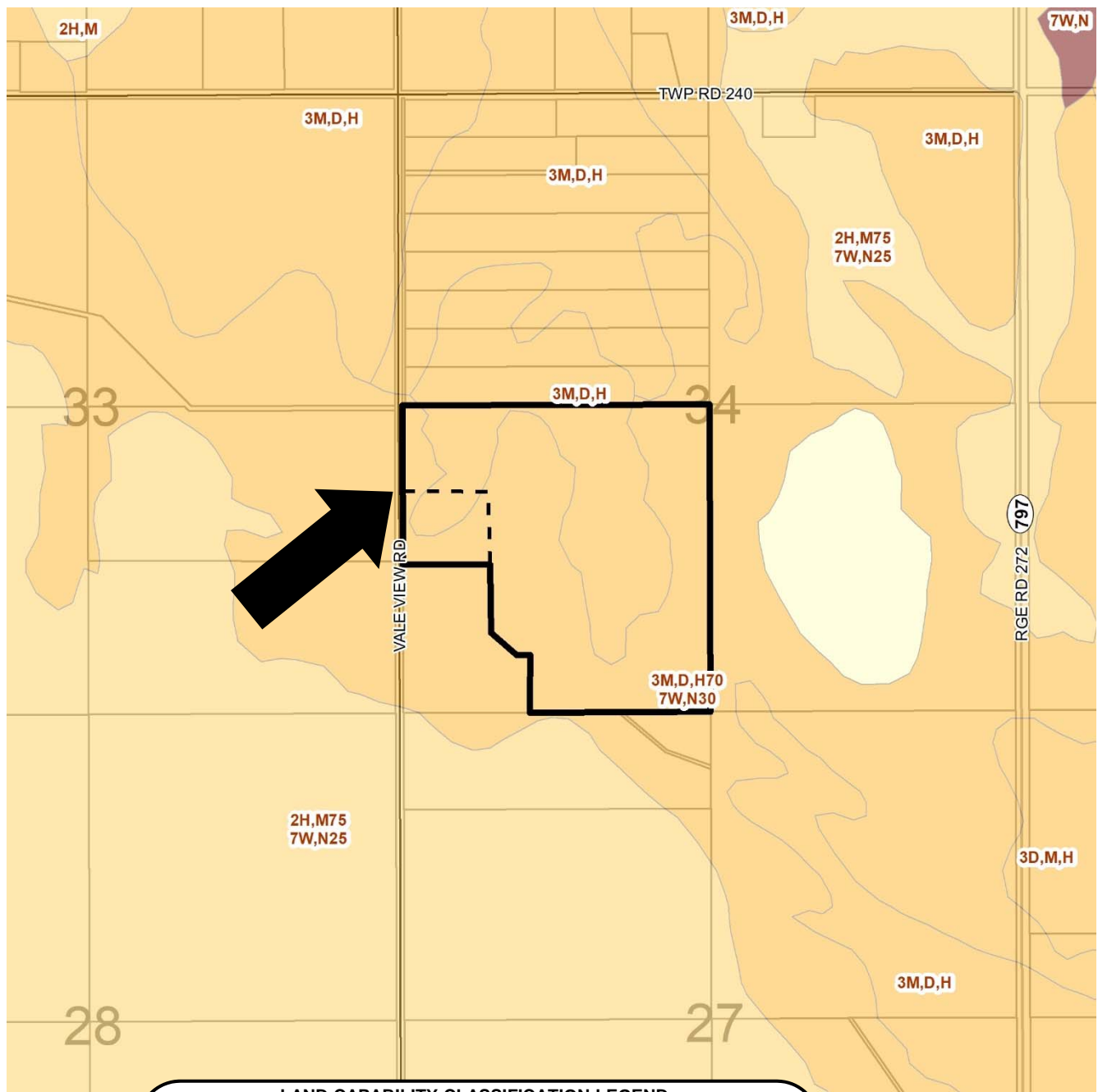


A Portion of SW-34-23-27-W04M

Date: March 6, 2020

Division # 4

File: PL20200022 - 03234014



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

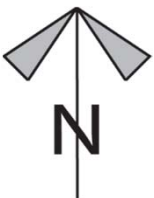
CLI Class

- 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

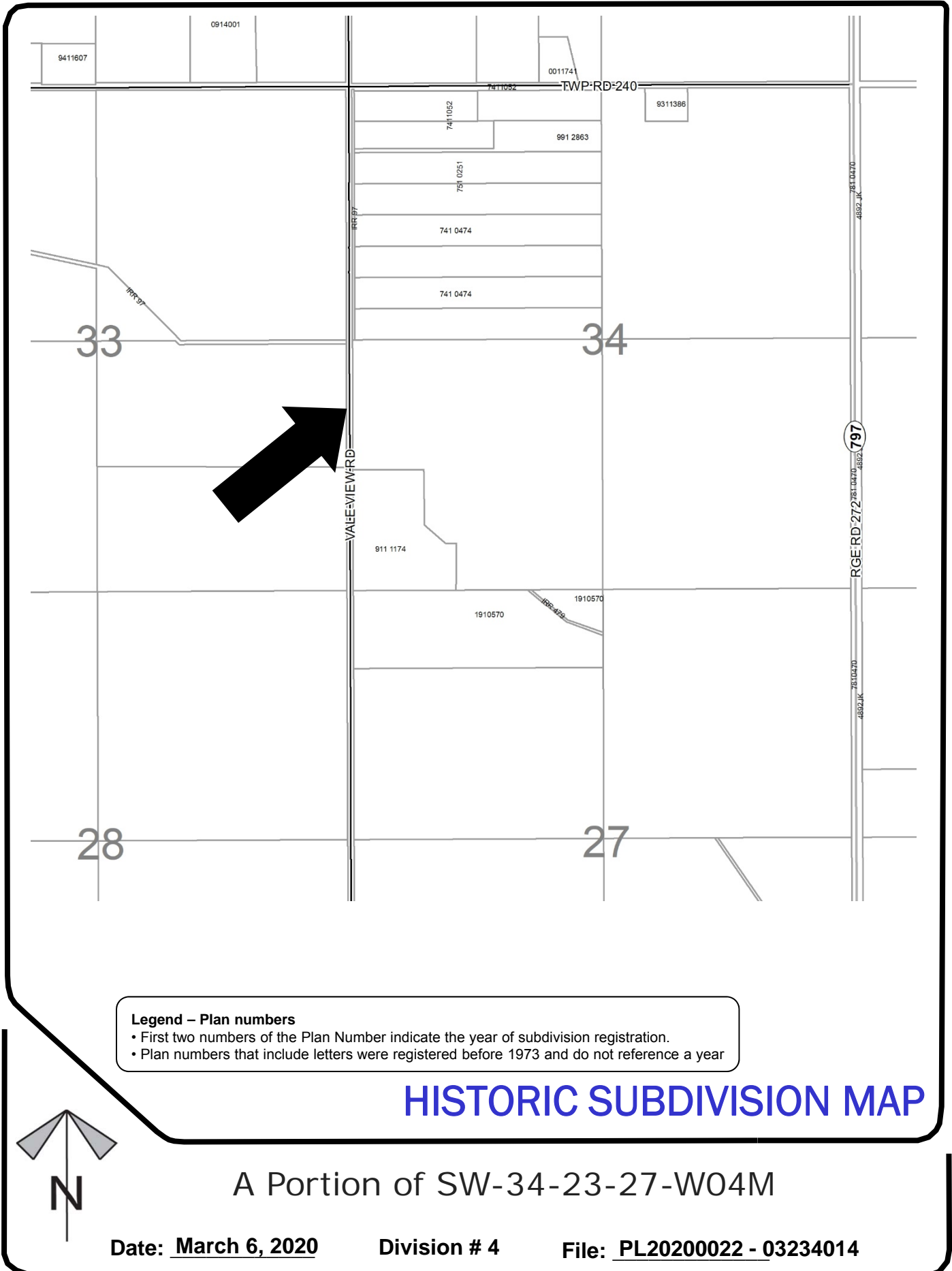


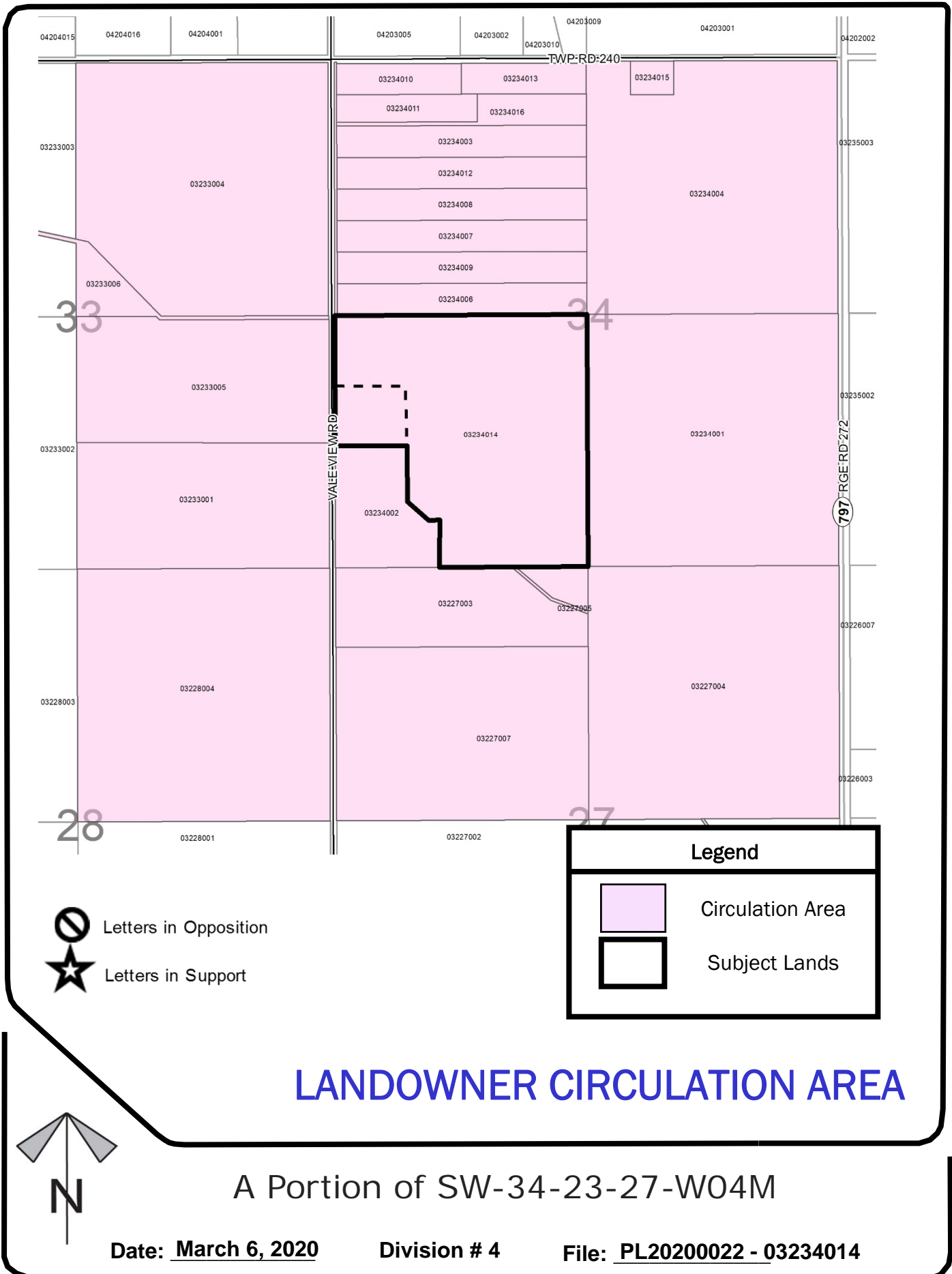
A Portion of SW-34-23-27-W04M

Date: March 6, 2020

Division # 4

File: PL20200022 - 03234014





Feb 29/20

County of Rocky View

Re: Redesignation of SW-34-23-27-4

To Whom It May Concern

My husband & I bought this property in 1990 and built a new home at that time (2100sqft). We raised our family of three daughters who are now grown up and now live in Calgary. Unfortunately my husband passed away in 2013. Since then I have managed to maintain our property with the help of friends and family over over these last seven years but the work load is becoming too great.

I have also had two break ins over the past year. The last one was very traumatic when I woke up to a man in my bedroom @ 6 AM.

For these reasons I am asking for this redesignature so I can sell the home and yard and then move to Calgary near my daughters.

Sincerely

(for) C. Gentile



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: June 23, 2020 **DIVISION:** 5

TIME: Afternoon Appointment

FILE: 04329003 **APPLICATION:** PL20190153

SUBJECT: Conceptual Scheme Amendment – South Conrich Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20190021 (agenda item C-4)

POLICY DIRECTION:

The application was evaluated in accordance with the, Rocky View County/City of Calgary Intermunicipal Development Plan, Conrich Area Structure Plan, and South Conrich Conceptual Scheme.

EXECUTIVE SUMMARY:

This application proposes to amend the South Conrich Conceptual Scheme to allow for development on the subject lands comprising six business-commercial lots, a municipal reserve, and a public utility lot. As required by the Conceptual Scheme, a policy framework to guide future subdivision and development proposals on the lands is proposed to be appended to the Conceptual Scheme.

The policy framework is proposed in support of a concurrent application to redesignate the subject lands from Ranch and Farm Two District to Business – Business Campus District (Application No. PL20200021).

Council gave first reading to Bylaw C-7957-2019 on November 26, 2019.

The application was circulated to 304 adjacent landowners; 675 responses were received, to include multiple individual submissions (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

Total entries with respect to project (support and oppose)	675
Entries from distinct roll numbers	238
Opposed (from distinct roll numbers)	195
Support (from distinct roll numbers)	198
Support with no address provided/indistinct	3
Opposed with no address provided/indistinct	10
Individuals both in support and opposition	11

The numbers above reflect tally from distinct roll numbers, and not individuals, with the exception of individuals found both in support and opposition of the project. Two petitions in opposition were received, which are reflected in the above numbers. Many individuals and roll numbers submitted multiple times, as evidenced by total entries versus entries from distinct roll numbers.

The following is a summary of the application assessment:

- The application is consistent with the policies of the Conrich Area Structure Plan;
- All other technical matters required at this stage of the application process are satisfactory.

Administration Resources

Oksana Newmen, Planning and Development Services



ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option # 1.

DATE APPLICATION RECEIVED: October 17, 2019
DATE DEEMED COMPLETE: October 17, 2019

PROPOSAL: To amend the South Conrich Conceptual Scheme (SCCS), and add Appendix D to guide the future development of six new commercial parcels, one public utility lot, and municipal reserve parcels.

LEGAL DESCRIPTION: NW-29-24-28-W04M

GENERAL LOCATION: Located approximately 1 kilometre north of the town of Chestermere, on the east side of Garden Road/Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

APPLICANT: Amar Development Ltd./Rani Duhra

OWNERS: Duhra Financial Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm Two District (RF-2)

PROPOSED LAND USE DESIGNATION: Business – Business Campus District (B-BC) and Public Service District (PS)

GROSS AREA: ± 68.2 acres

SOILS (C.L.I. from A.R.C.): **Class 170 1W, I30** – No significant limitations. Suffers from excessive wetness/poor drainage; flooding.

Class 180 1N, W20 – No significant limitations. Suffers from high salinity and excessive wetness/poor drainage

BACKGROUND:

The parcel is located within the South Conrich Conceptual Scheme, which provides planning for ±267.99 acres, divided between four development cells, each requiring further development details through adoption of an appendix.

The subject lands comprise Cell D, the last remaining undeveloped cell of the conceptual scheme. Cells A, B, and C are all composed of single family residential, along with municipal reserve lands, central commons, commercial land, and public utility lots.

The original conceptual scheme noted that all cells would be developed as residential; however, subsequent to its adoption, the Conrich Area Structure Plan designated the remaining undeveloped Cell D as Highway Business. As such, an amendment to the Conceptual Scheme is required in order to be consistent with the statutory plan, in addition to requiring specific planning guidance for Cell D.

The subject lands include access from the existing Cell C of the subdivision, and connection to Garden Road.



HISTORY:

July 16, 2013	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).
December 11, 2012	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.
September 28, 2010	Council approved Bylaw C-6965-2010 to redesignate from RF to RF-2, RF-3 and DC120 (2010-RV-032; Cell C Redesignation).
September 7, 2010	Council approved amending Bylaw C-6961-2010 to add Cell C Appendix to South Conrich Conceptual Scheme (2010-RV-111; Cell C Appendix).
September 7, 2010	Council approved subdivision of lands divided by the railway (2010-RV-016).
June 8, 2010	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).
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.
July 31, 2007	Council approved Bylaw 6401-2006 for the South Conrich Conceptual Scheme and DC120 (2004-RV-199), including Cell A.

Appendix D Overview

The appendix to the conceptual scheme provides an overview of the proposed development, addressing matters such as description of the lands, land use proposal, transportation, and servicing.

Site Context

The existing parcel is largely flat, and includes an undedicated access for use by the land owner. Cell C of the Conceptual Scheme is adjacent to and northeast of Cell D, and Cell A is adjacent to and east of Cell D; each is comprised of single family residential. Country residential development is located to the south, and lands to the west and northwest are currently undeveloped. Lands to the south are designated in the Conrich ASP as Highway Business, or Highway Business Transition, while lands to the north and east are located within the Future Policy Area comprising much of the hamlet.

Proposed Land Use Concept

Redesignation is proposed from Ranch and Farm Two District to Business-Business Campus (PL20190021, considered alongside this application). This appendix to the conceptual scheme proposes business commercial uses over six lots ranging in size from 3.31 acres to 7.74 acres, and includes a public utility lot and municipal lands in the form of linear pathways within and around the development. The business campus uses are those that do not include outdoor storage, so as to minimize noise and potential impacts to the adjacent residential area.

Transportation and Access

A traffic impact assessment was prepared and circulated to both Alberta Transportation and the City of Calgary. Any revisions required were reflected in the TIA document. Comments from those parties are included in Appendix A of this report.

The parcel has an existing access running through it, an extension of Cambridge Park Road from Cell C. It is not a formal road at this time and is used for construction access by the landowner. Both the Conrich ASP and the South Conrich Conceptual Scheme include provision of a future two-lane collector from Cell C through Cell D: an extension of the existing Cambridge Park Road. Additionally, along the northern



portion of the parcel, a major four-lane collector has been reserved to eventually connect to Highway 1 at a future interchange, which includes an at-grade crossing at Garden Road.

Alberta Transportation has proposed construction of an interchange to the south of Conrich, on Highway 1 at the Garden Road / Highway 1 intersection. The proposed Conceptual Scheme amendments maintain future transportation road right-of way requirements associated with the long-term planning of that interchange.

Road improvement requirements would be considered as requirement of any subdivision approval.

Wastewater Servicing

There is existing wastewater servicing in the area, and Policy 23.15 of the Conrich ASP requires future development to connect with this servicing. This is provided for in the proposed Conceptual Scheme appendix and would be a requirement of any subdivision approval.

Water Servicing

The existing Conceptual Scheme area (Cells A through C) is served by a private water system. Cell D would be required to connect piped water, as per Policy 23.9 of the Conrich ASP. This is provided for in the proposed Conceptual Scheme appendix and would be a requirement of any subdivision approval.

Stormwater Management

A stormwater management plan was prepared, and provides for a public utility lot as part of the development. It has been located so as to provide for residential transition buffer to lands to the south, as required by Map 6 (Non-residential/residential interface) of the Conrich ASP.

Biological Impact Assessment

A wetland study was completed, noting that the development would impact the existing wetlands. As such, payment of in-lieu fees would be required to the Province and would be addressed at future subdivision stage.

Open Space

A total of ±9.97 acres of municipal reserve lands over four parcels are proposed. This includes reserves deferred from Cell C. While none are required as a result of the Conrich ASP, there are pathways in Cell C and nearby that would benefit from additional connectivity. As well, the Conceptual Scheme includes municipal reserves and walkways, leading to expanded open space pathways for the area.

Homeowner's Association

Maintenance of municipal reserve lots and weed management would be the responsibility of a Homeowners Association. This is provided for in the conceptual scheme appendix and would be a requirement of any subdivision approval.

POLICY ANALYSIS:

Primary policy analysis can be found in the report for the corresponding redesignation application presented concurrently to Council (PL20190021). In summary, the proposed amendments to the South Conrich Conceptual Scheme, to include addition of Appendix D to guide development, adequately guides the future development of six business parcels, a public utility lot, and municipal reserve lands.

Any outstanding technical considerations can be addressed through the subdivision application process in accordance with the requirements of the outline plan.



CONCLUSION:

The application was reviewed against applicable statutory policy and found to be compliant. There are no outstanding technical items; these aspects would be further considered at the future subdivision stage.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7957-2019 be given second reading.
 Motion #2 THAT Bylaw C-7957-2019 be given third and final reading.
- Option # 2: That application PL20190153 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community and Development Services

Chief Administrative Officer

ON/It

APPENDICES:

- APPENDIX 'A': Application Referrals
- APPENDIX 'B': Bylaw C-7957-2019 and Schedule A
- APPENDIX 'C': Map Set
- APPENDIX 'D': Landowner Comments
- APPENDIX 'E': Applicant Submission



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 1. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision.</p> <p>However, subdivision will be subject to a Rocky View County condition, that the County and/or the developer will extend the Hwy 1 eastbound left turning lane as indicated in the June 2019, Cambridge Park Phase 4 Traffic Impact Assessment, prepared by Bunt and Associates.</p>
Alberta Health Services	<p>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.</p> <p>However, we would like an opportunity to review and comment on future building permit applications to construct any public facilities on the subject lands (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the <i>Public Health Act</i> and its regulations.</p> <p>Please note that we also recommend that any development which might have the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) not be located in close proximity to residential or sensitive land use areas such as daycares, schools, hospitals, adult care facilities or food establishments. Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential or sensitive land receptors are adequately protected.</p>
<i>Public Utility</i>	
ATCO Gas	<p>The Engineering Design Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:</p> <p>Right-of-ways will be required for the gas mains within property and should be 2.4 metres wide if provided for the sole use of ATCO, and 3.5 metres if shared with other shallow utilities. Please note, all costs associated with obtaining the right-of-way will be borne by the developer/owner.</p>



AGENCY	COMMENTS
	<p>The utility right-of-way requirements within the subdivision may change depending upon actual gas main layout, direction of development and boundary locations of the different construction phases. Final rights-of-way requirements must be satisfied at the time of gas main design.</p> <p>All right-of-ways are to be registered as general utility rights-of-way granted to Rocky View and are to be registered simultaneously with the legal plan of the subdivision.</p> <p>It WILL require a main installation for a subdivision</p> <p>A gas main extension will be required to service the proposed development. Natural gas service may be obtained by making formal application with our office in Calgary at 403-245-7888. Before ATCO can process a work order for gas main installation in the area, we must be in receipt of the following:</p> <ol style="list-style-type: none"> 1. Legal plan. 2. Utility right-of-way plan. 3. Complete set of approved engineering drawings, including profiles, coordinate plan, building grades (if applicable) and the location of all other utilities 4. Construction schedule. 5. A digital file of the computer base plan in the "DWG" or "DGN" format (Autocad 2010) in modelspace. <p>We require at least nine (9) months to complete the distribution system design, and to process a work order for our Construction Department to schedule. Prior to the installation of gas mains, the area must be within 150 mm (6") of final grade, all obstructions must be removed from the gas main alignment, and the installation of all other underground utilities must be completed.</p> <p>The developer must ensure that driveways are not constructed prior to the installation of gas mains in the subdivision. If driveways are pre-installed, a sleeve must be provided at the proper depth and alignment for our use. Otherwise, the cost of coring under the driveway or cutting out and replacing the driveway will be invoiced to the developer at the prevailing rates. The locations of sleeves will be confirmed during the design of the gas mains.</p> <p>For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO Gas website.</p> <p><u>For High Pressure Transmission Lines</u></p> <p>There are high pressure gas transmission facilities in the work area. Please contact Isabel Solis-Jarek at 780-420-3896 for more information.</p> <p><u>For new services only, residential or commercial</u></p> <p>If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO Gas website (http://www.atcogas.com/Services/Service-Request/Install-aService-Line) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details</p>



AGENCY	COMMENTS
	<p>and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.</p> <p>For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO Gas website. Contact Alberta One Call where there's any excavation with gas lines in the area. It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Alberta One-Call at 1-800-242-3447 or albertaonecall.com. Please contact Alberta One-Call Corporation prior to any surface construction.</p> <p>(1) Contact Alberta One Call (1-800-242-3447) for locates to verify alignment of the existing gas facilities.</p> <p>(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm. (3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.</p> <p>(4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.</p> <p>Please refer to the "Working Around Natural Gas" Safety Handbook found on our website at: http://www.atcogas.com/Safety/Safety-Education-and-Resources/Documents/Safety_Resources_Contractor_WorkingAroundNaturalGasPipelines.pdf</p> <p>If you have any questions or concerns regarding this reply, please contact me at 403-245-7629 Sincerely, Christine Riddell</p>
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on remainder of the parcel, any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines' requires a separate utility lot for its sole use. 3. A pipeline alteration may be required in this area. <ul style="list-style-type: none"> • All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner. • This process can take up to 18 months to complete.



AGENCY	COMMENTS
	<p>4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.</p> <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. • Contact ATCO Pipelines' Land Department at 1-888-4203464 or landadmin@atco.com for more information. <p>5. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>6. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.</p> <p>7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. If alterations are required, the cost will be borne by the developer/owner.</p> <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p> <p>If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email Maira.Wright@atco.com</p>
Adjacent Municipality	<p>The City of Calgary</p> <p>Provide confirmation from Alberta Transportation that the Highway 1 / Garden Road interchange will not be built prior to 2040. Otherwise, provide updated analysis for 2030 and 2040 revising trip distribution and development traffic to include the proposed interchange.</p> <p>The TIA identifies that the interchange would be the only improvement that would improve the operations of the Highway 1/Garden Rd intersection and that it has been identified through North Calgary Regional Transportation Study to be a regional priority in 2028. Will the developer or the County be contributing to the future interchange with this Conceptual Scheme?</p> <p>2030 and 2040 scenarios should include background traffic from the Omni ASP especially at the Mcknight / Township Road 250 (Mcknight Bv intersection). Update analysis to include traffic from Omni lands will be either be partially or fully built out in 2030 and 2040.</p>



AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p data-bbox="418 415 1430 478">The Recreation, Parks and Community Support department have reviewed the following applications and offer the following comments for consideration:</p> <p data-bbox="418 510 813 541">PL20190021 (Redesignation)</p> <ul data-bbox="418 562 1419 678" style="list-style-type: none"> • No concerns with regards to the proposed redesignation. • Lands deemed to be Municipal Reserve are required to hold a "PS- Public Service" district. <p data-bbox="418 699 889 730">PL20190153 (Conceptual Scheme)</p> <p data-bbox="418 751 570 779">Section 7.4</p> <p data-bbox="418 800 691 827">General Comments:</p> <ul data-bbox="418 848 1503 1079" style="list-style-type: none"> • The term "open space" is generic and does not accurately describe lands that are intended for dedication as Municipal Reserve and/or communally owned and maintained private property intended to serve an open space provision. • MR configuration: Fencing to be required where MR and private lots intersect. • For continuity- all fencing is to be constructed on private lots regarding the design/style as deemed acceptable by architectural controls. <p data-bbox="418 1100 574 1131">Policy 7.0.3</p> <ul data-bbox="418 1152 1458 1373" style="list-style-type: none"> • <i>Regarding the statement: "Within Cell D, a minimum of ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the surrounding open space bu�er to be protected as communally owned and maintained private property."</i> • All MR dedication shall be in accordance with the terms and conditions established by the <i>Municipal Government Act</i>. <p data-bbox="418 1404 1474 1467">Irrigation of MR: Irrigation for MR lands should be configured to provide irrigation for landscape purposes only.</p> <p data-bbox="418 1488 574 1520">Policy 7.0.5</p> <ul data-bbox="418 1541 1419 1667" style="list-style-type: none"> • In addition to construction, the Developer is responsible for all managing maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates- in accordance to the terms of the applicable Development Agreement. <p data-bbox="418 1688 574 1719">Policy 7.0.6</p> <ul data-bbox="418 1740 1451 1835" style="list-style-type: none"> • Regarding Municipal Reserves- as in previous phases of his community- maintenance and operational obligations is committed to be undertaken by the HOA via a license agreement with the County inclusive of



AGENCY	COMMENTS
	<p>maintenance and operations of the grounds and all site improvements located there within - including pathways.</p> <p>Policy 7.0.7</p> <ul style="list-style-type: none"> All noxious weeds are to be controlled in accordance to the terms identified in the <i>Provincial Weed Act</i>. Weed control occurring on Municipal Reserves is inclusive of a comprehensive grounds keeping maintenance and operation program- as specified in the terms of a formal license of occupation for County lands. <p>Section 9.3</p> <ul style="list-style-type: none"> The requisite Maintenance Vehicle Access Road (Section 706.5.3 Servicing Standards) surrounding the PUL pond is expected to be incorporated directly into the pedestrian network (sidewalk and pathways). Design and configuration shall be undertaken by the Developer to the County's satisfaction within an applicable Development Agreement. <p>PL20190089 (Subdivision)</p> <ul style="list-style-type: none"> All Deferred Reserves identified in Instrument 171 069 816 are to be addressed in full through dedication or payment of cash in lieu. Should this be the final phase of this community, further deferral of reserves will not be entertained. Dedication of Municipal Reserve shall be in accordance with the terms and conditions as indicated in the <i>Municipal Government Act</i>.
GIS Services	Confirm with the applicant that this will be a continuation of CAMBRIDGE PARK BLVD, or will this require a new internal road name.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i> respecting provision of the following: <ul style="list-style-type: none"> 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) Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County; c) Extending the County's sanitary and potable water services to service the proposed development. d) Construction of the pressurized central fire suppression system to the satisfaction of the County; e) Construction of storm water management facilities in accordance with the recommendations of the approved storm water Management Plan and the



AGENCY	COMMENTS
	<p>registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan.</p> <p>f) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;</p> <p>g) Installation of Street Lighting (Dark Sky);</p> <p>h) Installation of power, natural gas, and communication utilities;</p> <p>i) Obtain all necessary approvals from AEP for the loss of wetlands</p> <p>j) Obtain all necessary approvals from AEP for the use of stormwater for irrigation purposes;</p> <p>k) Obtain all necessary approvals from Alberta Culture & Tourism under the <i>Historical Resources Act</i>;</p> <p>l) Implementation of the recommendations of the approved construction management plan;</p> <p>m) Implementation of the recommendations of the approved ESC plan.</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water 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 subject lands are located within the Conrich Area Structure Plan (ASP). The proposal is to create six industrial/commercial lots with a Municipal Reserve and a PUL. It is recommended that the lands be appropriately serviced as per policies 23.9 and 23.15 of the Conrich ASP. <p>Geotechnical:</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant 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. <p>Transportation:</p> <ul style="list-style-type: none"> The City of Calgary, with involvement of City of Airdrie, City of Chestemere, Town of Cochrane, and Rocky View County have conducted The North Calgary Regional Transportation Study, which identifies the need for an interchange at the Highway 1 and Range Road 285 Intersection by 2030. This interchange is in Alberta Transportations long-term plans but is not planned in the near or intermediate future. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • The applicant submitted a Transportation Impact Assessment prepared by Bunt & Associates dated June 12, 2019. The TIA provides the impact of the proposed development on the adjacent road network and concludes that: <ul style="list-style-type: none"> ○ By 2030 the Intersection of Highway 1 and Garden Road will reach capacity with 2030 background traffic and the implementation of the proposed interchange is the only improvement that will resolve these conditions; ○ The proposed development traffic will cause Highway 1 and Garden Road will operate at capacity. It is recommended to change the signal-timing plan to move the delay to the northbound and southbound movements. It also recommends lengthening the eastbound left turn lane to accommodate additional queue. ○ The intersection of Garden Road & Cambridge Park will be upgraded to a Modified Type IIIa with delineation illumination. ○ Garden Road and Twp Road 250 will operate at an acceptable condition in the post development condition. ○ RR 285 shall continue to operate as a 2-Lane arterial in the post development condition. • As part of subdivision application 2011-RV-113, a Road Acquisition Agreement was created for the future realignment of Range Road 285, which is proposed to run along the northeast boundary of the subject lands, this created a 36 meter road right-of-way on these lands. A restrictive covenant will be required to prevent the construction of any buildings within 45 meters of the future road allowance. The dedication will be taken once the interchange is built and RR 285 is realigned. • No further widening or road dedication has been identified along Range Road 285 adjacent to the subject lands. • Currently Cambridge Park Boulevard bisects the proposed lands and connects the Cambridge Park Community to Range Road 285. As a condition of subdivision, this road will be required to be upgraded to an Industrial/Commercial(400.6) standard in Accordance with the County Servicing Standards. • As a condition of subdivision, the applicant will be required to provide payment of the Transportation OffSite Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. <ul style="list-style-type: none"> ○ Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 2 Levy (\$5,833 per acre) = \$710,147(using 68.10 acres)



AGENCY

COMMENTS

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 waste water system. It is
- recommended that the lands be serviced with piped water and wastewater should the application be approved.
- As a condition of subdivision, the applicant will be required to provide payment of the Wastewater Offsite Levy in accordance with Bylaw C-7273-2013 for the total wastewater consumption of the proposed land to be developed. The total levy to be collected will be calculated based on the final wastewater usage provided by the applicant.
 - The estimated levy based on 1m³ /day of water usage per acre is \$1,445,422 (WWOL=68.1 Acres X 1m³/day/acre= 68.1 m³/day X \$21,225/m³/day=\$1,445,422)
- The applicant will be required to enter into a DA for the extension of wastewater services to the subject lands.
- As a condition of subdivision, the applicant will be required to verify that the downstream infrastructure has enough capacity for the increase in effluent due to the additional lots.
- As a condition of subdivision, the applicant will be required 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.

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 waste water system. It is recommended that the lands be appropriately serviced should the application be approved.
- It is to be noted that the County is working with the applicant in regards to the extension of water services into the subject lands.
- The applicant will be required to enter into a DA for the extension of water services to the subject lands or enter into a cost contribution agreement with County for the extension of water services to the subject land.

Storm Water Management:

- The applicant provided a Conceptual Storm Water Management Plan prepared by Jubilee Engineering dated May 2019. The concept consists of the use of a storm water pond within the business park, which will be tied to an existing pond within Cambridge Estate Phase 3 to the northeast. Storm water would then be used to irrigate both Cambridge Park Phase 3 and Phase 4 to manage storm water from the proposed development.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of subdivision, the applicant will be required to submit a detailed Storm Water Management Plan, prepared by a qualified professional, providing the detailed designs of the storm water management infrastructure necessary to support the proposed development. As a condition of subdivision, the applicant will be required to enter into a Development Agreement for the construction of the storm water infrastructure required as a result of the development and outlined in the final Storm water Management Plan including access from the internal road through the panhandle all in accordance with the County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. Prior to entering into the Development Agreement with the County, the applicant will be required to obtaining all AEP approvals and licensing for the storm water management infrastructure. As a condition of subdivision, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands. As a condition of subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with Bylaw C-7535-2015. The estimated levy payment owed at time of subdivision endorsement is \$373,733 (CSMI = \$5488/ac x 68.10 ac = \$373,733) <p>Environmental:</p> <ul style="list-style-type: none"> The applicant provided a Wetland Assessment and Impact Report prepared by Ecotone Environmental dated September 2019. The assessment took into consideration the significance of the existing onsite soils, vegetation, wildlife, historical resources and wetlands and concludes that there are no wildlife, plant, or historical resources of concern on the property. The report also indicates that there is nine wetlands within the development and that all nine wetlands will be lost as the result of the development. The applicant will be required to make a payment to the in-lieu program for the loss of the nine wetlands.
Transportation Services	<p>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.</p> <p>Applicant to confirm access to development / subdivided lots.</p> <p>Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.</p>



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Capital Project Management	<p>Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network.</p> <p>No concerns.</p>
Utility Services	<p>The applicant should be required to extend County water and wastewater services to the proposed development, and each parcel created by the proposed subdivision should be serviced through County water and wastewater in accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.</p> <p>Owner to enter in a Cost Contribution and Capacity Allocation Agreement for the purchase and allocation of water and wastewater capacity (off-site levies) for the parcels created by the proposed subdivision.</p> <p>Developer must connect onto the Conrich Reservoir for water supply and fireflow and pay all cost associated with the connection</p> <p>In keeping with previous comments provided by Utility services on this application, there is concerned about the second sentence under 9.2. We believe that this should be removed and sentence 3 should have "when it becomes available" removed from the statement.</p> <p>Also, the interim use of the well and the consideration of it to be a back-up or redundant system should be eliminated. This would be extremely unusual, as it would fall outside of good operational practices to have such a potential source of contamination or a water source that could/would degrade the quality of water that The County will provide.</p> <p>As per above. 9.0.2, 9.0.7 should be deleted.</p>

Circulation Period: October 23, 2019 to November 25, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



ROCKY VIEW COUNTY

BYLAW C-7957-2019

A Bylaw of Rocky View County to amend Bylaw C-6401-2006

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7957-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, Conrich Area Structure Plan (Bylaw C-7468-2015) and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6401-2006 is hereby amended as follows:

Delete text from Section 7.1 Land Use:

“The predominant land use within the SCCS will be comprehensive residential development on lots ranging from 0.25 acre to 1.0 acre in area, with associated open space.” and replace with

“The predominant land use within the SCCS will be comprehensive residential development on lots ranging from 0.25 acre to 1.0 acre in area, with associated open space with the exception of Cell D which shall be highway business use in accordance with the Conrich Area Structure Plan.”

Delete Policy 7.1.1: Direct Control Districts with residential guidelines shall be required for future land use redesignations within the South Conrich Conceptual Scheme.

THAT Bylaw C-6401-2006 is hereby amended to add Appendix D, affecting a portion of NW-29-24-28-W04M as shown on the attached Schedule ‘A’ attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7957-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 04329003 - PL20190153

READ A FIRST TIME IN COUNCIL this 26th day of November , 2019

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020



ROCKY VIEW COUNTY

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-7957-2019

An amendment adding Appendix D to the South Conrich Conceptual Scheme, affecting a portion of NW-29-24-28-W04M and herein referred to as "Appendix: Cell D"

South Conrich Conceptual Scheme

Appendix: Cell D

Submitted

to

Rocky View County
Planning Services

by

Amar Development Ltd.

June 07, 2020

BYLAW No. _____

Table of Contents

1.0 Introduction	5
2.0 Interpretation	5
3.0 Purpose and Objectives	6
3.1 Purpose	6
3.2 Objective	6
3.3 Policy Objectives	6
4.0 Planning Area - Cell D	8
5.0 Cell D - Planning Area Assessment	11
5.1 Soils	11
5.2 Terrain	11
5.3 Archaeological and Historical Resources	15
5.4 Biophysical Impact Assessment	15
5.5 Wetland Assessment	15
5.6 Wetland Mitigation	17
6.0 Current Land Use	20
7.0 Conceptual Land Use Plan	21
7.1 Conrich Area Structure Plan - Land Use Strategy	21
7.2 South Conrich Conceptual Scheme - Preferred Land Use	21
7.3 Conceptual Land Use Plan	21
7.4 Conceptual Land Use Plan - Future Land Use Designation	22
7.5 Conceptual Land Use Plan - Conceptual Design	24
• Future Public Road	24
• Future Highway #1 Improvements - Right of Way	24
• Future Public Utility Lot	25
• Future Connective Open Space System	25
• Future Municipal Reserve (MR) Dedication	25
• Future Pedestrian Pathway System	26
• Future Business Lots	26
7.6 Conceptual Land Use Plan - Design and Site Development Requirements	27
7.7 Conceptual Land Use Plan - Adjacent Development Compatibility	27
7.8 Conceptual Land Use Plan - Adjacent Development Connectivity	28
8.0 Transportation and Roadways	33
8.1 Regional Transportation Network	33

8.2 Traffic Impact Assessment	33
9.0 Servicing Infrastructure	35
9.1 Sanitary Sewer	35
9.2 Potable Water	35
9.3 Stormwater Management	35
9.4 Solid Waste Management	36
10.0 Public Consultation	39
11.0 Implementation	40
12.0 Policy Summary	41
12.1 Policy Summary: Section 3.0 Purpose and Objective	41
12.2 Policy Summary: Section 4.0 Planning Area - Cell D	41
12.3 Policy Summary: Section 5.0 Planning Area Assessment	42
12.4 Policy Summary: Section 7.0 Conceptual Land Use Plan	43
12.5 Policy Summary: Section 8.0 Transportation and Roadways	44
12.6 Policy Summary: Section 9.0 Servicing Infrastructure	45
12.7 Policy Summary: Section 11.0 Implementation	45
13.0 Supporting Information	46

Figures and Tables

Figure	Description	Page
1	Development Cells of the South Conrich Conceptual Scheme	9
2	Cell D Context	10
3	Air Photo Cell D / Planning Area	12
4	Cell D Soil Types	13
5	Terrain	14
6	Wetlands	19
7	Land Use Districts and Community Context	20
8	Conceptual Land Use Plan	31
9	Stormwater Management	38
Table		
1	Land Use Areas by Future Land Use	32

1.0 Introduction

The South Conrich Conceptual Scheme Appendix: Cell D has been prepared for Rocky View County in conformity with the provisions of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007) and the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17).

The South Conrich Conceptual Scheme Appendix: Cell D is prepared for Council consideration and upon approval, this Appendix should be amended to the SCCS in accordance with conceptual scheme policies.

2.0 Interpretation

In this Appendix, the following interpretation shall apply:

1. **SCCS** means the South Conrich Conceptual Scheme, Bylaw C-6401-2006 (adopted July 31, 2007).
2. **SCCS Plan Area** means the area shown on Figure 3 of the South Conrich Conceptual Scheme.
3. **CASP** means the Conrich Area Structure Plan, Bylaw C-7468-1015 (approved December 08, 2018 and amended by MGB Order 020/17).
4. **Council** means the Council of Rocky View County.
5. **County** means the Administration and Council of Rocky View County.
6. **County Plan** means the Rocky View County County Plan as amended and as approved by Council.
7. **County or RVC** means Rocky View County.
8. **Developer** means the registered landowner or any future landowner.
9. **Land Use Redesignation, Tentative Plan, Subdivision Stage** means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the developer and the County.
10. **Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.
11. **Should** is an operative verb which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.

3.0 Purpose and Objectives

3.1 Purpose

The purpose of the South Conrich Conceptual Scheme Appendix: Cell D is to:

1. Provide supporting land use rationale and policy framework for the redesignation, subdivision and development of Cell D;
2. Conform to the policy framework of the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (amended by MGB Order 020/17).
3. Conform to the policy framework of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007);

3.2 Objective

The objective of South Conrich Conceptual Scheme Appendix: Cell D is:

1. To direct the orderly and sustainable development of Cell D within the policy context of the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS).

3.3 Policy Objectives

The policy objectives of South Conrich Conceptual Scheme Appendix: Cell D are:

1. To establish and guide the development of complimentary and compatible future land uses within Cell D;
2. To establish planning and development guidelines for the orderly and sustainable future development of Cell D;
3. To mitigate and minimize potential impacts of from the development of Cell D on water quality, stormwater flows, and development potential of properties adjacent to Cell D;
4. To guide the the dedication of public roadways and municipal reserve parcels within Cell D;
5. To guide the provision of integrated parks and pathways within Cell D and to facilitate pathway linkages with adjacent lands;

6. To ensure policy alignment with the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS) policy frameworks;
7. To establish requirements for amendments to the SCCS.

Policy - Purpose and Objectives

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS) and this Appendix.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

4.0 Planning Area - Cell D

This Appendix and its policies apply to lands identified in the SCCS as Cell D.

Figure 1 - Development Cells of the South Conrich Conceptual Scheme identifies SCCS development cells and community context of Cell D.

Cell D comprises the entire planning area discussed in this Appendix and is legally described as the remainder of the NW 1/4 Sec. 29-24-28-W4M.

Cell D comprises 68.1 Acres / 27.505 Hectares and is contained under Title No. 171 069 813 +119.

Cell D is located within Division 5 of Rocky View County, approximately one half (1/2) mile north of Highway #1 and one (1) mile east of the City of Calgary.

Cell D is bounded by the residential community of Cambridge Park Estates to the east, Garden Road (Range Road 285) to the west, country residential development to the south and the CNR right of way and future industrial lands to the north.

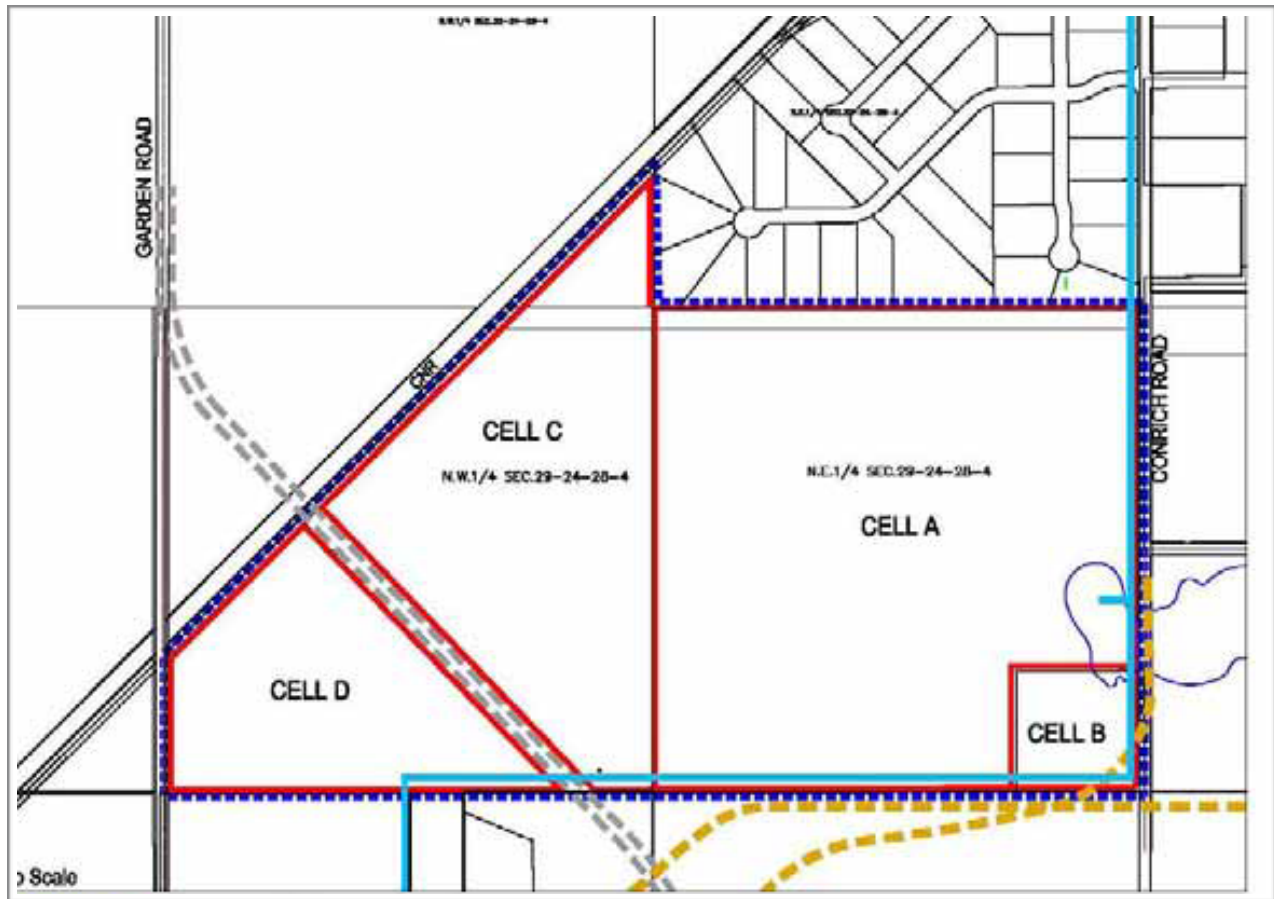
Figure 2 – Cell D Area Context identifies the regional context of Cell D.

Policy - Planning Area - Cell D

4.0.1 *The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:*

- *Lands identified as Cell D within the SCCS, and*
- *Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.*

4.0.2 *Cell D shall comprise the entire planning area discussed in this Appendix.*

Figure 1 - Development Cells of the South Conrich Conceptual Scheme

Source: South Conrich Conceptual Scheme

Figure 2 - Planning Area Context



Source: Bunt and Associates TIA

5.0 Cell D - Planning Area Assessment

Figure 3 - Cell D Air Photo provides an aerial perspective of Cell D.

5.1 Soils

The Canada Land Inventory (CLI) rates the majority of the lands within Cell D as Soil Capability for Agriculture CLI Class 1, with no significant limitations in use for crops.

It is expected that soil quality may vary within Cell D in areas affected by water inundation, adverse soil salinity, and seasonal soil moisture levels.

The wetland assessment prepared for Cell D by Ecotone Environmental Ltd. provides additional information respecting soil characteristics of the planning area:

"The Soil survey of the Calgary urban perimeter (MacMillan 1987) was reviewed. The property is covered by two soil types: Delacour (27.5-ha or 99.5% of the property) and Balzac (0.2-ha or 0.5% of the property) (Figure 6). Delacour soils on the property are represented by DEL1/c, DEL2/c and DEL6/c units. These soils are well drained Black Chernozems with different amounts of poorly drained saline patches of Humic Gleysols. Parent material is fine loamy till and the landform varies from level to hummocky.

*Balzac soils are represented by BZC1/c unit. These soils are poorly drained saline Humic Gleysols on depressional to undulating landforms. Parental material is fine clayey recent lacustrine overlying till."*¹

Figure 4 – Cell D Soils shows the distribution of soil types within Cell D.

5.2 Terrain

Cell D has a south east aspect with approximately a six (6) metre variance in elevation from its highest point within the northwest corner of the cell to its lowest in the southeast corner. Accordingly, Cell D surface drainage is generally flows to the southeast corner of the cell.

With minor elevation variance within Cell D, development of the planning area is not expected to be impaired by hazardous terrain.

Figure 5 – Terrain shows the relief within Cell D in one-metre contour intervals.

¹ Ecotone Environmental Ltd. *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property* (Calgary, AB, Author, September 2019), Page 7.

Figure 3 - Cell D Air Photo



Figure 4 - Cell D Soil Types



Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*.
 (Calgary, Alberta: Author, September 2019), Page 27.

Figure 5 – Terrain

Figure Notes: Contour interval shown is in one (1) metre intervals.

5.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated that *“there is little reason to expect the presence of intact archaeological sites”* within the SCCS. Following this reasoning, preparation of a Historical Resources Impact Assessment (HIA) is not considered necessary prior to development of Cell D.

Notwithstanding the above reasoning and pursuant to Section 31 of the *Historical Resources Act of Alberta*, the discovery of any archaeological, historic period, or paleontological resources during the development of Cell D shall be reported immediately to Alberta Community Development.

5.4 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was completed in March 2012 by HAB-TECH Environmental for the Cambridge Park Lands – Cells C and D.²

The March 2012 BIA was updated in March 2014 to provide an assessment of current ecological attributes found in Cell C and its access road.³

5.5 Wetland Assessment

in September 2019, a wetland assessment and impact report was completed for Cell D by Ecotone Environmental Ltd..⁴

The findings of the September 2019 Ecotone Environmental Ltd. report are summarized as follows:

- *This report provides a Wetland Assessment and Impact Report for nine wetlands located within the Cambridge Park Phase 4 property.*
- *Six wetlands are Temporary Marshes, (i.e. wetlands #1, #2, #6, #7, #8, and #9) and occupy a total of 0.70-ha, while three wetlands are Seasonal Marshes, (i.e. wetlands #3,*

² Hab-Tech Environmental, *Biophysical Impact Assessment (BIA) Cambridge Park - Cells C and D*, Calgary, Alberta: Author, March 2012.

³ Hab-Tech Environmental, *2014 Update to the Biophysical Impact Assessment (BIA) Cambridge Park (Cell C and Access Road)*, Calgary, Alberta: Author, December, 2014.

⁴ Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. Calgary, Alberta: Author, September 2019.

#4, and #5) and occupy a total of 0.72-ha. All nine wetlands will be totally lost as a result of the proposed development.

- No rare plants, rare plant communities, bird, amphibian, reptile, or mammal species at risk were found on the property during intensive field surveys. It is recommended that no further mitigation is required to offset construction effects on these ecological components. At a regional scale, the property is not considered to be a potential wildlife corridor/route. Local and sub-regional fragmentation of corridor areas, specifically those linking the property to adjacent waterways and semi-native pastures has already significantly taken place due to historical land development.
- The Alberta Wetland Rapid Evaluation Tool-Actual (ABWRET-A) was used to evaluate the existing functionality of the nine wetlands. The Final Score for wetlands #1, #3, #4, and #5 was C. Final Score for wetlands #2, #6, #7, #8, and #9 was D.
- All nine wetlands were assessed and will be totally lost as a result of this development. A total of 1.4205-ha of wetland area will be removed (Figure 1 and Table 2).
- Impacts on the hydrological, biological/ecological, water quality, and socio-economic functions of those wetlands will be of high magnitude, 100% spatial extent (i.e. all wetland area will be lost), permanent and irreversible.
- During construction water will be managed according to the Erosion and Sediment Control Report and Plan, which will be submitted to the Rocky View County for approval prior to construction.
- Alienation of seasonally important bird habitat and direct mortality resulting from construction will be mitigated by limiting stripping activities to times outside of the peak breeding and nesting season (April 1-August 20 inside of the wetlands and April 15-August 20 within upland habitats). If stripping is required to be completed within these time periods, then a nest search will be completed prior to stripping. Nests will be avoided as per Fish and Wildlife Division iv requirements. These measures will fulfill protection regulations under the Migratory Bird Convention Act. The active nest of Red-tailed Hawk found near the southern boundary of the property (outside the property) will be surveyed before stripping and grading. If that nest or any other raptor nest is active, then an adequate buffer will be set until the nest (s) are vacant to avoid any impact on this particular species.

5.6 Wetland Mitigation

Ecotone Environmental Ltd. in its September 2019 report, examined wetland mitigation having regard to the *Alberta Wetland Mitigation Directive (Government of Alberta 2017b)* and three levels of mitigation:

1. Avoidance;
2. Minimization; and
3. Replacement.⁵

Ecotone found nine (9) wetlands within Cell D comprising 1.4205 hectares and that all wetlands will be totally lost as a result of the proposed development of Cell D.⁶

Figure 6 - Cell D Wetland identifies Cell D wetlands as identified by Ecotone Environmental Ltd.

Having regard to its findings, Ecotone Environmental Ltd. concluded:

- *The proponent will make a payment to the in-lieu program. Replacement fees are included in section 8.0 (Replacement Proposal).*
- *Table 11 shows the replacement fees following the Alberta Wetland Mitigation Directive (Government of Alberta 2017b). The proponent will make a payment to the in-lieu program for the direct loss of nine wetlands for a total of 1.4205-ha. The proponent will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.⁷*

Policy - Planning Area Assessment

- 5.0.1 *All development within Cell D shall be supported by site assessments as required the County.*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*

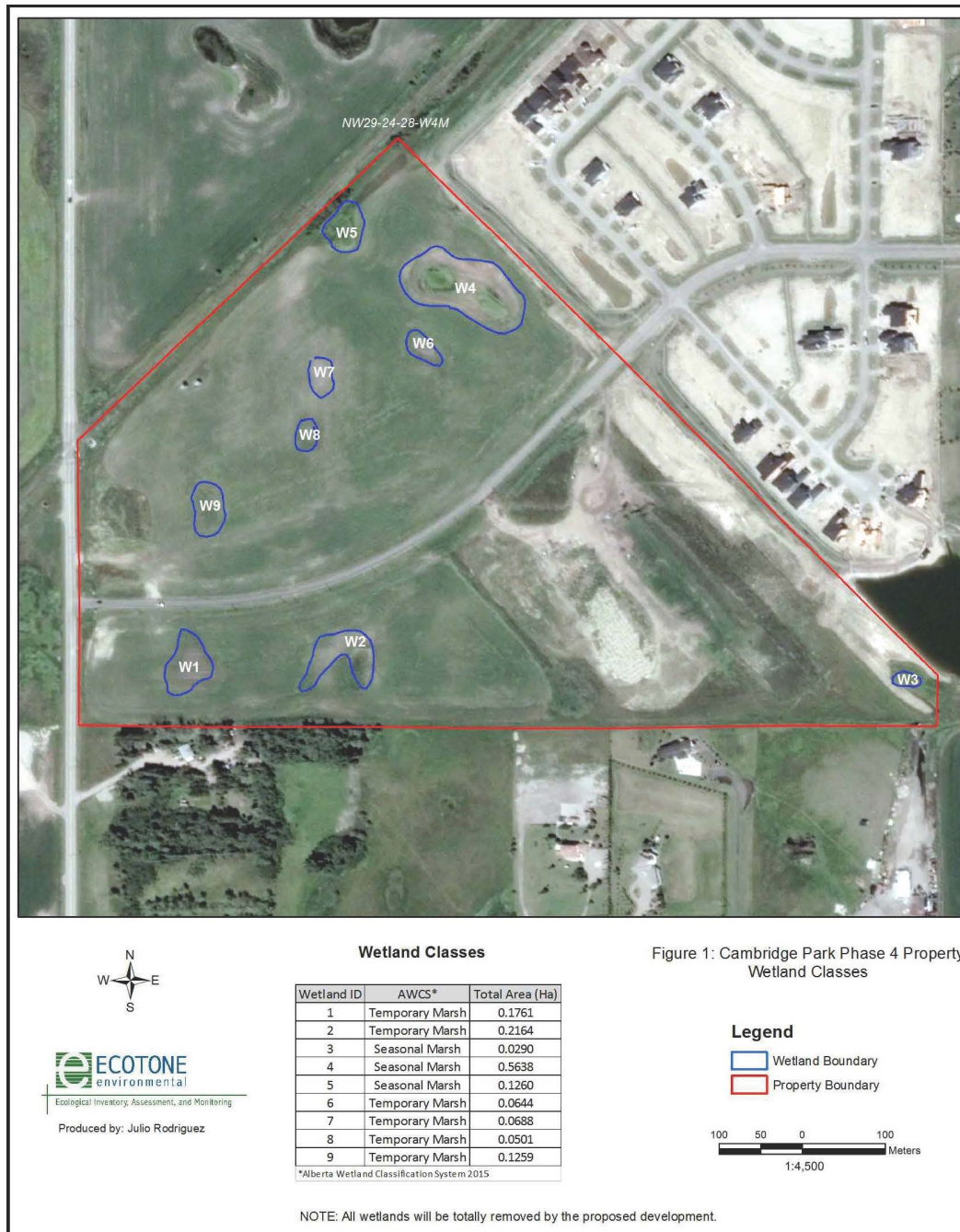
⁵ Ibid, Page 15.

⁶ Ibid, Page 15.

⁷ Ibid, Page 18.

- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. in its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 *During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Culture and Community Spirit.*

Figure 6 - Cell D Wetland



Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. (Calgary, Alberta: Author, September 2019), Page 22.

6.0 Current Land Use

The Rocky View Land Use Bylaw currently designates Cell D as *Ranch and Farm (2)* that allows for a range of permitted and discretionary agricultural uses.

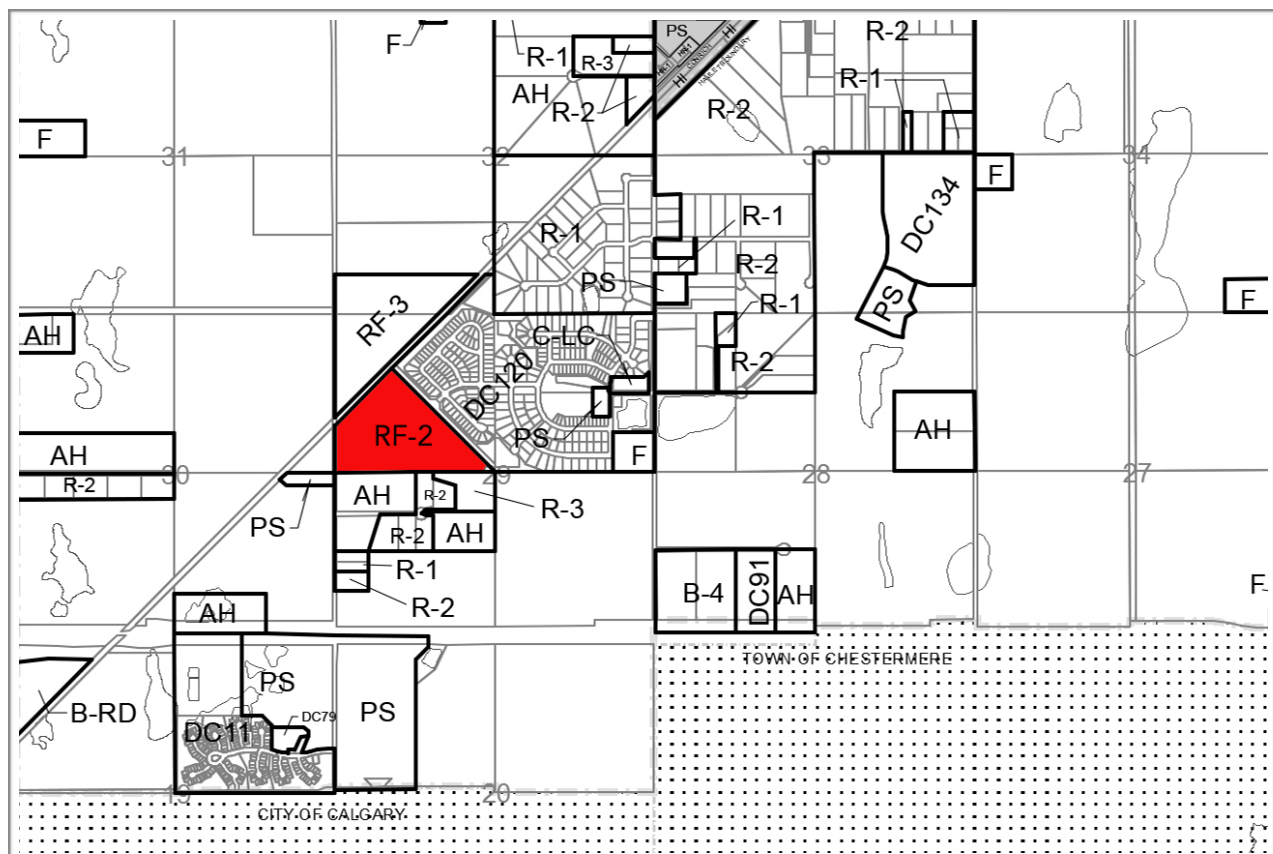
Cell D contains no permanent buildings.

Cell D is not under cultivation and does not contain active agricultural activities.

The lands surrounding Cell D comprise a mix of residential, country residential, and agricultural and industrial land uses.

Figure 7 – Land Use Districts and Community Context illustrates the context surrounding Cell D and the land use districts in place at the time this Appendix was prepared.

Figure 7 - Land Use Districts and Community Context



Source: Rocky View County Land Use Bylaw Map 43

7.0 Conceptual Land Use Plan

7.1 Conrich Area Structure Plan - Land Use Strategy

The Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17) is the current adopted statutory plan applicable to Cell D.

The land use strategy (Map 5) of the CASP, has identified Cell D for highway business use.

7.2 South Conrich Conceptual Scheme - Preferred Land Use

The South Conrich Conceptual Scheme (SCCP) was adopted by the County in 2007.

In 2007, the SCCP anticipated “*higher residential densities, smaller dwelling units and more varied forms of housing*” however development details and attendant policy framework expanding this comment are not provided. Future land use and an attendant policy framework was deferred to a future conceptual scheme amendment (to be attached as an amendment to the 2007 conceptual scheme). Unfortunately at the time of its adoption CASP as a statutory plan (2015), the older SCCP (2007) non-statutory document inconsistencies were never corrected.

In the twelve years from SCCS adoption to consideration of the current Appendix amendment, a number of factors have changed the land use direction (adoption of a statutory plan with a business land use strategy for Cell D, evolving servicing options and changing land use patterns in the area).

Accordingly, this Appendix establishes a land use framework for Cell D that will facilitate its redesignation, subdivision and development aligned with the land use strategy identified in the CASP land use strategy.

7.3 Conceptual Land Use Plan

Figure 8 - Conceptual Land Use Plan provides a conceptual land use and subdivision design for Cell D. *Table 1 - Land Use Areas (Conceptual Land Use Plan)* provides attendant areas of for this concept.

Figure 8 - Conceptual Land Use Plan contains the entire area of Cell D and is intended to facilitate the future development of a comprehensive and sustainable business park. The proposed business park is intended to focus on a market comprising the provision of services to on-site employees and the surrounding local clientele.

7.4 Conceptual Land Use Plan - Future Land Use Designation

Redesignation of Cell D is required to accommodate the preferred businesses land use, subdivision and development.

This Appendix (through its conceptual land use plan and attendant policies) supports a redesignation of Cell D from its current designation of *Ranch and Farm Two District (RF-2)* to *Business - Business Campus (B-BC)* and *Public Service District (PS)*.

The stated purpose and intent of the *Business - Business Campus (B-BC)* land use district is:

*"To accommodate a mix of office and light industrial activity within a comprehensively-planned campus-like setting. Uses secondary to office and light industrial activity 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. 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."*⁸

The permitted and discretionary uses of the *Business - Business Campus (B-BC)* land use district, its attendant district regulations and Land Use Bylaw regulations, the policy framework of this appendix and market requirements are expected to establish the final development form within Cell D.

Permitted uses in the *Business - Business Campus (B-BC)* land use district include⁹:

Accessory Buildings
Amenity Spaces for Pedestrian Use
Animal health care services, small animal
Business Park
Commercial Communications Facilities (Types A, B, C)
General industry Type I
Government services
Laboratories
Office parks
Offices
Patio, accessory to the principal business use

⁸ Rocky View County, Land Use Bylaw C-4841-97, *Office Consolidation*, September 1998, Page 189.

⁹ Ibid, Page 193.

Research Park
Restaurant
School or College, Commercial
Signs

Discretionary uses in the *Business - Business Campus (B-BC)* land use district include¹⁰:

Banks or Financial Institutions
Car wash (with internal bays only)
Colleges and Post-Secondary Education Institutions
Contractor, limited
Drinking establishment
Health care services
Personal Service Business
Private Clubs and Organizations
Public buildings
Recycling collection point
Religious Assemblies
Retail store, local (Floor Area up to 600 m² (6,458.35 ft²))
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this district.

The Land Use Bylaw directs that Development Permit applications for both permitted and discretionary uses *Business - Business Campus (B-BC)* land use district shall be evaluated in accordance with Section 12 of the bylaw¹¹.

Further and in accordance with the provisions of the *Business - Business Campus (B-BC)* land use district, development proposals within Cell D should address the visual design consideration of the proposed development.

All proposals for development should provide architectural guidelines and site development standards that implement proposal design elements that consider development scale, architectural finishing, site lighting, land use context and impact mitigation (that may include site works such as screening and fencing, berming, landscaping and building and parking orientation).

All proposals for development shall address development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

¹⁰ Ibid, Page 194.

¹¹ Ibid, Page 194.

Municipal Reserve parcels and stormwater management facilities will be designated *Public Service District (PS)*.

7.5 Conceptual Land Use Plan - Conceptual Design

It is important to note that the subdivision design, lot sizes, and land use areas in *Figure 8 - Conceptual Land Use Plan* are conceptual only and will be refined at the subdivision approval stage. *Figure 8 - Conceptual Land Use Plan* comprises the following subdivision design elements:

- **Future Public Road**

Two (2) right of way plans (RW Plan 171-0749 and RW Plan 171-0750) affect the subject land Cell D:

- Access R/W Plan 171-0749 is intended to accommodate future improvements to Highway #1 which is located adjacent and northeast;
- Access R/W Plan 171-0750 is intended to accommodate the future extension of Cambridge Park Blvd. and its intersection with Range Road 285.

Figure 8 - Conceptual Land Use Plan provides for vehicular access to Cell D by proposing development as public road, all of the lands currently contained under Access R/W Plan 171-0750 (3.21 Acres / 1.30 Hectares).

A portion of the lands currently contained under Access R/W Plan 171-0749 are also proposed development as public road comprising (0.50 Acres / 0.20 Hectares).

Total area of Cell D proposed for development as public road comprises 5.43 percent (3.71 Acres / 1.50 Hectares).¹²

- **Future Highway #1 Improvements - Right of Way**

That portion of Access R/W Plan 171-0749 not proposed for public road development should remain undeveloped and protected under an access right of way for the purpose of accommodating future improvements to Highway #1.

This right of way area comprises 9.53 percent of Cell D (6.50 Acres / 2.63 Hectares).¹³

¹² Areas are conceptual and approximate and will require verification by legal survey.

¹³ Ibid.

- ***Future Public Utility Lot***

Figure 8 - Conceptual Land Use Plan provides for the dedication of a future Public Utility Lot (PUL). The future PUL is planned to contain required stormwater management facilities. The size and location of the future PUL was determined by stormwater management modelling and engineering requirements determined by Jubilee Engineering consultants Ltd.

A pedestrian pathway is proposed for development surrounding the 12.53 acre public utility parcel. The area of the public utility parcel not supporting active stormwater management facilities will be landscaped at the time its development. The 12.53 acre parcel with attendant landscaping is anticipated to address the requirements of the CASP with respect to its Non-Residential / Residential Interface provisions.

Total area of Cell D proposed for dedication and development of a future Public Utility Lot (PUL) comprising 18.36 percent (12.53 Acres / 5.07 Hectares) of Cell D.¹⁴

- ***Future Connective Open Space System***

The SCCS requires that a connective open space system be established within each Development Cell.

The SCCS requirement for the establishment of an open space system within Cell D will occur at the subdivision approval stage and provided through the dedication of Municipal Reserve.

- ***Future Municipal Reserve (MR) Dedication***

Registration of a plan of subdivision for Cell C created a remainder parcel that comprises the titled land within Cell D (the remainder of the NW 1/4 Sec. 29-24-28-W4M under Title No. 171 069 813 +119).

At the time of subdivision approval for Cell C, it was determined that consideration of municipal reserve disposition for the remainder parcel should be deferred to a future subdivision approval. Accordingly, a deferred reserve caveat (Instrument 171 069 816) expressing an interest in 6.6318 acres (2.6838 ha) was registered by the County against the remainder parcel.

¹⁴ Areas are conceptual and approximate and will require verification by legal survey.

Figure 8 - Conceptual Land Use Plan provides a concept design for the future dedication of four (4) municipal reserve (MR) lots comprising 14.60 percent (9.97 Acres / 4.03 Hectares) of Cell D.¹⁵

Future MR lots are intended to be used for recreation, to contain pedestrian pathways or as buffers between land uses. All future MR parcels are proposed to be irrigated with stormwater from the stormwater management system implemented for Cell D.

Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.

- ***Future Pedestrian Pathway System***

A pedestrian pathway system is proposed within MR lots ensuring that all public lands will be accessible to all residents of the County.

The proposed pedestrian pathway system within Cell D should expand and strengthen regional recreational opportunities by connecting to existing pedestrian networks on surrounding lands.

The design of the pedestrian pathway system within MR lots should be considered at the subdivision approval stage and constructed in accordance with County standards.

Maintenance of MR lots within Cell D including implementation of a weed management plan should be the responsibility of a Landowner's Association to be established as a requirement of subdivision approval.

- ***Future Business Lots***

Figure 8 - Conceptual Land Use Plan provides for the creation of six (6) business lots comprising 51.94 percent (35.45 Acres / 14.34 Hectares) of Cell D.¹⁶

The proposed lots range in size from 4.21 Acres / 1.70 Hectares to 7.46 Acres / 3.02 Hectares.¹⁷

The provision of business lot sizes below the minimum parcel size requirements of the *Business - Business Campus (B-BC)* land use district is accommodated by the land use

¹⁵ Ibid.

¹⁶ Areas are conceptual and approximate and will require verification by legal survey.

¹⁷ Ibid.

district where parcel size is supported by a comprehensive development design scenario considered at the subdivision approval stage. The provision of serviced business lots in the sizes proposed is intended to favour the development requirements of local business and services. It was considered that larger parcel sizes would attract businesses of an industrial character with extensive outside storage requirements which is not aligned with the intended character of the Cell D business campus.

7.6 Conceptual Land Use Plan - Design and Site Development Requirements

A comprehensive development design scenario is required by the proposed land use district to be implemented at the development approval stage.

A comprehensive development design scenario should comprise a framework of architectural design and site development requirements intended to:

1. Facilitate comprehensive development of Cell D and ensure contextual land use compatibly;
2. Provide design guidelines and principles that will result in an attractive, cohesive and recognizable built form for business landscapes in Cell D;
3. Conform to the design principles established by Commercial, Office and Industrial Design Guidelines¹⁸ in Rocky View County.

7.7 Conceptual Land Use Plan - Adjacent Development Compatibility

During the development of Cell D, it is important to consider development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

Alberta Health Services recommends that any development proposed within Cell D which might have the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) not be located in close proximity to residential or sensitive land use areas such as daycares, schools, hospitals, adult care facilities or food establishments. Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential or sensitive land receptors are adequately protected.

The following provides additional direction respecting development compatibility:

- Development proposals for general Industrial uses as defined by the Land Use Bylaw and considered appropriate under a General industry Type I permitted use should be

¹⁸ Rocky View County, Commercial, Office and Industrial Design Guidelines, Resolution 182-10, July 6, 2010.

evaluated for compatibility with residential land use and directed to proposed Lots 3 and 4 adjacent Garden View Road;

- Business activities that support on-site storage or generate negative impacts off-site are restricted from development in Cell D;
- Permitted and discretionary uses for proposed lots 2, 4, and 5 that include business uses in a campus setting pursuant definitions of same in the Land Use Bylaw; and
- Business uses that include high traffic uses such as car washes, service stations and convenience stores should be restricted to Lots 3 and 4 adjacent Garden View Road.

7.8 Conceptual Land Use Plan - Adjacent Development Connectivity

Currently, a private roadway bisects Cell D and connects Cambridge Park Boulevard within Cambridge Park Estates to Garden Road. The private roadway was constructed as a condition of subdivision approval for Cell C and is located within an existing right of way (Access R/W Plan 171-0750). The private roadway was intended to facilitate emergency ingress and egress to Cambridge Park Estates.

It is anticipated that subdivision of Cell D in accordance with ***Figure 8 - Conceptual Land Use Plan*** will require that the private roadway be removed and replaced with a public road is developed within the existing utility right of way. The public road identified in ***Figure 8 - Conceptual Land Use Plan*** shall be developed in accordance with RVC standards. The proposed public road within Cell D and its intersection with Garden Road will serve as the primary roadway access to Cell D.

The proposed public road will enhance the County transportation system by establishing road connectivity between developments and facilitating inter-community traffic movements and emergency access.

At at such time as the public road is considered, traffic calming measures intended to manage vehicular speeds should be considered. Traffic calming measures may include a stop sign at the intersection of Access R/W Plan 171-0749 and Access R/W Plan 171-0750.

The pedestrian pathway system proposed for Cell D should integrate with the existing Cambridge Park Estates pedestrian pathway systems promoting walkability within Cell D and to the greater community.

Policy - Conceptual Land Use Plan**Land Use Designation**

- 7.0.1 *All lands within Cell D should be designated Business - Business Campus (B-BC) in order to facilitate the comprehensively planned business development of the Cell D with the exception of Municipal Reserve parcels which shall be designated Public Service District (PS).*

Future Subdivision

- 7.0.2 *Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of **Figure 8 - Conceptual Land Use Plan** herein.*

Connective Open Space System

- 7.0.3 *An open space system shall be developed within Cell D in general conformity with the provisions of **Figure 8 - Conceptual Land Use Plan**.*
- 7.0.4 *All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*
- 7.0.5 *All open space and pathways within Cell D shall be maintained by a Landowner's Association or Associations. Maintenance and operational obligations is committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within - including pathway.*
- 7.0.6 *Preparation and implementation of a weed management plan should be the responsibility of a Landowner's Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive grounds keeping maintenance and operation program as specified in the terms of a formal license of occupation for County lands.*

Municipal Reserve (MR)

- 7.0.7 *Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land.*

- 7.0.8 *Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*
- 7.0.9 *Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*
- 7.0.10 *In addition to construction, the Developer is responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates - in accordance to the terms of the applicable Development Agreement.*

Business Land Use and Development

- 7.0.11 *In accordance with the provisions of the Business - Business Campus (B-BC) land use district, development proposals within Cell D shall be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).*
- 7.0.12 *All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, finish and context.*
- 7.0.13 *The provision of business lot sizes below the minimum parcel size requirements of the Business - Business Campus (B-BC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.*

Figure 8 - Conceptual Land Use Plan

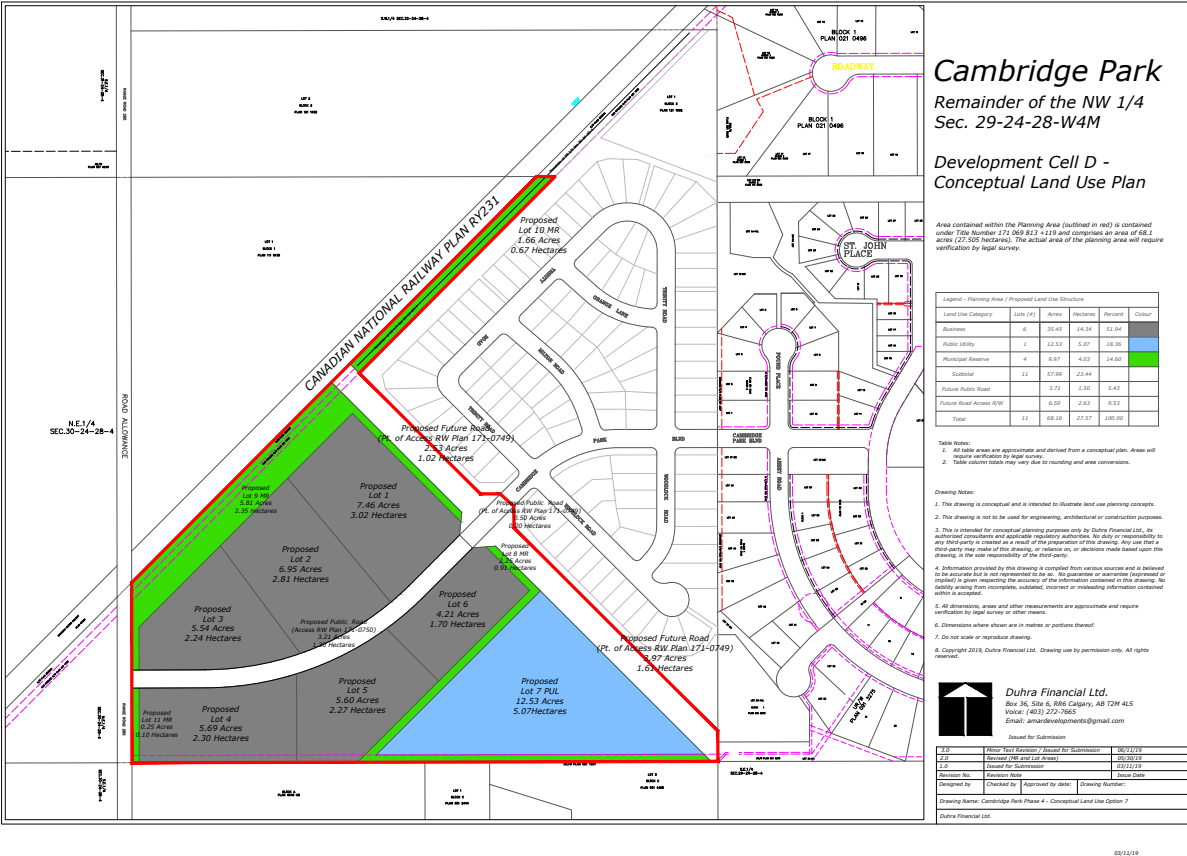


Table 1 - Land Use Areas by Future Land Use

Proposed Use	Lot No.	Area (Acres)	Subtotal	Area (Hectares)	Subtotal	Percent
Business	1	7.46		3.02		
	2	6.95		2.81		
	3	5.54		2.24		
	4	5.69		2.30		
	5	5.60		2.27		
	6	4.21		1.70		
Subtotal Business			35.45		14.34	51.94
Public Utility	7 PUL	12.53	12.53	5.07	5.07	18.36
Municipal Reserve	8 MR	2.25		0.91		
	9 MR	5.81		2.35		
	10 MR	1.66		0.67		
	11 MR	0.25		0.10		
Subtotal MR			9.97		4.03	14.60
Future Public Road		3.71	3.71	1.50	1.50	5.43
Future Road R/W		6.50	6.50		2.63	9.53
Total			68.16		27.57	100.00

Table Notes:

1. All table areas are approximate and based upon a conceptual plan (Figure 8 - Conceptual land Use Plan dated June 2019).
2. All areas will require verification by legal survey.
3. Table columns may vary due to rounding and area conversions.

8.0 Transportation and Roadways

8.1 Regional Transportation Network

The City of Calgary, with involvement of City of Airdrie, City of Chestermere, Town of Cochrane, and Rocky View County have conducted The North Calgary Regional Transportation Study, which identifies the need for an interchange at the Highway #1 and Range Road 285 Intersection by 2030. This interchange is in Alberta Transportations long-term plans but is not planned in the near or intermediate future. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange.

8.2 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) was completed by Bunt and Associates¹⁹.

The Bunt and Associates TIA considers the full build-out of lands contained within Cell D in accordance with the preferred future land use established by the SCCS and *Figure 8 - Conceptual Land Use Plan*. The TIA focused on intersections and roads directly affected by development in Cell D with consideration of background traffic conditions.

Alberta Transportation (AT) has proposed construction of an interchange to the south of the SCCS, on the Trans Canada Highway at the Garden Road / Highway 1 intersection. This Appendix maintains future transportation road right-of way requirements associated with the long-term planning of that interchange. The Bunt and Associates TIA provides comment and an update on the timeline for this improvement:

"It is noted that AT plans to develop a grade separated interchange at the Garden Road/ Highway 1 intersection at some point in the future, but this improvement is not currently funded nor is there an AT timeline identified for implementation. The North Calgary Regional Transportation Study that was recently completed in draft form by ISL Consulting for the City of Calgary, City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County identifies a need for this interchange prior to 2030, and Bunt & Associates concurs with that preliminary finding. However, in the absence of a confirmed and committed timeline for this improvement it is recommended that consideration be given by AT to allowing signalized side street delays to increase as a result of growth in both background

¹⁹ Bunt and Associates, *Cambridge Park Phase 4, Traffic Impact Assessment, Final*. Calgary, Alberta: Author, June 2019.

traffic and development traffic so as to protect and maximize capacity for critical east/west through volumes on Highway 1.”²⁰

Figure 8 - Conceptual Land Use Plan provides for primary public road access to Cell D and Garden Road (Range Road 285) via an internal public road connecting Garden Road and Cambridge Park Boulevard constructed within Access R/W Plan 171-0750 and a portion of Access R/W Plan 171-0749.

The Bunt and Associates TIA provides comment and a recommendation respecting upgrades at the intersection of Garden Road & Cambridge Park Boulevard that will be required as a result of Cell D development contemplated in this Appendix:

“The intersection of Garden Road & Cambridge Park Boulevard is currently a Type I intersection. AT Turning Warrants were evaluated for each of the future horizons to determine any necessary intersection treatments.

The intersection will require a Type IV treatment by the 2040 After Development horizon with a northbound right turn lane. However, based on the Conrich ASP₃, Garden Road will be terminated before the CN rail tracks and before Highway 1 to the south. This will reduce most of the through traffic and intersection improvements will not be necessary in the future. As the intersection is expected to operate with an LOS A and low delays, a Type IIIa intersection treatment is recommended.”²¹

Policy - Transportation and Roadways

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Road (Range Road 285) and Cambridge Park Blvd.*
- 8.0.2 *All public roads within Cell D shall be developed in accordance with sound professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required as a result of the development of Cell D shall be considered at the subdivision approval stage and with regard to the findings and recommendations of the Bunt and Associates TIA referenced in this Appendix.*

²⁰ Bunt and Associates, *Cambridge Park Phase 4, Transportation Impact Assessment, Final*. Calgary, Alberta: Author, June 2019, Page 3.

²¹ Bunt and Associates, *Cambridge Park Phase 4, Transportation Impact Assessment, Final*. (Calgary, Alberta: Author), Page 32.

9.0 Servicing Infrastructure

9.1 Sanitary Sewer

Cell D is within the service area of the East Rocky View Regional Wastewater service system. Accordingly, all development within Cell D shall be serviced by connection to the the East Rocky View Regional Wastewater service system.

9.2 Potable Water

In accordance with Policies 23.9 and 23.15 of the CASP, all development within Cell D shall connect to the County's potable water system.

At the subdivision approval stage, a developer shall be required to enter into a Development Agreement for the connection of Cell D lots to the County's potable water system.

9.3 Stormwater Management

Jubilee Engineering Consultants Ltd. has prepared a conceptual stormwater management study for Cell D.²² The Jubilee Engineering study describes the stormwater management system for Cell D as follows:

- *The analysis concludes that the ponds designed have sufficient capacity to manage the runoff generated by the Cambridge Estates Phase 3 and Cambridge Park Phase 4. The existing pond from Cambridge Estates Phase 3 and Cambridge Park Phase 4 will be connected and will act as one pond. The combined pond will be an evaporation with irrigating the municipal reserve areas on both phases.*
- *The combined evaporation/irrigation pond will be a zero discharge facility to handle runoff from a 1:100 year storm event. The pump house on the existing Cambridge Estates Phase 3 will be utilized for both phases.*
- *The evaporation pond was designed for a 1:100 year storm event and has no minor system outlet. Through Water Balance the 1:100 year storm elevation in the pond is 56.25m which gives a freeboard of 0.95m. The SWMHYMO results for a 1:100 single event will give a freeboard of 1.45m.*

²²Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019.

- *All details conform to the City of Calgary Standard Specifications and Stormwater Management Design Manual.”²³*

Figure 9 – Stormwater Management illustrates the overall concept for stormwater management within Cell D.

The County will require that requisite Maintenance Vehicle Access Road (Section 706.5.3 Servicing Standards) surrounding the proposed evaporation/irrigation pond be incorporated directly into the pedestrian network (sidewalk and pathways). Design and configuration shall be undertaken by the Developer to the County’s satisfaction within an applicable Development Agreement.

9.4 Solid Waste Management

Solid waste containment and disposal within Cell D will be the responsibility of individual landowners or collectively managed by a Landowner’s Association. Recycling opportunities are encouraged to be implemented throughout the community.

²³ Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. (Calgary, Alberta: Author, April 2019), Page 13.

*Policy - Servicing Infrastructure***Geotechnical**

- 9.0.1 *Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.*

Sanitary Sewer and Potable Water

- 9.0.2 *As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and waste water system.*
- 9.0.3 *It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.*
- 9.0.4 *Development of Cell D shall implement water conservation measures as required by the County.*

Stormwater Management

- 9.0.5 *Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

Solid Waste Management

- 9.0.6 *Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities will be encouraged.*

Figure 9 - Stormwater Management



Source: Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019.

10.0 Public Consultation

As required by Policy 9.1.3 of the SCCS, a public consultation process was implemented as follows:

- A public open house was held at Prince of Peace on November 28, 2019, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The open house was advertised by direct mail to over three hundred (300) affected Conrich area residents.

Approximately ten (10) people recorded attendance at the November 28, 2019 open house.

Key issues raised included:

- Future development of the private road within Cell D to a public road;
- Potential for business traffic impacting adjacent residential area;
- Range of land uses permitted and the potential for impact on adjacent residential areas.
- A second open house was held at Prince of Peace on January 29, 2020, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The second open house notification was provided directly to Cambridge Park Estates residents.

It is estimated that approximately fifty (50) people attended the second open house representing approximately twenty five (25) to thirty five (35) residents of the two hundred and ten (210) Cambridge Park Estates residences notified. (Sign in sheets were removed by unknown parties impairing actual attendance recording).

Parties in attendance were opposed to business development of Cell D.

- On a number of occasions following the public open houses, the developer met individually and collectively with five (5) Cambridge Park Estates residents to discuss land use and development issues.
- Notwithstanding, there was no resolution to the five (5) Cambridge Park Estates residents in opposition to business land use within Cell D.

11.0 Implementation

This Appendix was prepared for adoption by the Council of Rocky View County as an amendment to the SCCS in conformance with SCCS policies.

The policy provisions of this Appendix are to be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

Policy - Implementation

- 11.0.1 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.2 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP.*

12.0 Policy Summary

This Appendix section provides a summary of the appendix policies guiding the redesignation and subdivision of Cell D:

12.1 Policy Summary: Section 3.0 Purpose and Objective

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS) and this Appendix.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

12.2 Policy Summary: Section 4.0 Planning Area - Cell D

- 4.0.1 *The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:*
- *Lands identified as Cell D within the SCCS, and*
 - *Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.*
- 4.0.2 *Cell D shall comprise the entire planning area discussed in this Appendix.*

12.3 Policy Summary: Section 5.0 Planning Area Assessment

- 5.0.1 *All development within Cell D shall be supported by site assessments as required the County.*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*
- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. in its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 *During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Culture and Community Spirit.*

12.4 Policy Summary: Section 7.0 Conceptual Land Use Plan

Land Use Designation

- 7.0.1 *All lands within Cell D should be designated Business - Business Campus (B-BC) in order to facilitate the comprehensively planned business development of the Cell D with the exception of Municipal Reserve parcels which shall be designated Public Service District (PS).*

Future Subdivision

- 7.0.2 *Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of Figure 8 - Conceptual Land Use Plan herein.*

Connective Open Space System

- 7.0.3 *An open space system shall be developed within Cell D in general conformity with the provisions of Figure 8 - Conceptual Land Use Plan.*
- 7.0.4 *All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*
- 7.0.5 *All open space and pathways within Cell D shall be maintained by a Landowner's Association or Associations. Maintenance and operational obligations is committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within - including pathway.*
- 7.0.6 *Preparation and implementation of a weed management plan should be the responsibility of a Landowner's Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive grounds keeping maintenance and operation program as specified in the terms of a formal license of occupation for County lands.*

Municipal Reserve (MR)

- 7.0.7 *Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land.*

- 7.0.8 *Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*
- 7.0.9 *Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*
- 7.0.10 *In addition to construction, the Developer is responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates - in accordance to the terms of the applicable Development Agreement.*

Business Land Use and Development

- 7.0.11 *In accordance with the provisions of the Business - Business Campus (B-BC) land use district, development proposals within Cell D shall be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).*
- 7.0.12 *All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, finish and context.*
- 7.0.13 *The provision of business lot sizes below the minimum parcel size requirements of the Business - Business Campus (B-BC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.*

12.5 Policy Summary: Section 8.0 Transportation and Roadways

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Road (Range Road 285) and Cambridge Park Blvd.*
- 8.0.2 *All public roads within Cell D shall be developed in accordance with sound professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required as a result of the development of Cell D shall be considered at the subdivision approval stage and with regard to the findings and recommendations of the Bunt and Associates TIA referenced in this Appendix.*

12.6 Policy Summary: Section 9.0 Servicing Infrastructure**Geotechnical**

- 9.0.1 *Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.*

Sanitary Sewer and Potable Water

- 9.0.2 *As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and waste water system.*
- 9.0.3 *It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.*
- 9.0.4 *Development of Cell D shall implement water conservation measures as required by the County.*

Stormwater Management

- 9.0.5 *Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

Solid Waste Management

- 9.0.6 *Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities will be encouraged.*

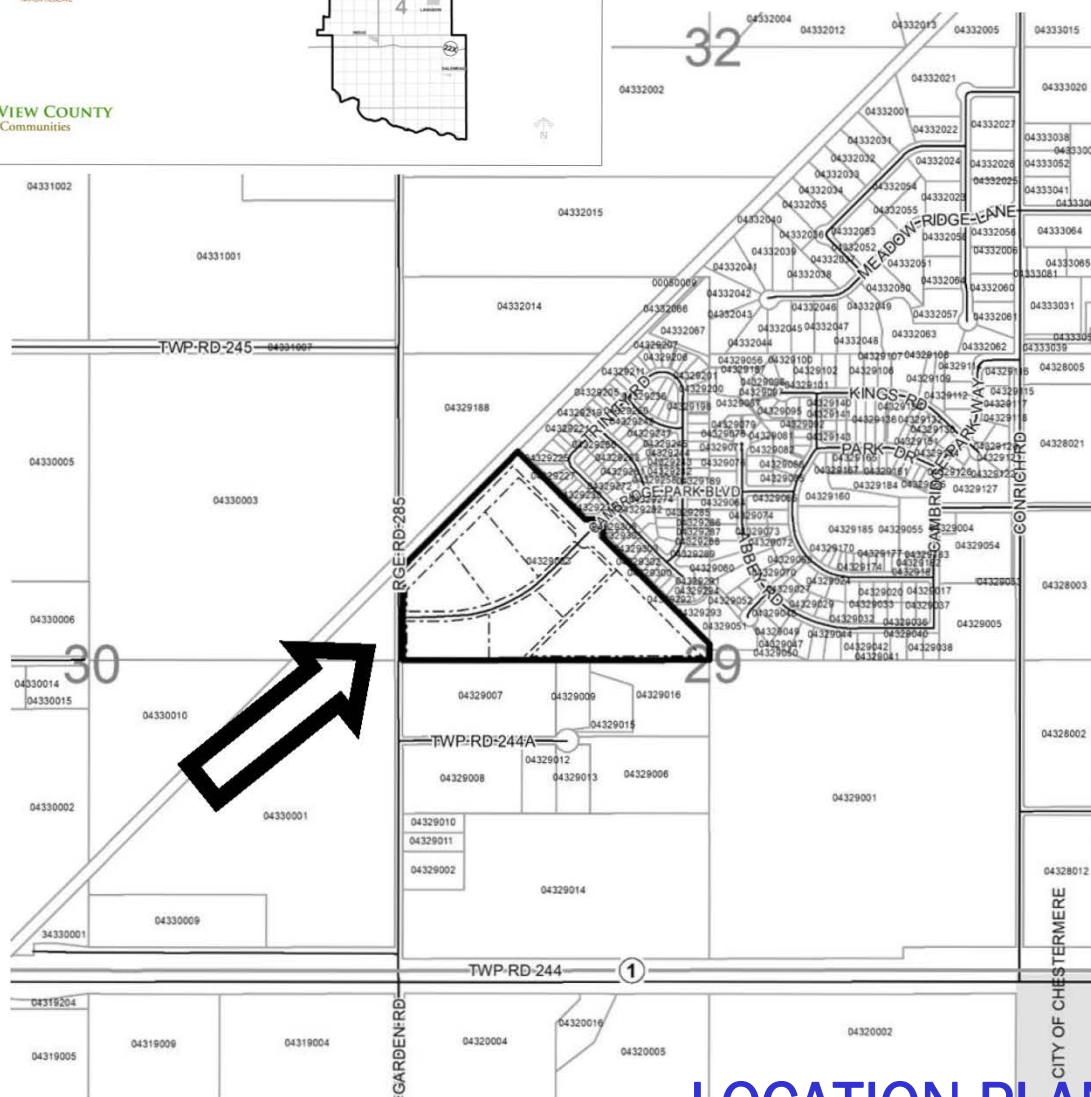
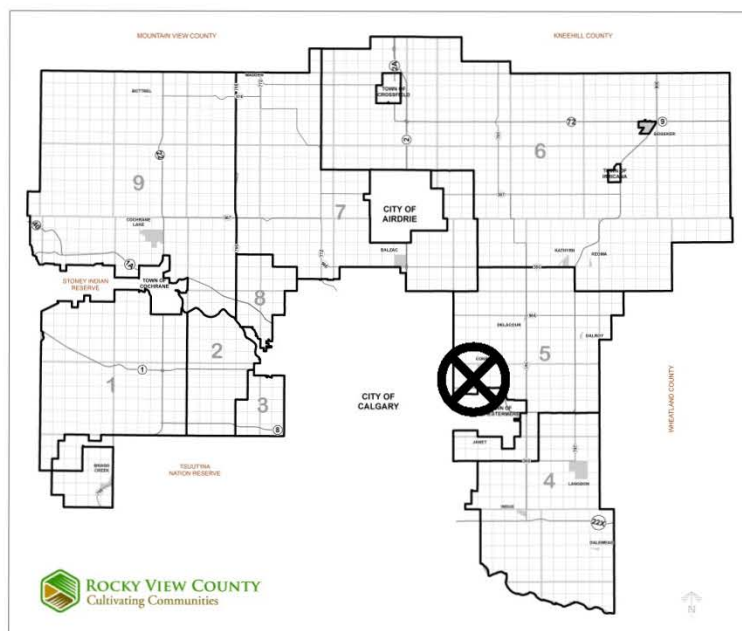
12.7 Policy Summary: Section 11.0 Implementation

- 11.0.1 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.2 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP.*

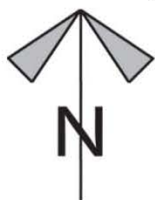
13.0 Supporting Information

The following studies and assessments are referenced herein and were submitted to Rocky View County in support of a South Conrich Conceptual Scheme Appendix: Cell D amendment:

1. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Final. Calgary, Alberta: Author, June 2019.
2. Ecotone Environmental Ltd., Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property. Calgary, Alberta: Author, September 2019.
3. Hab-Tech Environmental, 2014 Update to Biophysical Impact Assessment (BIA) Cambridge Park. Calgary, Alberta: Author, December 2014.
4. Jubilee Engineering Consultants Ltd., Stormwater Management Report. Calgary, Alberta: Author, April 2019.



LOCATION PLAN



NW-29-24-28-W04M

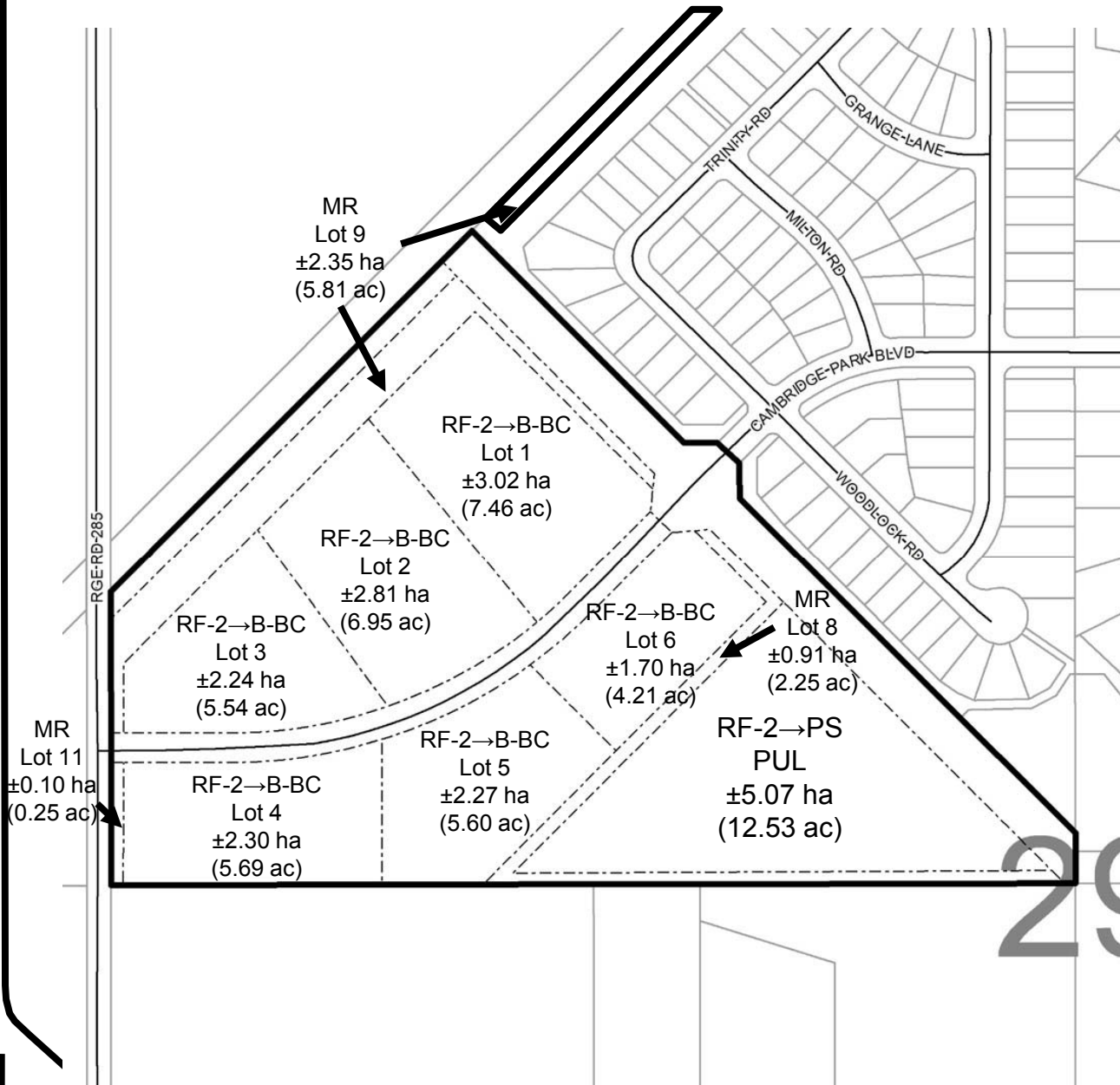
Date: 12-Jun-20

Division # 5

File: 04329003

Conceptual Scheme Amendment Proposal: To amend the South Conrich Conceptual Scheme (Bylaw C-6401-2006) and to adopt the Appendix for Cell D, within a portion of NW-29-24-28-W4M for 6 business commercial lots, a public utility lot, and municipal reserve lands.

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm Two District to Business - Business Campus District and Public Services District (PS) to accommodate future commercial development.



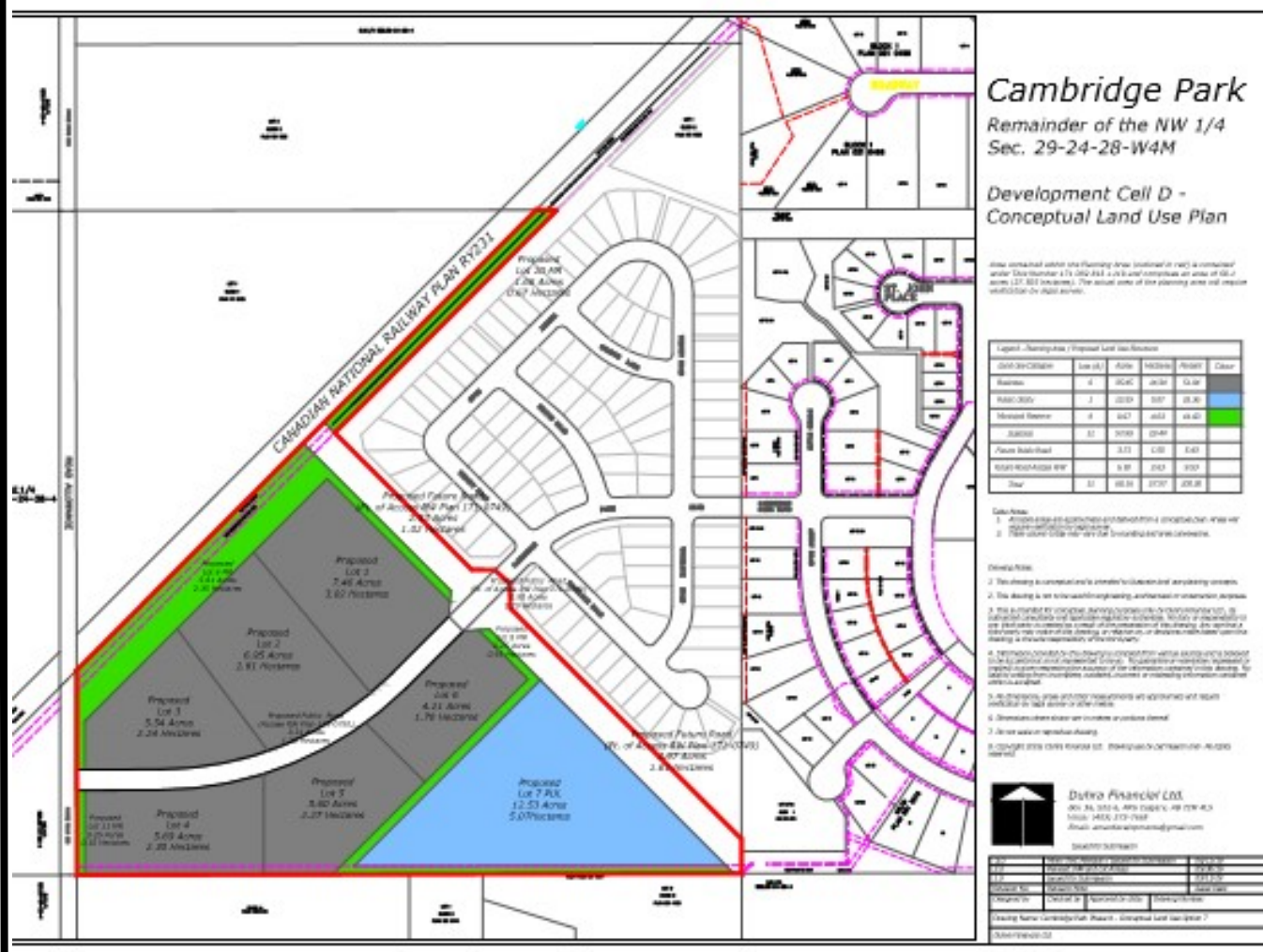
DEVELOPMENT PLAN

NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003



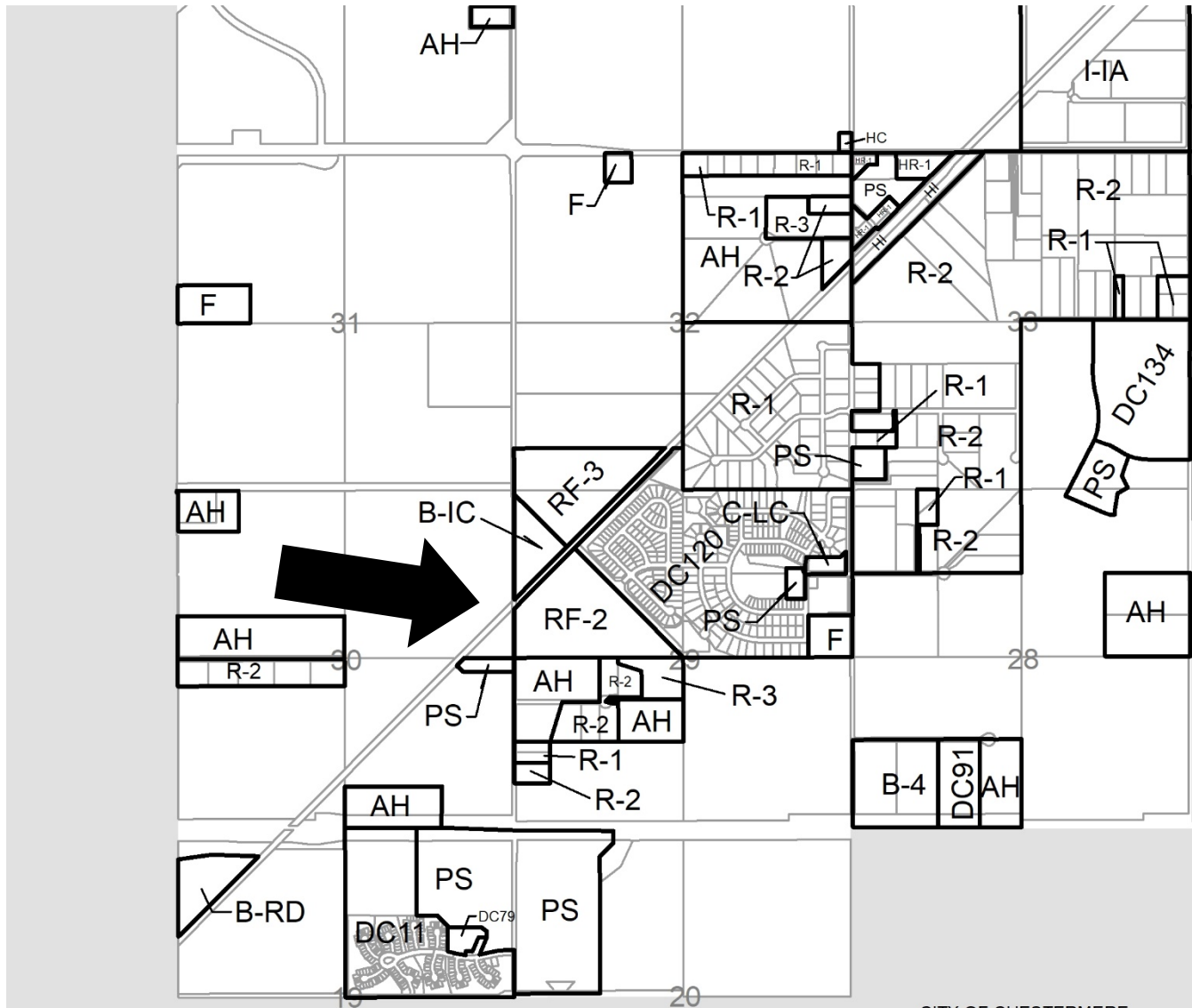
CONCEPTUAL SCHEME APPENDIX

NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003

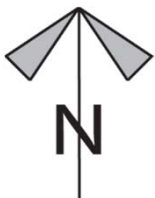


CITY OF CALGARY

CITY OF CHESTERMERE

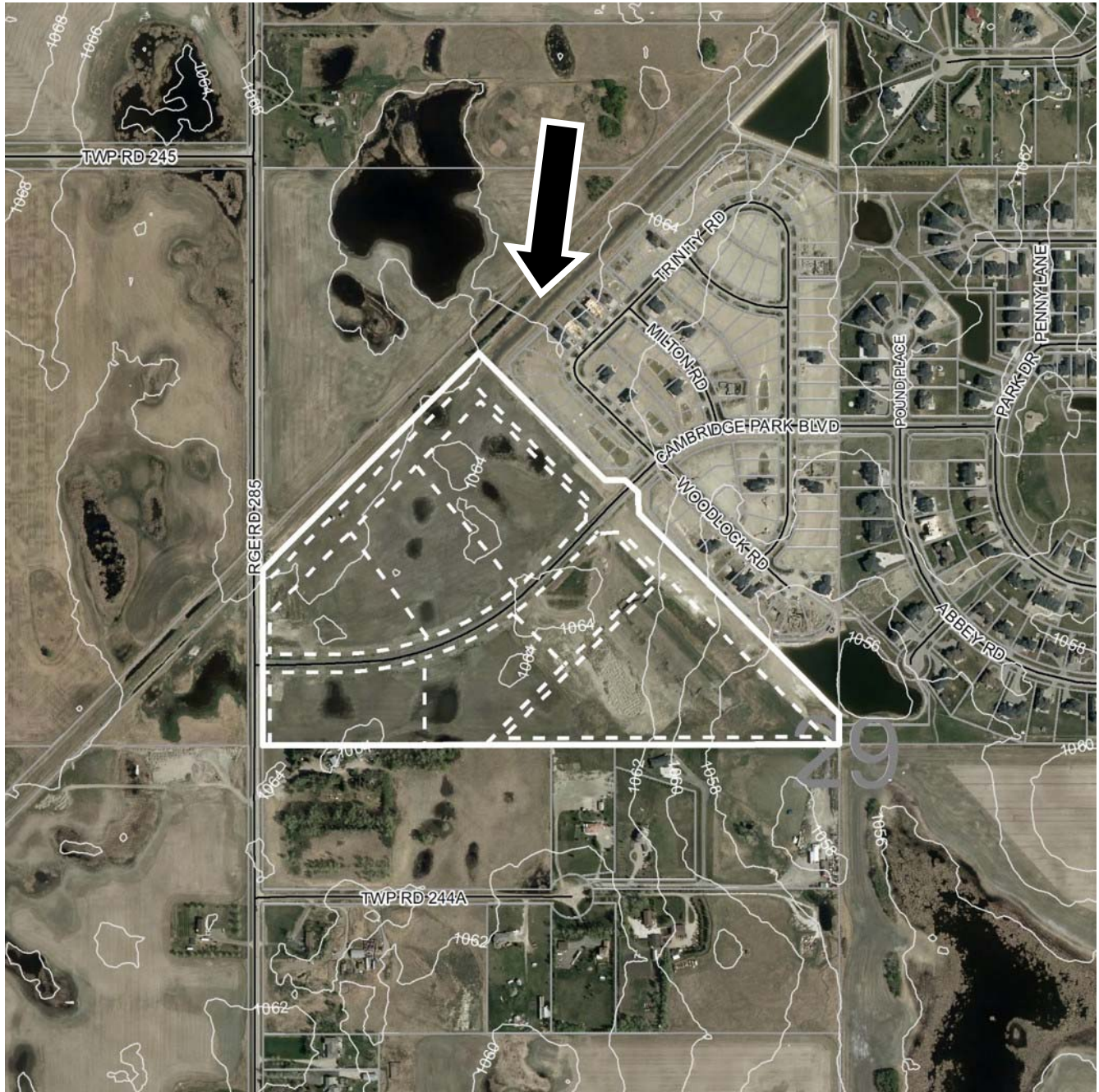
RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial
DC	Direct Control	HR-1	Hamlet Residential Single Family
PS	Public Service	HR-2	Hamlet Residential (2)
		HC	Hamlet Commercial
		AP	Airport

LAND USE MAP



NW-29-24-28-W04M

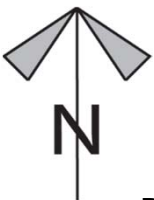
Date: 12-Jun-20Division # 5File: 04329003



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: 12-Jun-20

Division # 5

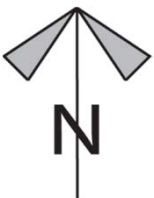
File: 04329003



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

AIR PHOTO

Spring 2018

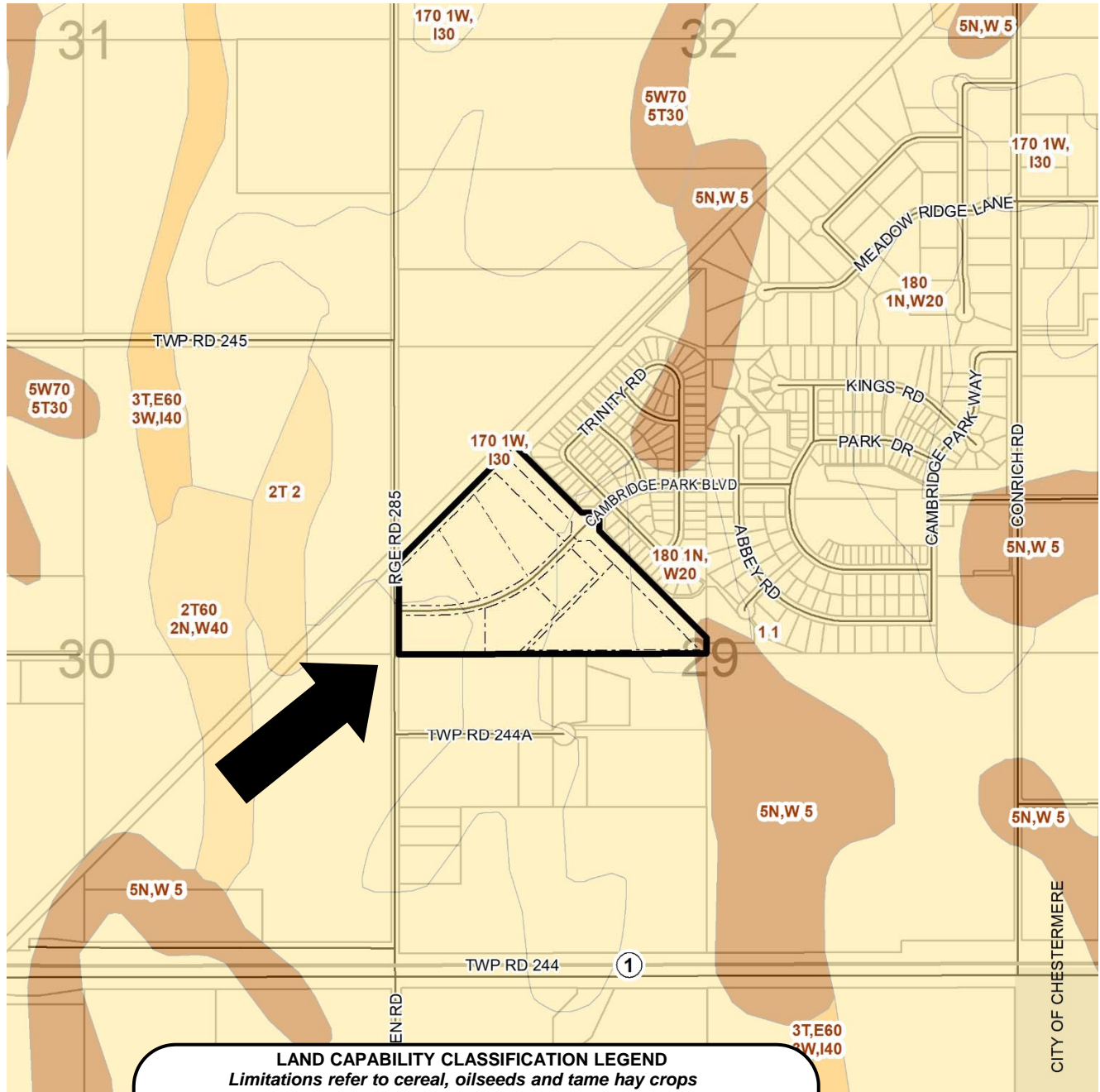


NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003



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

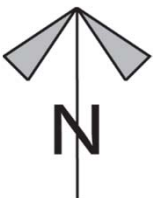
CLI Class

- 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

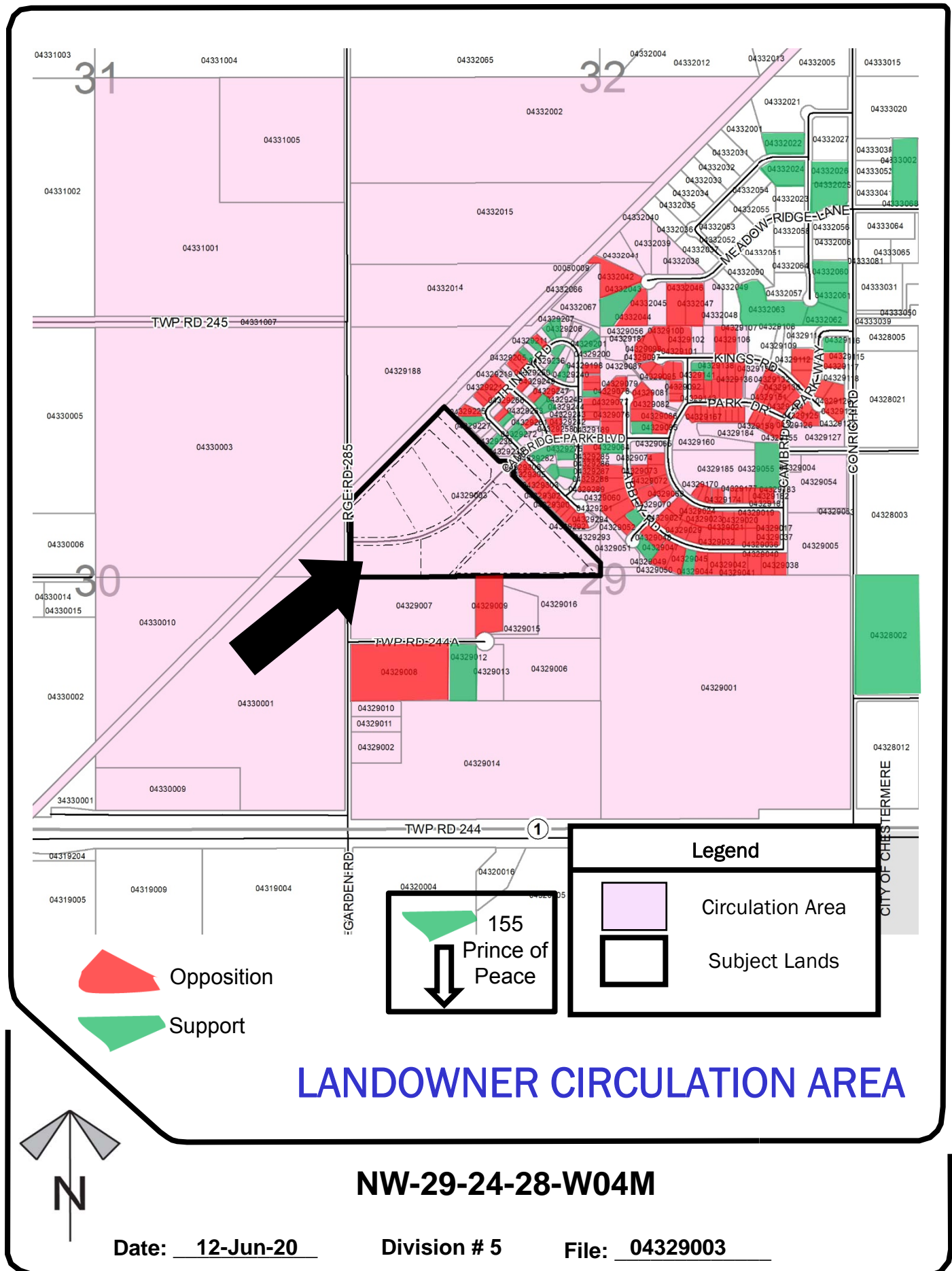


NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003



File number 04329003,Application Number PL20190021

Sunny Chatha [REDACTED]

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 | www.rockyview.ca

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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

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-----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 | www.rockyview.ca

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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

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-----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 | www.rockyview.ca

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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)

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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

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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)

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Hello,

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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
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-----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)

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Hi,

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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

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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)

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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

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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 <ONewmen@rockyview.ca>;

 1 attachment

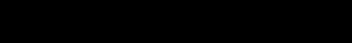
Rocky View County.pdf;

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

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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-----Original Message-----

From: Tanis Nicholls-Fleehart 
Sent: Wednesday, June 10, 2020 11:41 AM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
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. Gathencole

Signatures:

Tanis Nicholls

Name: *Vivian Gathencole*
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.

5/13/2020

File 04329003 Rezoning

Dharminder Premi [REDACTED]

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 | www.rockyview.ca

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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)

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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

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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)

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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.

6/10/2020

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

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.

[REDACTED] our time to hear from the residents of Cambridge Estates.

Regards,

[REDACTED] si

[REDACTED]

[REDACTED]

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

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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)

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Good afternoon,

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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

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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)

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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 | www.rockyview.ca

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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.

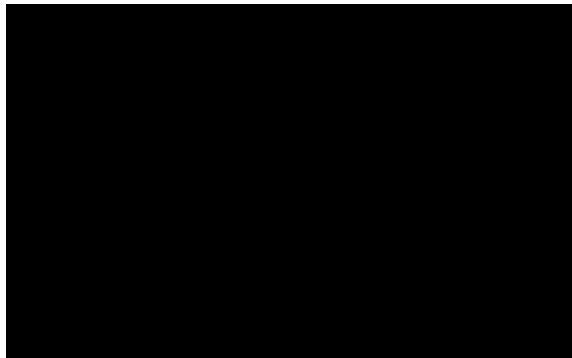
Commercial development that includes "light industrial" development is simply INCOMPATIBLE with the longstanding vision – as outlined in both the South Conrich Approved Conceptual Scheme as well what has been the longstanding and consistent communication by Amar Developments – of what this community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

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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 | www.rockyview.ca

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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

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 | www.rockyview.ca

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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 | www.rockyview.ca

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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 | www.rockyview.ca

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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.

Sincerely,

Makhan Singh Bains, Harswinder Kaur Bains, Gurpyar Singh Bains, & Akalsaajan Singh Bains

Address: 30 Woodlock Road, Rocky View County

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[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 | www.rockyview.ca

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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

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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 | www.rockyview.ca

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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 | www.rockyview.ca

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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 | www.rockyview.ca

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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 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

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 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.

Surjit S Dhillon
[REDACTED]

PL20190021 Redesignation phase 4

Full Name 

Tue 1/28/2020 10:09 PM

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

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

5/13/2020

Planning Services Dept - File 04329003 Application PL 20190... - Oksana Newmen

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

A1heatinginc [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

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

From: Arora2021 [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

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

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]

5/13/2020

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]

ATT: Oksana Newmen File 04329003

jarnail kalsi

Thu 2/13/2020 12:02 PM

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

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.

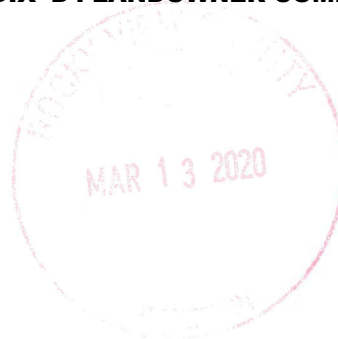
Regards

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 <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

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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 'D': LANDOWNER COMMENTS

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

C-3

Page 129 of 668

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

[REDACTED]

--

Thanks
Narinder Toor

[REDACTED]

[REDACTED]

[REDACTED]

6/1/2020

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

Michelle Mitton

Fri 5/29/2020 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 | www.rockyview.ca

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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

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

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]
[REDACTED] / Ravneet Toor

142 Trinity Road
Rocky View County, AB

[REDACTED]

[REDACTED]

[REDACTED]

6/2/2020

FW: [EXTERNAL] - Bylaw C-7959-2019 and Bylaw C-7957-2019 (O... - Oksana Newmen

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 | www.rockyview.ca

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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.

6/2/2020

FW: [EXTERNAL] - Bylaw C-7959-2019 and Bylaw C-7957-2019 (O... - Oksana Newmen

- 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

6/3/2020

FW: [EXTERNAL] - OPPOSE , BYLAW C-7959-2019 and BYLAW C-79... - Oksana Newmen

Page 134 of 668

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 | www.rockyview.ca

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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

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-----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 | www.rockyview.ca

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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.

Sincerely,

Dilpreet Sidhu and Kuljinder Sidhu
A resident of 130 Trinity Road, Rocky View County
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

6/10/2020

FW: [EXTERNAL] - Bylaw C-7959-2019 & Bylaw C-7957-2019 (Opp... - Oksana Newmen

Page 139 of 668

FW: [EXTERNAL] - Bylaw C-7959-2019 & Bylaw C-7957-2019 (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 | www.rockyview.ca

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-----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

6/10/2020

FW: [EXTERNAL] - Subject: *BYLAW C-7959-2019 and BYLAW C-79... - Oksana Newmen

Page 140 of 668

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 | www.rockyview.ca

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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 | www.rockyview.ca

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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

6/10/2020

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 | www.rockyview.ca

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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]

[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 | www.rockyview.ca

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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.

6/10/2020

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

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

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 | www.rockyview.ca

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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

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 |

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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

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.

[REDACTED]

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

[REDACTED]

[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

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-----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

C-3

Page 153 of 668

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 | www.rockyview.ca

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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

6/10/2020

FW: [EXTERNAL] - By law

Michelle Mitton

Thu 6/4/2020 10:03 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

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-----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

6/10/2020

FW: [EXTERNAL] - Fw: Bylaw C-7959-2019 and Bylaw C-7957-201... - Oksana Newmen

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 | www.rockyview.ca

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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

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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

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-----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 | www.rockyview.ca

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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 |

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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]

[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

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

From: Rachhpal Matharoo [REDACTED]
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 | www.rockyview.ca

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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

Harjit Mand
7 Abbey Road
Rockyview County, AB
T1Z 0A1

[REDACTED]

[REDACTED]

[REDACTED]

[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 | www.rockyview.ca

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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

Page 168 of 668

Jagjiwan Singh
307 Grange Lane
Rocky View County, AB
T1Z 0B8

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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 | www.rockyview.ca

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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 | www.rockyview.ca

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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 <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

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-----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 | www.rockyview.ca

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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,

6/10/2020

FW: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-4841-97 File... - Oksana Newmen

Page 174 of 668

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.

Could [REDACTED] enjoy your homes, your families, and your rural peaceful neighbourhoods, we would like to [REDACTED] 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] [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 | www.rockyview.ca

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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

Sandeep Rikhi

[REDACTED]

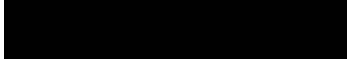
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Application PL 20190021 - File 04329003

Parminder Sandhu 

Tue 1/28/2020 11:26 AM

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

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

6/3/2020

FW: [EXTERNAL] - Bylaw C-7959-2019 & Bylaw C-7957-2019 (Opp... - Oksana Newmen

Page 178 of 668

FW: [EXTERNAL] - Bylaw C-7959-2019 & Bylaw C-7957-2019 (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 | www.rockyview.ca

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-----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 | www.rockyview.ca

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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

6/10/2020

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

Page 180 of 668

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 |

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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]

[REDACTED]

[REDACTED]

[REDACTED]

[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 |

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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

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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

Devinder Gill
Shamsher Gill
Amandeep Gill

71 Abbey Road
Rocky View County, AB
T1Z0A1

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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 | www.rockyview.ca

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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

Thanks,
Kanwal Sangha M.SC. P.ENG
14 Woodlock Road
Rockyview AB T1Z 0C1
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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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

6/10/2020

FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-795... - Oksana Newmen

Page 188 of 668

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

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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



6/10/2020

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

Page 191 of 668

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 |

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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)

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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

C-3

Page 193 of 668

For all of the above reasons, I am **STRONGLY OPPOSING** the Phase 4 Commercial/ Industrial or B-BC.

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

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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

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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 realty, 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.

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- **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

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

Phone:

Fax:

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 | www.rockyview.ca

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From: [REDACTED]
Sent: June 4, 2020 6:50 PM
To: PAA _ LegislativeServices <legislativeservices@rockyview.ca>
Cc: [REDACTED]
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, Cambrige 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 | www.rockyview.ca

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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

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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)*

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Name: Arshdeep

Address: 128 park dr, Rocky view county.

5/13/2020

Attention: planning services department

Zain Abbas [REDACTED]

Tue 1/28/2020 12:03 PM

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

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

Attention: planning services department

Azmat Abbas Naseem [REDACTED]

Tue 1/28/2020 12:12 PM

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

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

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-----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 | www.rockyview.ca

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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.

6/10/2020

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

Page 206 of 668

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

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-----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

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 |
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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.

6/10/2020

FW: [EXTERNAL] - - Oksana Newmen

Page 208 of 668

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

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 |
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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,

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6/10/2020

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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 |

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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)

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Hello,

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Thank You

Name Pawandeep Warring

Address 25 Pound Place Rocky View County
T1Z 0A5

Sent from Windows Mail

6/10/2020

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 |

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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

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 |
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From: sukh Sran [REDACTED]
Sent: June 4, 2020 5:47 AM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Subject: [EXTERNAL] -

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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

6/10/2020

FW: [EXTERNAL] - Bylaw C-7959-2019 and Bylaw C-7957-2019-(O... - Oksana Newmen

Page 215 of 668

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

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-----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 |
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-----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 | www.rockyview.ca

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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

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6/10/2020

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

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 | www.rockyview.ca

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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 |
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-----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

5/13/2020

File Number: 04329003

Subhash Chaudhary 

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 | www.rockyview.ca

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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

6/10/2020

FW: [EXTERNAL] - OPPOSITION letter to BYLAW C-7957-2019 and... - Oksana Newmen

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>

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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**

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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 | www.rockyview.ca

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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

NERINDER CHATHA

209 Milton Road

Rocky View County, AB

T1Z 0B8

[REDACTED]

[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 |

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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

6/10/2020

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

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 | www.rockyview.ca

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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

6/10/2020

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

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

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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

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]

[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

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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.

6/10/2020

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

- 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

6/10/2020

FW: [EXTERNAL] - Subject: *BYLAW C-7959-2019 and BYLAW C-7... - Oksana Newmen

Page 239 of 668

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 |
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-----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 |

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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

6/10/2020

FW: [EXTERNAL] - Opposing BYLAW C-7957-2019 and BYLAW C-795... - Oksana Newmen

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



6/10/2020

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

Page 242 of 668

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 | www.rockyview.ca

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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

6/10/2020

FW: [EXTERNAL] - oppase (Dura Development phase 4)

Michelle Mitton

Mon 6/8/2020 7:41 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 | www.rockyview.ca

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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

6/10/2020

FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-79... - Oksana Newmen

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 | www.rockyview.ca

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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

6/10/2020

FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-79... - Oksana Newmen

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 | www.rockyview.ca

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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.

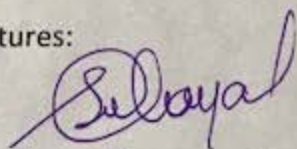
Dear Sir/Madam,

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 Satoam Dhanpal

Address:

7 ST. ANDREWS PL.

6/10/2020

FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-79... - Oksana Newmen

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 | www.rockyview.ca

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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]

6/10/2020

FW: [EXTERNAL] - Subject: BYLAW C-7959-2019 and BYLAW C-79... - Oksana Newmen

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

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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

C-3

Page 250 of 668

Name: Neeraj and Zankhana Mishra

Address: 23 Kings Road Rockyview County AB T1Z 0A2

Ph: [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

file number 04329003 New Development in Cambridge Park

Jessie Singh [REDACTED]

Tue 1/28/2020 12:16 PM

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

 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

Cell: [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 | www.rockyview.ca

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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 | www.rockyview.ca

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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

Thank you

Akashdeep Mand
7 Abbey Road
Rockyview County, AB
T1Z 0A1

[REDACTED]

[REDACTED]

[REDACTED]

6/10/2020

FW: [EXTERNAL] - Phase 4 Oppose Template

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 |

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From: Priya Chatha [REDACTED]**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

Sincerely,

Name: Prianka Chatha

Address: 250 Milton Road Rockyview County, AB T1Z 0B8

6/10/2020

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

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

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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]

[REDACTED]

6/10/2020

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

Page 260 of 668

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 | www.rockyview.ca

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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

C-3

Page 261 of 668

So again I STRONGLY OPPOSE the BYLAW C-7959-2019 and BYLAW C-7957-2019.

Ann Pilon

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

6/10/2020

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

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 |

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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

6/10/2020

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

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 | www.rockyview.ca

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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.

6/10/2020

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

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

6/10/2020

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

Page 266 of 668

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 |

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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]
[REDACTED]

Amarjit Kaur Dhaliwal

Jagmohan Dhaliwal and Amarjit Dhaliwal
[REDACTED]
49 park drive, Rocky View County, T1Z 0A3 AB Canada

[REDACTED]

[REDACTED]

6/10/2020

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

Page 268 of 668

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 |

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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 | www.rockyview.ca

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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

6/10/2020

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

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

5/13/2020

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

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-----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

BYLAW C-7957-2019.

Regards,

Manpreet Brar

23 St Johns Place, Rocky View County, AB T1Z0A5

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 |

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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

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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)*

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

From: Amna 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)*

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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

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

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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)*

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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

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From: Gurbinder Maan [REDACTED]
Sent: June 4, 2020 7:28 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-7959-2019 and BYLAW C-7957-2019 - File # 04329003 (OPPOSE)*

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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

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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)*

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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
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-----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
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-----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 |

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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
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-----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)

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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 | www.rockyview.ca

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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)

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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
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-----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)

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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 | 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.

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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

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-----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

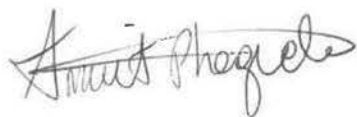
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Regards,



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)

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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

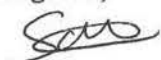
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Regards,



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)

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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)

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Regards,



Name: Sarbjit Bains

Address: 19 Kings Road
Rockyview County



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

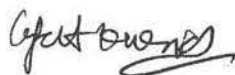
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Regards,



Name: Rajinder Singh Gill

Address: 46 Kings Road
Rockyview County



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

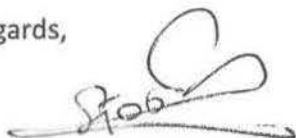
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Regards,



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)

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Regards,

Signature:

Jarup Sibilu

Name:

JARUP SIBILU

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)

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Regards,

Tasbir Nasser

Name:

TASBIR Nasser

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)

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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)

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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,

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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)

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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)

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Regards,

Surjit Singh Dhillon

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)

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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)

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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)

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Regards,

Signature:

Balwinder S

Name:

Balwinder Sidhu

Address:

54 Woodlock Road,
T7E 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:

Mohammad Sabbar

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

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Regards,

Signature

Alamji

Name:

Nizar

Address:

284188 TWP RD 244A.



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

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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)

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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)

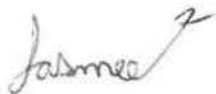
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Regards,

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,

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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)

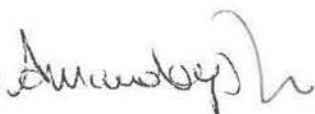
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Regards,

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)

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Regards,

Signatures:

Syrjit K More

Name: SYRJIT 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)

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Regards,

Signatures: 

Name: Ravinder Arora

Address: 46 Rock 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)

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Regards,

Ratinderjeet Samra

Signatures:

Name:

100 Park Drive

Address:

*Rocky View HB
 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)

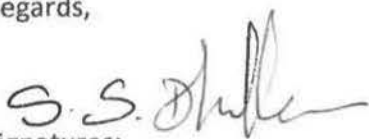
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Regards,

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)

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Regards,



Signatures:

N. DONKMAN

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)

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Regards,

Signatures:



Name:

Mansoor 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)

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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)

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Regards,

MANOOR SINGH Grewal
 Signatures: *Manoor S. Grewal*

Name: MANOOR SINGH Grewal

Address: 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)

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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)

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Regards,

Signatures:



Name:

Nick Flechar

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)

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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)

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Regards,

Signatures:



Name: BALWINDER MANN

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)

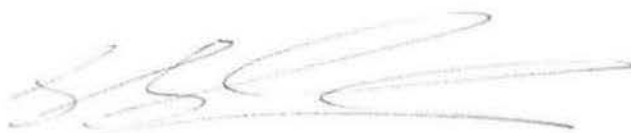
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Regards,

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)

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Regards,

Signatures:

Name: *Bobby Bhamit*

Address:

77 SADDLE

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)

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Regards,

Signatures:

 Nadeen Yawaf -

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)

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Regards,

Beena Joseph
 Signatures:

Name: Beena Joseph

Address: 69, Penny Lane

Rocky view County

T1Z 0A4 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)

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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)

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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.

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Regards,

Signature:

Bhinderpal Singh

Name:

BHINDERPAL SINGH GILL

Address:

2 mill Bay



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

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Regards,

Signature:



Name:

JAGBIR KHOSA

Address:

10 Mill Bay Rocky view



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

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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)

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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)

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Regards,

Signatures:

Hartit Singh

Name:

HARTIT SINGH KANG

Address:

I Park Drive



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

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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)

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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)

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Regards,



Signatures:

Name:

Ch. Qadler AKRAM

Address:

15 HOUSE ABBEY RD 1



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

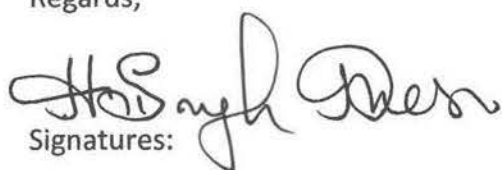
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Regards,


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)

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Regards,

Signatures: *Mary J Kri Banat Mary J Banwat*

Name: *Marij*

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)

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Regards,

Signature:



Name:

MOHAMED BORHOT

Address:

68 Abbey Rd.



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

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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

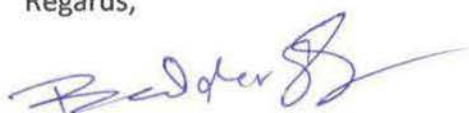
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Regards,



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)

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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

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Regards,

Signatures: *Mand n*

Name: MAN DEEP SINGH.

Address: 60 ABBEY RD.
ROCKY VIEW



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

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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

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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

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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

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Regards,

Signatures:



Name:

S. WARSHAWSKY

Address:

36 ABBEY Rd. Rockyview Heights, 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)

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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

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Regards,

Signatures:



Name:

Joz Brown

Address:

41 PARK DRIVE



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

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Regards,

Signatures:

Name:

Address:

Minha
Surendra Singh Minha
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)

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Regards,

Signatures:



Name:

JAGTAR DHILLON

Address:

50 PARK DR



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

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Regards,

Signatures:



Name:

MARY BRIEGER

Address:

25 Park Drive



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

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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.

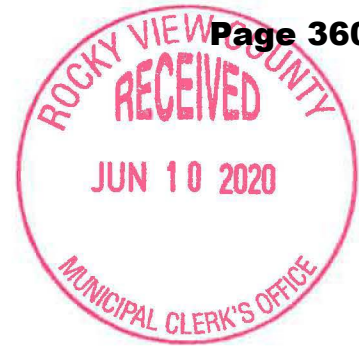
Regards,

Signature: *Nanniah Gill*

Name: *NAUNIAH 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)

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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)

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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)

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Regards,

Signatures: 

Name: Ahati, Farooq

Address: 6 park 26



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

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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)

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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)

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Regards,

Signatures: *P. Chatha*

Name: *Prianca Chatha*

Address: *2080 Milton Rd. Noy Tzi 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)

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Regards,

Signatures:



Name:

Charanjit Chatha

Address:

230, Milton Rd.
Rocky view AB
T1Z 0B8



To ,
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 262075 Rocky View Point,
 Rocky View County
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Regards,

Signatures: *INDERJIT SEKHON*

Name: *INDERJIT SEKHON*

Address: *74 WOOD LOCK ROAD*



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

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Regards,

Signatures:



Name:

MOHINDER SEKHON

Address:

74 WOODLOCK RD.



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Regards,

Signatures: JAGDISH SEKHON *Jyoti Sekhon*

Name: JAGDISH SEKHON 82 - Wood Duck 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)

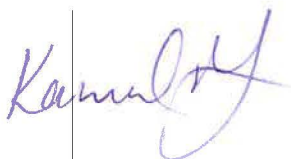
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Regards,

Signatures:



Name:

KAMALJIT BASSI

Address:

11 ST Johns PL Rocky View



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

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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)

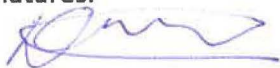
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Regards,

Signatures:



Name: Parmjit Dhaliwal

Address: 35 ST Johns PL Rockyview



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

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Regards,

Signatures:

CF 27 ST JOHNS PL
CODY

Name:

Address:

27 ST JOHNS PL ROCKY VIEW



To ,
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262075 Rocky View Point,
Rocky View County
Alberta

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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

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Regards,



Signatures:

Name: Nahir Gill

Address: 46 Park Drive, Rocky View



To ,
Rocky View County,
262075 Rocky View Point,
Rocky View County
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Regards,

Jagdeep Brar

Signatures:

JAGDEEP BRAR

Name:

Address: 29 Park Dr.



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

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Regards,

Signatures:

PINKY

Name:

PINKY

Address:

37 PARK DRIVE



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


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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**

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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:

BRH
Brad Rota
284107 Meadow Ridge Lane



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

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Regards,

Signature

Name:

Address:

Robert Jopp 1 Jay Jopp
Robert
284128 meadowridge lane



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Regards,



Signature

Name: *PAUL L. SIMON*

Address: *284115 MEADOW RIDGE LANE
ROCKY VIEW AB*



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

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Regards,

SUNDEEP GILL

Signature

Name:

Address:

284131 Meadowridge Lane, Rockyview County

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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:

MOUNIR 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

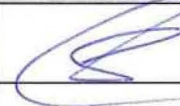






attachment / list of CPE residents in support of this letter

cc: Mr. Matthew Wilson, Manager – Planning & Development ([via e-mail](#))

cc: Ms. Theresa Cochran, Executive Director – Community Development Services ([via e-mail](#))



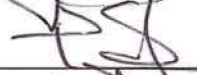






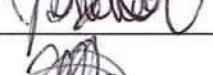

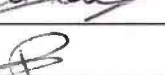
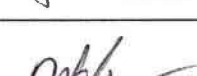


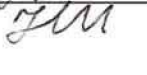

I the under signed, fully support the May 18, 2020 letter from Cambridge Park Residents to Ms.Oksana Newmen of Rocky View County Administration regarding the following concerns:

(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 corridor	Jagp Sidhu
R Sidhu	20 TRINITY Rd -	
D. KAN 6	21-TRINITY RD	Dip
Gurjeet Toor	20 38 Trinity Rd	Gurjeet Toor
SUKJINDER	106 TRINITY Rd	
SUKH DEEP	102 TRINITY Rd	SS
Hardip Nahal	110 Trinity Rd	
SURJIT DHILLON	126-TRINITY Rd.	Surjit Sidhu
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	Darje Chatha
Mateen Faizi	202 Milton Rd	
RABIR SANDHU	206- MILTON RD	Rabir

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Name	Address	Signature
Krushni Patel	57 Park Drive	
Amarjit Jaswal	61 Park Drive	
Pardlip 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.	
Steekamoljit	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	

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Name	Address	Signature
Daljit Banwait	63 Abbey Road	Daljit Banwait
Nissandeep Banwait	63 Abbey Road	Nissandeep Banwait
Chander Cheema	15 Abbey Road.	Chander Cheema
TOGINDER BRAR	41 PARK DR	TOGINDER BRAR
JAGMOHAN SINGH	49 Park Dr	Jagmohan Singh
MAYA BORUAH	45 PARK DRIVE	Maya Boruah
PARTHA BORUAH	45 PARK DRIVE	Partha Boruah
ABHAT BORUAH	45 PARK DRIVE	Abhat Boruah
Kalwant Sibal	37 PARK DRIVE	Kalwant Sibal
Jatech & Jhu	37 PARK DRIVE	Jatech & Jhu
Ramon Sibal	37 Park Dr.	Ramon Sibal
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

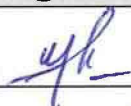






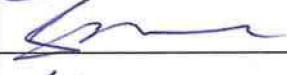




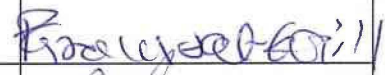

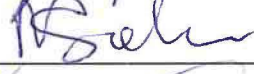


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Name	Address	Signature
Tabal Sidhu	22 Woodlock Rd	J Sidhu
Narinder Sidhu	22 Woodlock Rd	Narinder
Pushpinder Pannu	26 Woodlock Road	Pushpinder
HARSWINDER K BAINS	30 WOODLOCK ROAD	Harswinder
MAKHAN. S. BAINS	30 WOODLOCK ROAD	Makhan Singh
JASANDEEP S. RAE	38 Woodlock Rd.	Jasandeep Singh
SUKHDEEP RAE	38 Woodlock Rd	Sukhdeep
JOGINDER S LADHA	42 Woodlock Rd	Joginder
Balinder Kale	50 - Woodlock Rd	Balinder Kale
KULDIP MATH	55 Woodlock Rd	Kuldip
KULWINDER MATH	— DO —	Kulwinder Math
Nonan Sikandar	62 Woodlock Rd	Nonan
Bojeet Math	86 Woodlock Rd	Bojeet Math
JASWINDER Math	86 Woodlock Rd	Jaswinder Math
MAKHAN S	66 Woodlock Rd.	Makhan
Baninder Jha	70 - Woodlock Rd	Baninder
Shinder Jha	70 - Woodlock Rd	Shinder

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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	
PARMUT BAIRNS	2 Woodlock Road	
JASVIR S. BAIRNS	2 Woodlock Road	
Mandeep Sran	7 woodlock Road	
Sandeep Sran	7 woodlock Road	
Rachpal Singh	46 woodlock Road	
Bhupinder Kaur	46 woodlock Road	
Sukhmeet 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 Selva	11 woodlock Road	
BALWIR TASI	18 Woodlock ROAD	
PARAMJIT	18 WOODLOCK ROAD	

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Name	Address	Signature
CHARANJEET	25 POUND PLACE	Charanjeet
PAWANDEEP	25 POUND PLACE	Pawandeep
HARJIT SINGH	33 POUND PLACE	Harjit
KANWALJIT KAUR	33 POUND PLACE	Kanwaljit
M.F. SAHIB	21 POUND PL.	M.F. Sahib
Premia Sahib	21 POUND PL.	Premia Sahib
LAKHVI R MUND	13 POUND PLACE	Lakshvi
GILL PAVITAR	1 Pound Place.	Gill Pavitar
MANDEEP SINGH	60 ABBEY RD.	Mandeep
Murray McDonald	44 Abby Rd	Murray
Natasha McDonald	44 Abbey Road	Natasha
Ann Pilon	32 Abbey Rd	Ann Pilon
Armand Pilon	32 Abbey Rd	Armand Pilon
WILNER PAGLING	12 ABBEY ROAD	Wilner
BALDEV S JAMMU	23 Abbey Road	Baldev
Samanpreet Jammu	23 Abbey Road	Samanpreet
Satinder Jammu	23 Abbey Road	Satinder

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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 SHAHZAID	36 " " "	T Shahzaid
Syed Ahsan	39 Abbey Road	Syed
Robina Yasmin	39 Abbey Road-	Robina
Sukhpreet Singh	11 ABBEY ROAD	Sukhpreet
CHANKAR SANGHA	11 ABBEY ROAD	Chankar
Chandhary Akran	15 Abbey Road	Chandhary
RESTHAN Sidhu	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
Jaya Sibal	57 Park Dr	Jaya
Patel Urvashi	57 Park Dr	Urvashi


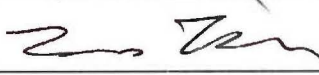

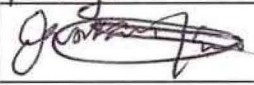


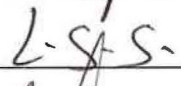
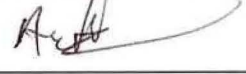

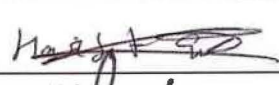
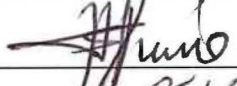
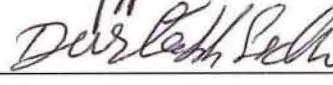



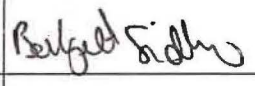
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Name	Address	Signature
Ramandeep Gill	46 Kings Rd	R Gill
Chamkarr Gill	Rocky View County	Chamkarr Gill
Sanjit Gill	AB T120 A2	S Gill
Jasbir Sohi	39 KINGS RD	J Sohi
Kulwinder Sohi	" "	KULWINDER SOHI
Navjit Sohi	" "	Navjit Sohi
Abhijeet Sohi	" "	Abhijeet Sohi
Neeraj Mishra	23 Kings Rd	Neeraj Mishra
Zankhara Nichra	23 Kings Rd	Zankhara Nichra
Santpreet Kaur	19 Kings Rd	Santpreet Kaur
Jasbir Singh	19 King. Rd.	Jasbir Singh
GURNEK PHAGUDA	15 KINGS RD	Gurnek Phaguda
RESHAM PHAGUDA	15 KINGS RD	R.P
TANVIR PHAGUDA	15 Kings Road	Tanvir Phaguda
JARINDER PHAGUDA	15 Kings Road " "	Nande Phaguda
Kiranvir Phaguda	15 Kings Road.	Kiranvir Phaguda
Amrit Phaguda	" "	Amrit Phaguda

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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	
Loudup Punia	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	














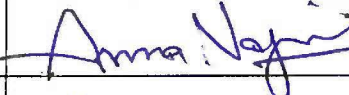

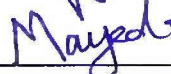
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Name	Address	Signature
IVAN NIHAL	17 Park DR.	Nahal
JASVIR GILL	17 Park DR.	Jasvir Gill
TANJOT GILL	17 Park DR.	Tanjot Gill
Kiranjit Gill	17 Park DR.	Kiranjit Gill
Karim Ahmad	26-Park Drive	Karim Ahmad
Shahnam Afzal	26-Park Drive	Shahnam Afzal
PRAVIN NATHVANI	13 - PARK DRIVE	Pravin Nathvani
Riddhi Nathvani	13 PARK DR.	R Nathvani
Jayshri Nathvani	13, Park DR	J Nathvani
MANINDER KATHER	9 PARK Dr.	Maninder Kather
JESSICA DILLON	9 PARK Dr.	Jessica
Conita Silveira	5 PARK Dr.	Conita Silveira
Stan Oh	5 Park Dr.	Stan Oh
Mohamed Elghemali	6 Park Dr.	Mohamed Elghemali
Fawaz Ahadi	6 Park Dr.	Fawaz Ahadi
Edis Ahadi	6 Park Dr.	Edis Ahadi
Maria Ahadi	6 Park Dr.	Maria Ahadi


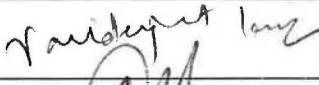
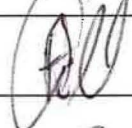
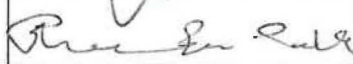
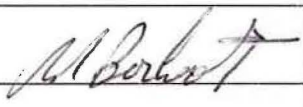
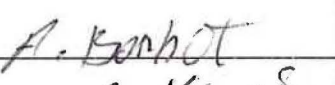
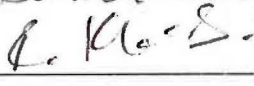
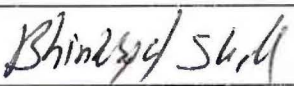
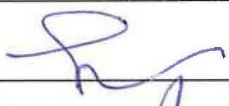
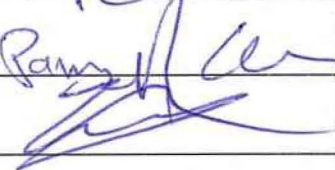

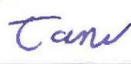




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Name	Address	Signature
Romi SIDHU	29 POUND PLACE	
RAMANDEEP SIDHU	"	
DILMEET SIDHU	"	
HARMANDEEP SIDHU	"	
DALJIT K. SIDHU	"	
BALWINDER RAJASANSI	9 POUND PLACE	
BHUPINDER RAJASANSI	"	
Anmit RAJASANSI	"	
RAJMEET RAJASANSI	"	
HARJOT RAJASANSI	"	
NOUSOT RAJASANSI	"	
AVTAR RAJASANSI	"	
Kishwaga Farooq	40 Abbey Road	
Amna Mayhal	"	
AFFAN GHANI	"	
Mayedla shafique	"	






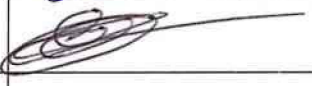

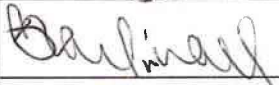






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(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
DEVINDER GILL	71 ABBEY RD.	
YARINDERDEET KAUR	71 ABBEY RD	
HMANDEEP GILL	71 ABBEY ROAD	
SINAMSIER GILL	71 ABBEY ROAD	
Mohamed. Borhot	68. Abbey Rd.	
AMCHE BORHOT	68 Abbey Rd.	
RASDEEP KHOSLA	403-605-8907 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 B. Smith	18 PARK DR	
Bman	25 PARK DR	
Shamir B	25 PARK DR	
HOMER PAGALING	21 PARK DRIVE	

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Name	Address	Signature
Jayson Dhalwal	37 Pound place	
Balinder Dhalwal	37 Pound place	
Ravinder Dhalwal	37 Pound place	
Jessica Dhalwal	37 Pound place	
GIAN K. Dhalwal	37 Pound place	G.K. Dhalwal
BALWINDER MAHA	64 ABBEY RD	
Sheer Mahal	64 ABBEY RD	
Tauken Kaur	3 ABBEY RD	Tauken
Param Dhalwal	4 Abbey Rd.	
Karnvir Singh Dhalwal	4 abbey Road	
Nalsett Singh	4 ABBEY ROAD	
PARAMJIT DHES	19 Abbey Rd.	Paramjit Dhesi
PREET DHESI	19 Abbey Rd	
Doug Maynard	 27 Abbey Rd.	
D. Maynard	27 Abbey Rd.	D. Maynard
Kuldeep Sandhu	7 Kings Road	
Horton Sculth	1 Kings Rd	








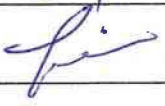



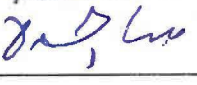
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(i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Jessie Singh	3 Abbey Rd	Jessie Singh
TARANPREET MEHDWAN	3 ABBEY RD	Taranpreet Mehdwan
HARJIT MAND	7 ABBEY RD	Harjit Mand
RANJIR MAND	7 ABBEY RD	Ranjir Mand
Akashdeep Mand	7 Abbey Rd	Akashdeep Mand
PARMINDER DHILLON	112 Park DR	Parminder Dhillon
SURJIT Dhillon	112 PARK DR	SS Dhillon
SIKANDER DHALIWAL	126 Cambridge Park Way	Sikander Dhalwal
Jagjit Dhalwal	126 Cambridge Park Way	Jagjit 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




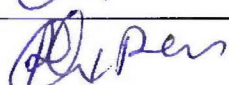







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- (i) Our opposition to the South Conrich Land Use Amendment – Cell D – Phase 4; (ii) Our concerns regarding water supply (in terms of quality, capacity (i.e. shortage), pressure and cost), and; (iii) Our concerns regarding the Homeowners Association.

Name	Address	Signature
Amorjit Deol	18 mill Bay	A. Deol
Gurpreet Saini	6 MILL BAY	
Harinder Saini	6 mill Bay	H. Saini
Bikram Saini	6 Mill Bay	
m.s. Deol	18 mill Bay	m.s. Deol
Manjit Gill	151 Cambridge Park Way	
BURGINDER GILL	151 Cambridge Park Way	
AZMAT A NASAM	3 Kings Road	
FARHAN ABBAS	3 Kings Road	
JUNAD ABBAS	3 Kings Road	
ZAIN ABBAS	3 Kings Road	
SALMA FARHAN	3 Kness 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;	
HARMINDER KALKA	38 Kings Rd	
GURDEEP KALKAT	"	
Ripendeeep Kalkat	"	
Banveet Kalkat	"	
Gaganjot Kalkat	"	
Asit Singh Kalkat	"	Asit
Harbhazem Kalkat	"	Harbhan
RAM DHADHA	51 Kings Road	Ram Dhadha
Jas Dhadha	51 Kings Road	
AVTAR DHADHA	"	
JAS KARAN	"	
SANDEEP RIKHI	47 KINGS RD ROCKY	Sandeep Rikhi
SARIKA RIKHI	"	Sau'ken Rikhi
GAYATRI RIKHI	"	
Parven Sohi	39 KINGS RD	
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
Jagbir Kaur	159 Cambridge Park Way	J.K
Sudha Singh	159 Cambridge Park Way	S.S
Sawaran 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 AK	30 PARK DRIVE	NA
ROZANA BEGUMI	30 PARK DRIVE	RZ

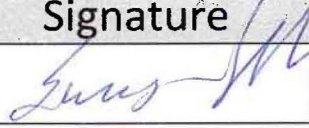

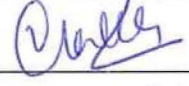
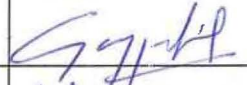
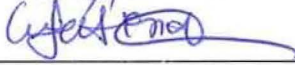
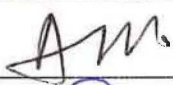



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Name	Address	Signature
MOHINDER SINGH	128 PARK DR	M Singh
SARAVJIT SINGH	136 - PARK DR	S Singh
Rakish Shahi	133 PARK DR.	R Singh
MOHINDER SINGH	132 PARK DR.	M Singh
Paramjit	125 PARK DR.	P Singh
Paramjit Sandhu	129 Park Dr.	P Singh
Shabnam	137 PARK DR	S Singh
Mubashshir	137 PARK DR	M Singh
Raminder Singh	141 PARK DR	R Singh
B. Newman	145 PARK DRIVE	B Newman
GURKARAN DHANWA	144 PARK DR	G Singh
Satwinder Chahal	10 PARK DR.	S Chahal


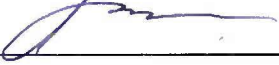








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Name	Address	Signature
Surinder Singh	218 Milton Rd	
Sandeep Sharma	222 Milton Rd	
Harvinder Chatur	236 Milton Rd	
GURPREET SINGH	105 PARK DRIVE	
Gurjeet Paul Sidhu	109 PARK DRIVE	
Aman Arora	17 Pound Place	
HARJINDER SINGH	42 Kings Rd.	
Harveen Premi	42 Kings Road	
PARAMSIT RUPRAI	156 Cambridge Way	

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Name	Address	Signature
Paul Panna	80 Park Drive	
Jaz Pusewal	84 Park Drive	
Amandeep	88 Park Dr	
MONIMOR MEHRA	92 PARK DR	
SURJIT K MORE	92 park D.R	
ARVINDER AULAKH	96 Park Drive	
Ratmokeet Sadeh	100 Park Dr	
RAS SANDAL	108 PARK DR	
NORM MONKMAN	116 Park Drive	
DHARMINDER PREMI	67 Abbey Road	

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Name	Address	Signature
INDERJIT SINGH	73 Woodlock Rd	Indejit Singh
SUKHDEEP Gill	158 Trinity Rd	SSGul
BHAGWAN GILL	150 Trinity Rd	BSC
MOHINDER SEKHAN	305 SADDLE 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 CHOHAN	307 Grange Lane	Satinder chohan
Kanwaljit Singh	14 wood lock Road	Kanwaljit Singh
Gurpreet Singh	—/—	Gsingha


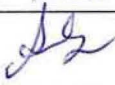
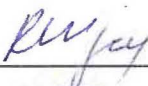
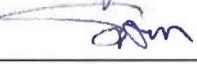







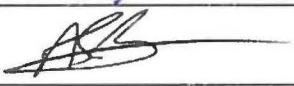
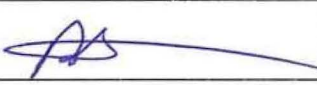
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Name	Address	Signature
Jagdeep K. Boor	29 Park Dr	J.B.
Amardeep K. Boor	29 Park Dr	A.K.
Sukhdev Singh Boor	29 Park Dr	S.B.
Gurcharan K. Boor	29 Park Dr	G.K.
PARAMJIT RUPRAI	78 Wood Rock Rd	Paramjit
Prithpal Samellu	23 St Andrews St	Prithpal
JASBIR 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 Samra	22 Park Dr.	Navjot Samra

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Name	Address	Signature
Jaspre Singh	75 St Johns PL	
AMRITPAL SANDHU	7 ST JOHN'S PL.	
Rohin Vijay	19 St Johns	
SATBIR BIR	23 St. Johns	
NARINDER BIR	23 St. John	
Rajit Mittal	31 St Johns	
Harmeet Dhillon	35 St Johns	
Mujar Bir	3 St Johns PL	
SUDAN SINGH	58-King's Road	
Harbans Khaira	15 St John's Place	
Pelindaba Khaira	15 St Johns PL.	
APPX BIR	75 Abbey Road	
B S BHALLA	75 Abbey Rd	

C-3

C-3

C-3

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[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
MILL BAY	House		
Name	Number	Street	Status
Bhinder Gill	2	Mill Bay	Signed
Gurdeep Saini	6	Mill Bay	Signed
Rajdeep Khosa	10	Mill Bay	Signed
Manjit Deol	18	Mill Bay	Signed
MILTON ROAD	House		
Name	Number	Street	Status
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
CAMBRIDGE PARK WAY	House		
Name	Number	Street	Status
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
PARK DRIVE	House		
Name	Number	Street	Status
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
PENNY LANE	House		
Name	Number	Street	Status
Jacob Varughese	69	Penny Lane	Signed
Nadeem Yousaf	70	Penny Lane	Signed
Lakhvir Kaur / Jarnail Kalsi	73	Penny Lane	Signed
Muhhamad	74	Penny Lane	Signed
Jaya Gupta	77	Penny Lane	Signed
Subhas Chaudhary	78	Penny Lane	Signed

Kanwaldeep Bains	82	Penny Lane	Developer Relative
POUND PLACE	House		
Name	Number	Street	Status
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
ST ANDREWS PLACE	House		
Name	Number	Street	Status
	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
ST JOHNS PLACE	House		
Name	Number	Street	Status
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
TRINITY ROAD	House		
Name	Number	Street	Status
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
WOODLOCK ROAD	House		
Name	Number	Street	Status
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
GRANGE LN	House		
Name	Number	Street	Status
Jagjiwan Singh	307	Grange Lane	Signed

Analysis

Total Houses	191
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Total Signed	178
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Neutral	4
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Not Reachable	4
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Not in Favor	5
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% Supporting Letter	95%
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% Against Letter	2%
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% Neutral / Not Reachable	3%
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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
Hanjit Toor	138 Trinity Rd	Hanjit Toor
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,




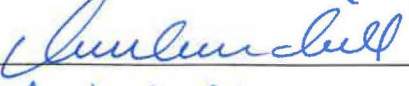
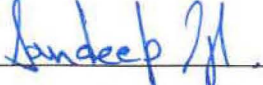
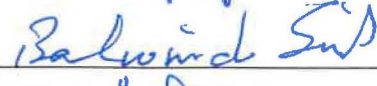
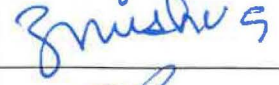








Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Paranjit Ruprai	156 Cambridge Park way, R. View	Paranjit Ruprai
HARJINDER PREMI	42 KINGS ROAD	Harjinder
Sukhdeep Gill	46 Kings Road	Sukhdeep
Gurleen Gill	46 Kings Road	R. Gill
Gurdeep Kalkat	38 Kings road	Gurdeep Singh
Jasbir Sohi	39 Kings Road	Jasbir Sohi
Jasbir Singh	19 Kings Rd.	Jasbir
Santjeet Kaur	19 Kings Rd.	Santjeet
AZMATA HASEEM	3 KINGS ROAD	Azmat
Gurpreet Samra	6 MILL BAY	Gurpreet
Sikander Singh Sholima	126-Cambridge Park way	Sikander
HARKRISHN HADJI	113 PARK DR.	HKRISHN
RAJ SANDHU	105 PARK DR	Raj
Sunny Samra	22 Park Dr.	Sunny

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 rededication and subdivision application.

Re: d.




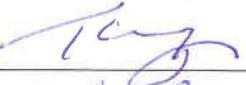

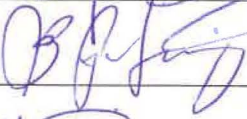

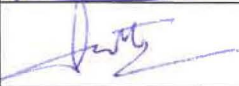
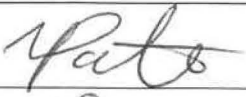


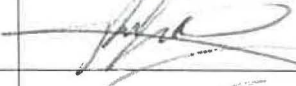



Residents of Cambridge Park and Surrounding Area

Name	Address	Signature
Shamim Maza	137 Park Dr	Shamim Maza
Shamim Maza	Rocky View	Shamim Maza
Sydney Berchert	25 Park Drive	Sydney Berchert
Nancy Sawyer		Nancy Sawyer
Guy D P	14 Park Dr	Guy D P
Joe Dhalan	50 Park Dr	Joe Dhalan
Lawrence	54 Stone Dr	Lawrence
Hakameel J. T.	42 Park Dr	Hakameel J. T.
Asmira Hujic	34 Park Dr	Asmira Hujic
MEHMET HUCIC	34 PARK DR	Mehmet Hujic
Ajisa Ajisa	34 PARK DR	Ajisa Ajisa
Sheeraz	30 Park Dr	Sheeraz
Loraine	5 Park Dr	Loraine
Edris Athar	6 Park Dr	Edris Athar
KILWANT NIAJAR	43 Kings Rd	K NIAJAR
P K Nijjar	11	P K NIAJAR
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, Alberta	
PRAVIN NATHIVANI	13, PARK DRIVE, ROCKY VIEW COUNTY, AB	
JAYSHRI NATHIVANI	13, PARK DRIVE Rocky view county, AB	J. Nathivani
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. T1Z 0A3	
ABHI BORUWA	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 Minha	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.	
Mummy McDonald	44 Abbey Rd	
Robtsho McDonald	44 Abbey Rd	
Parmjit Bains	2 Woodlock Rd	
Surinder PAL Kehal	6 Woodlock Rd	
Parvin der	8 Woodlock	
Sudhu Surodh	11 Wood Lock Rd	
Iqbal Sidhu	22 Woodlock Rd	
Narinder Sidhu		
Kuldip MAHAN	58 Woodlock Rd	
Balwinder Sidhu	54 Woodlock Rd	
Gurpyar Bains	30 Woodlock Rd	
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,



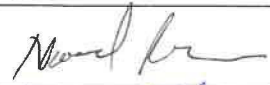








Residents of Cambridge Park and Surrounding Area


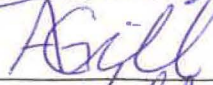




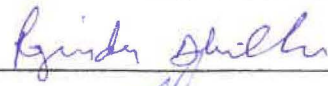





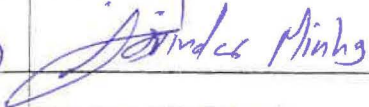




Name	Address	Signature
MOHAMED BORHOT AMELIA BORHOT	68 Abbey Rd. Rockview	M. Borhot A. Borhot
BILL BHULLAR	75 Abbey Rd. R. View	B. Bhullar
DHARMINDER PREMI	67 Abbey Rd Rview	D. Premi
JAGDEEP PREMI	67 Abbey Road R. View	J. Premi
Mangit Banot	63 ABBEY ROAD	Mangit
GURDI PRANWAN	63 Abbey Road	Gurdi
SANDEEP 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



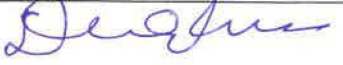






Name	Address	Signature
Sheldon Vijay	19 St Johns PL	
SATBIR BRAR	23 St John's Pl	
NARINDER PAL BRAR	23 St John's Pl	
KAMALJIT BASSI	11 ST Johns PL	
Sharanjit BASSI	11 ST Johns PL	
TESINDER KHAIRA	15 ST JOHNS PL	
COPEL ROSS	27 ST JOHNS PL	
Kamaljit Minhas	31 St John's PL	
Harmeet Phalwal	35 St John's Pl	
1/2 of [unclear]	357 Johns 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	
DEVINDER Gill	71 ABBEY ROAD	
Balnoor 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	
Binnoley Johal	70-Woodlock RD	
JASWINDER MINHAS	86 Woodlock RD	
BALJIT GILL	163 TRINITY ROAD	
PARMINDER TOL	142 TRINITY ROAD	
AMRITPAL PADDA	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 MAREK	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	
Jayz Gupta	77 Penny Lane	
Sande Varraghese	69 Penny Lane	
HARIT KALSI	33 Pound Pl.	
LAKHVI R MUND	13 Pound 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
Jahinder Kahlm	9 Park drive	Jahinder
Gurjit Kaur	-do-	G.K.
MANINDER KATLON	9 PARK Dr.	Maninder
B. Dhallwal	37 POUND PL	B. Dhallwal
R. Dhallwal	37 Pound Pl	R. Dhallwal
SURJIT SINGH DHILLON	126-TRINITY ROAD	Surjit Singh Dhillon
SUKHWINDER S. DHILLON	126-TRINITY ROAD	Sukhwinder S. Dhillon

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 G Ravinder Basati
Address 245011 Mo
Conrich
T214-425

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 23rd / 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 Blue

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 T1Z 0A5

Date: Feb 10th 2020

Signature: C. J. Wha

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.
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Having regard to the above, I am in support of the proposed redesignation and subdivision.

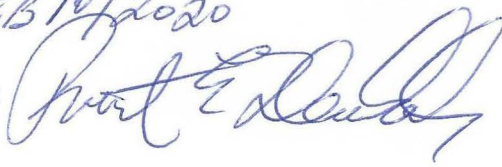
Name: ROBERT & THERESA DERKACH

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.
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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.
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- 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 GASSAL.

Address: 40 80 - Penny Lane Rockyview Alberta

Date: February-7th 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 BOINS

Address: 82 PENNY LANE, ROCKYVIEW, AB T1Z 0A4

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: GOODWILL ENTERPRISES LTD.

Address:

Date: FEB. 6th 2020

Signature:

S. Gormer

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.
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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. 6th 2020

Signature: SParmar

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.
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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.
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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.

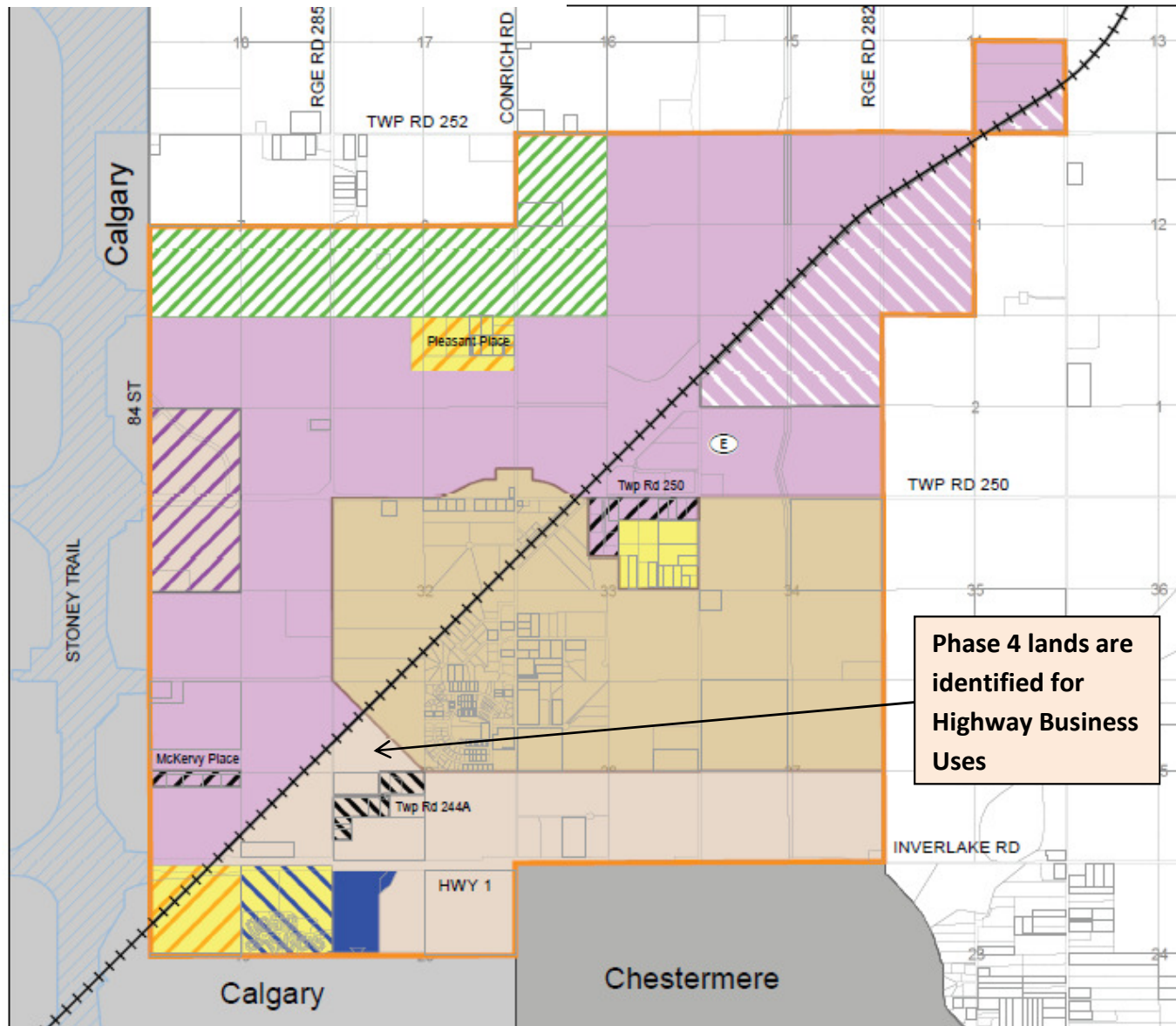
Sincerely,



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

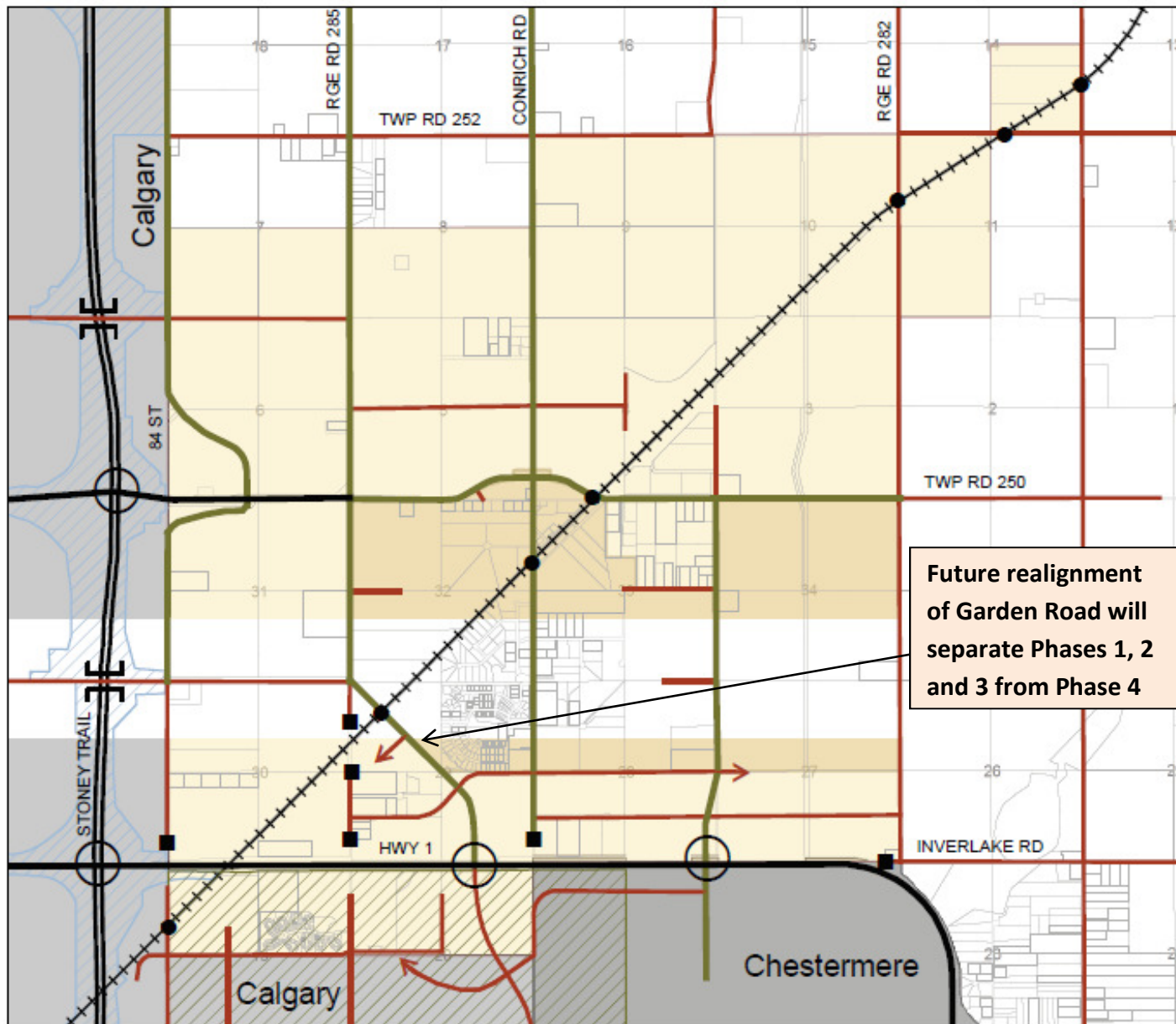
- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

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 Km

Figure 2: CASP Transportation Network

South Conrich CS Appendix D

Cambridge Phase 4



Map 8: Transportation Network

- ASP Area
- Future Policy Area
- Transportation and Utility Corridor
- Intermunicipal Transportation Study Area
- At Grade Railroad Crossing
- Termination
- Interchange
- Fly Over
- Expressway-6 Lanes
- Major-4 Lanes
- Collector-2 Lanes
- CN Railway

Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the 'Future Policy Area'

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AGENDA

Page 508 of 916

Figure 3: Land Use Compatibility
South Conrich CS Appendix D
Cambridge Phase 4

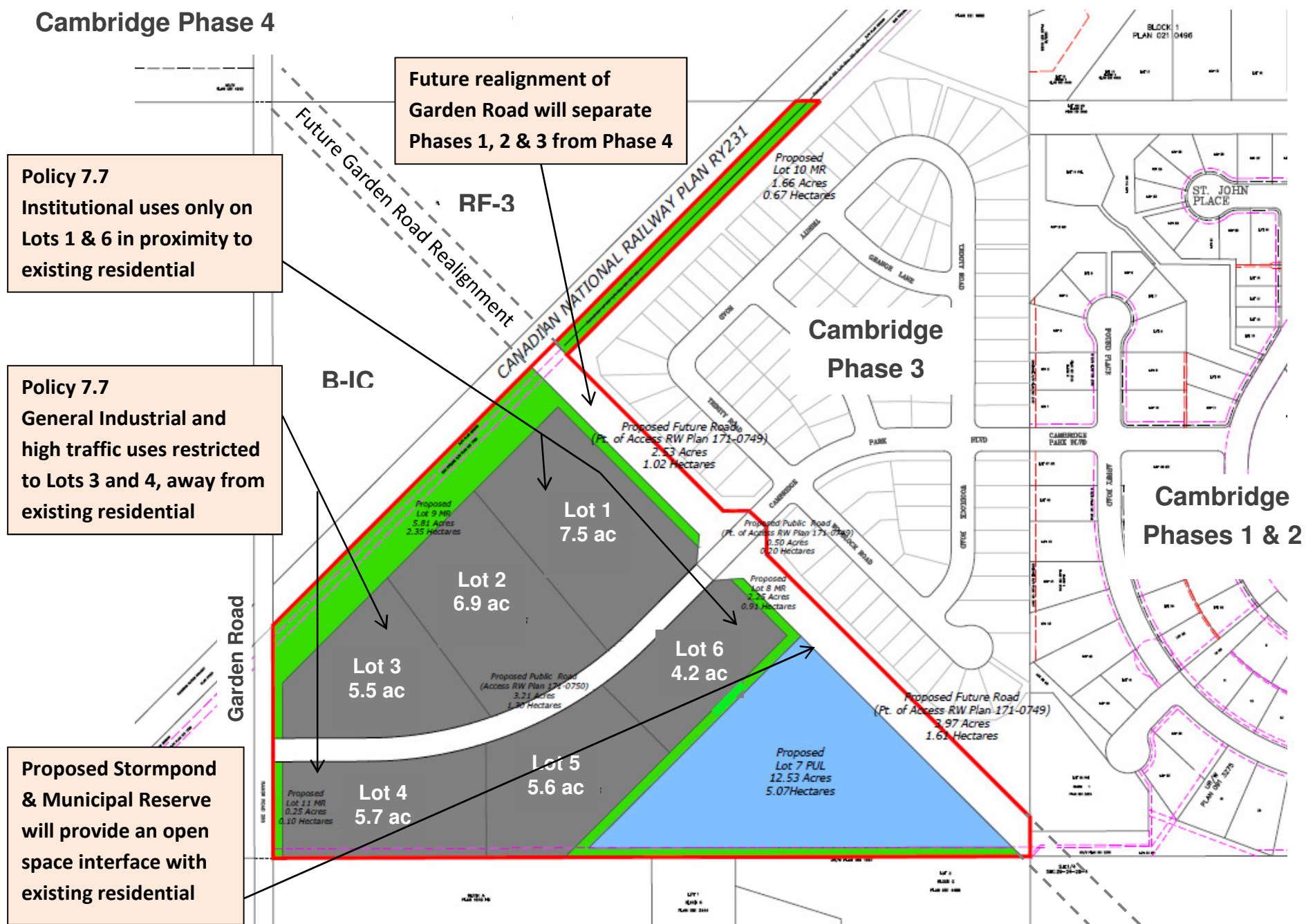


Figure 4: Transportation Upgrades
 South Conrich CS Appendix D
 Cambridge Phase 4

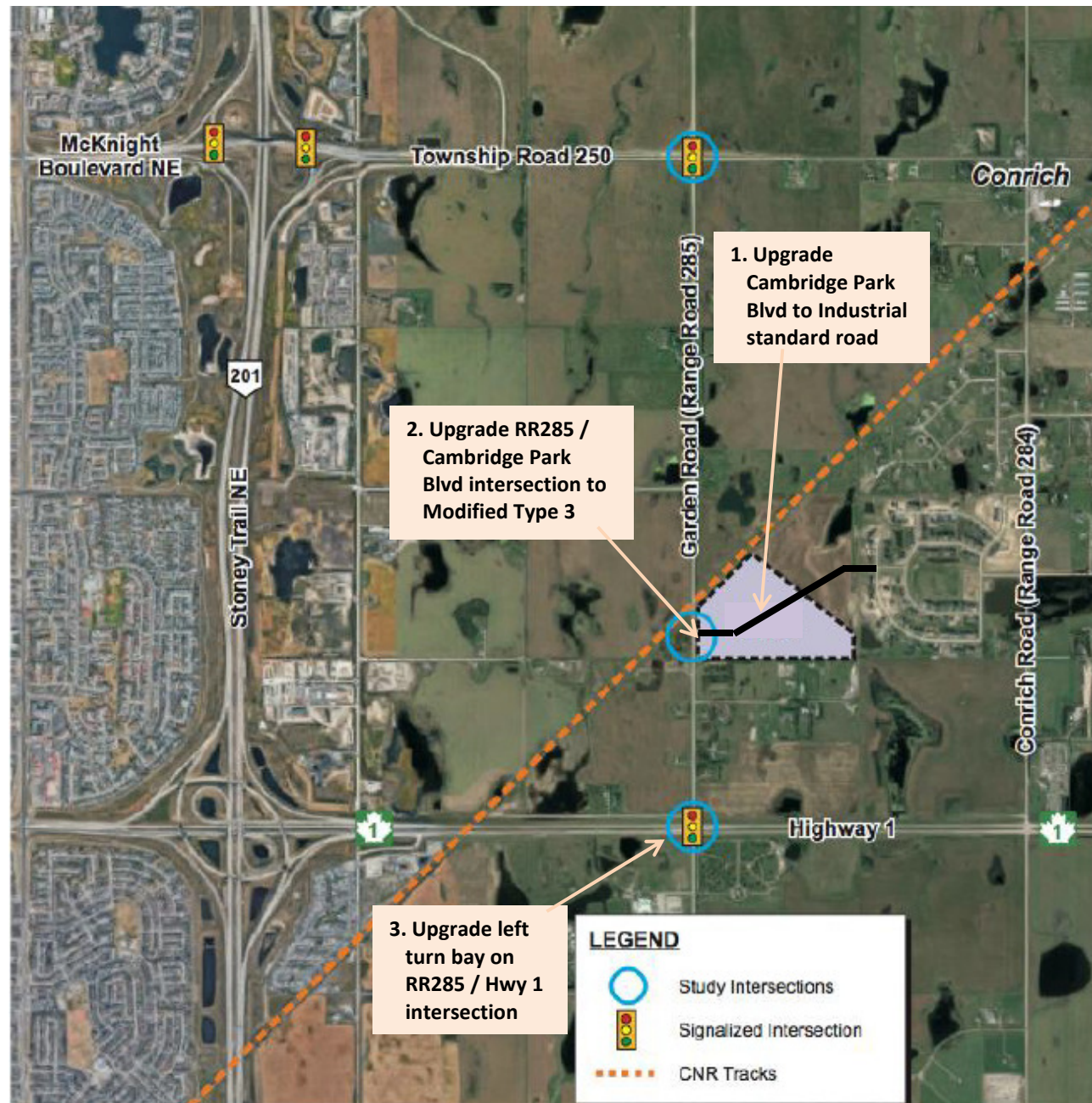
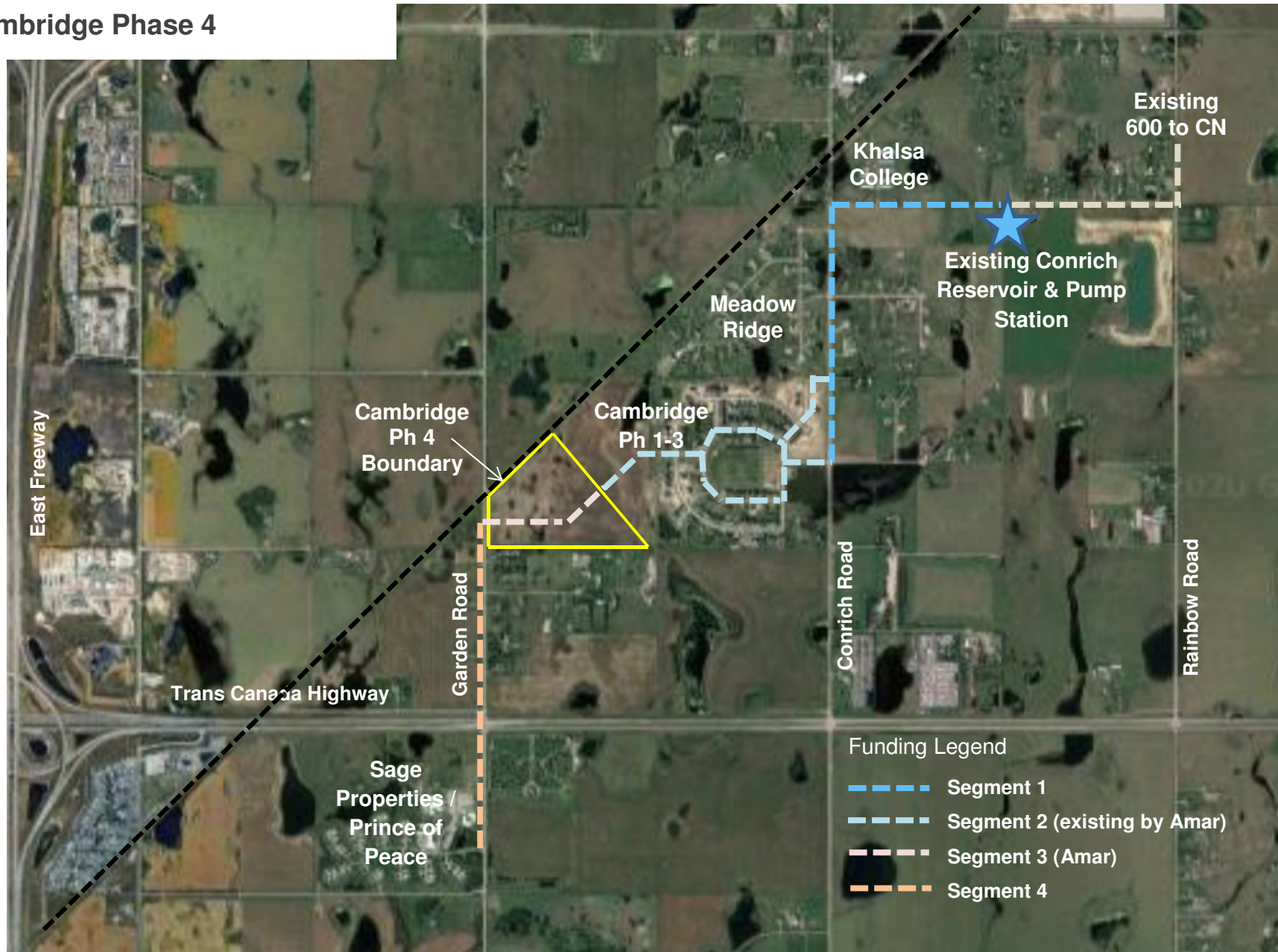


Figure 5: Water Servicing
South Conrich CS Appendix D
Cambridge Phase 4



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

Name RANDY CARRUTHERS
Address 329 - TRINITE 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.

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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.

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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.

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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.

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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 Loleta C Ziprick
 Address 105 Cavenant 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Mrs Loleta C. Ziprick
 Date: April 16th / 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: GINETTE BRODEUR

Date: April 17th 2020

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

Name Arlene & Rosemary Koch
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.

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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.

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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 MENNO & 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.

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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 T1X 1G2
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.

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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
T1X 1H2

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.

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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 1G1 2

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.

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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.

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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.

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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 COVENANT 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.

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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 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.

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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.

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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.

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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.

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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.

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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 DaySpring 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.

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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, T1X 1G3

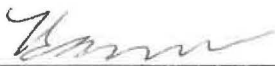
Attn: Rocky View County Planning Department
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

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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.

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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.

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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.

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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.

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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.

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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.

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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 Junk
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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Elsie Junk

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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: B. Grayson

Date: 16th April 2020

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

Name Ed & Suzanne Scott
Address 223 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.

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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.

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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 DAYSRING BAY.
CALGARY AB
T1X 1Q3.

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.

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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.

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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 301 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.

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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 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.

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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.

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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.

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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.

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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.

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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.

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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 TRUINE BAY
Colony (Rockyview County)
AB T4A 0X2

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.

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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.

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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 GENDERT
Address 313
TRIVNE 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: E. Gendert

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.

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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.

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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.

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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.

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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.

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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 Rd
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.

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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 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.

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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.

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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.

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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.

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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

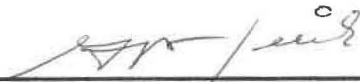
Attn: Rocky View County Planning Department
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

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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.

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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.

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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



Attn: Rocky View County Planning Department
 RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

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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.

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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.

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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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Bill Dares

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.

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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.

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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.

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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.

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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.

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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.

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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

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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 BOY
CALGARY, AB
T1X 1G6


Attn: Rocky View County Planning Department
 RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

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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.

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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 Pat Niederlag
 Address 511 - Spahnay Bay
Calgary AB T4X 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Patricia A. Niederlag
 Date: April 16, 2020

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

Owners- Name Kand D Wallace, Jang 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.

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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.

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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.

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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 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.

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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 Foxgloam 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.

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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.

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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.

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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 - EPIPHANY BLVD
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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: R.N. 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.

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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

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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.

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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 Mr. Kachmarzki
Address 537 E. 1st Street S.W.
Calgary, AB.
T2P 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Mr. 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 T1X 1G6

Attn: Rocky View County Planning Department
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

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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

Diana Kerv

Address

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

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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
CALBARY, AB
T1X 1N8

Attn: Rocky View County Planning Department
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

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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
T2X 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Greg 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

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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
TEXAS

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.

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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

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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. Mazurk
Address 615-Advent Bay N.E.
CALGAR 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Robert L. Mazurk

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.

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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.

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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 Newfe (d)
Address 627 Advent Bay
T2X 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.

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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.

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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.

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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.

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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. STANLER
Address 639 ADVENT BAY
CALGARY A.B.
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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Margaret A Stanler

Date: April 17/2020

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

Name EMMERICH PLESZING
Address 643 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.


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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
TIXINGO 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.

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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. WALTER 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: L. Walter 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.

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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.

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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.

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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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: R. R. Rosine

Date: April 17/2020

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

Name LEONARD GIRONX
Address 705 PENTE COST BAY
ROCKY VIEW COUNTY
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.

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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.

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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.

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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.

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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 Pentecost 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.

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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 WITHEEL

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

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Please accept this letter as our support for the Amar Developments land use plan.

Signed:

A. Witheel

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.

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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

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Signed: 

Date: APRIL 16, 2020

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

Name James + Dianne BECK
Address 721 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.

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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.

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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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Raymond Leischner
Date: April 16th 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.

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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

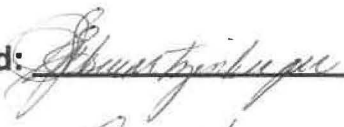
Attn: Rocky View County Planning Department
RE: Amar Developments Conceptual Scheme and Re-designation

To Whom It May Concern

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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

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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 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.

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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. H. 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 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.

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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 Alberda
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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: A. Alberda

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.

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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 875 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.

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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.

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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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Kevin Wegleitner

Date: April 17th, 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Lillian 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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Jean 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.

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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
CALG. 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.


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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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Robert 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.

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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.

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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.

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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.

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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 LUMBACH
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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Delores Lumbach

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
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.

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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.

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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
~~2620~~ 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.

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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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: B. L. Hunt
 Date: 10/03/2020

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.

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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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed:

[Signature]

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
T1X1R1

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.

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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 TRACHUK
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.

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Please accept this letter as our support for the Amar Developments land use plan.

Signed: Pauline Trachuk

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

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 K. 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
T4M 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 09/2020

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 10 9/2020

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 HARLEY 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 9th, 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 C. BSAI.
Address 283220 meadow Ridge D.R.
Rocky View
T2M-4K5

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 C. BSAI.

Date: 8th June 2020

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

Name JASWANT SINGH HIRER
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 Hirer

Date: JUNE 8TH/20

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

Name HARJINDERPAL 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 Harjinderpal 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

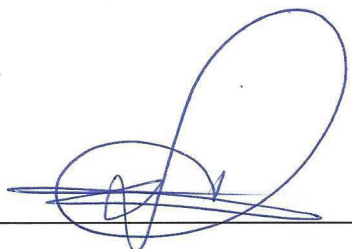
Date: 5 JUNE 2020

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 SUKHMINDEE / HARMAN SANDHU.
Address 54 TRINITY ROAD.
CAMPBRIDGE 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 Sukhmindee 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 Coen
284199 RAVLE 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

Leah Coen

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 Rge Road 288



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

 T. 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 Serawon
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 Pandher

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 Rawinder 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

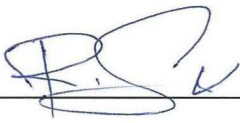
Date: May 19th 2020

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

Name Rocky View
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 he 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: *RANDHIL Singh Gill*

Address: *15 Woodlock Road*

Date: *12/ March/2022*

Signature: *Randhil Singh Gill*

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 

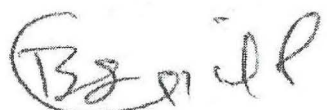
Date: May 25, 2020

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 

Date: May 29, 2020

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

Name IQBAL 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 Aminder Toor
Address 55 Kings Road
Rockyview County
T1Z 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.

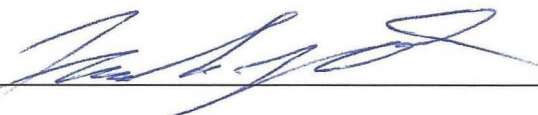
Signed Bazibir Sidhwa
Date: 25 May 2020

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

Name ~~6 Park Dr~~ Fawad 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 Pavitar
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 B. Bilal

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 

Date: May 28th, 2020

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

Name EH TISHAM IKYAS 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: JULY 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 T1Z 0B9

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 NIGJAR
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

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 blue ink, appearing to read 'Bela Syal', with a horizontal line underneath.

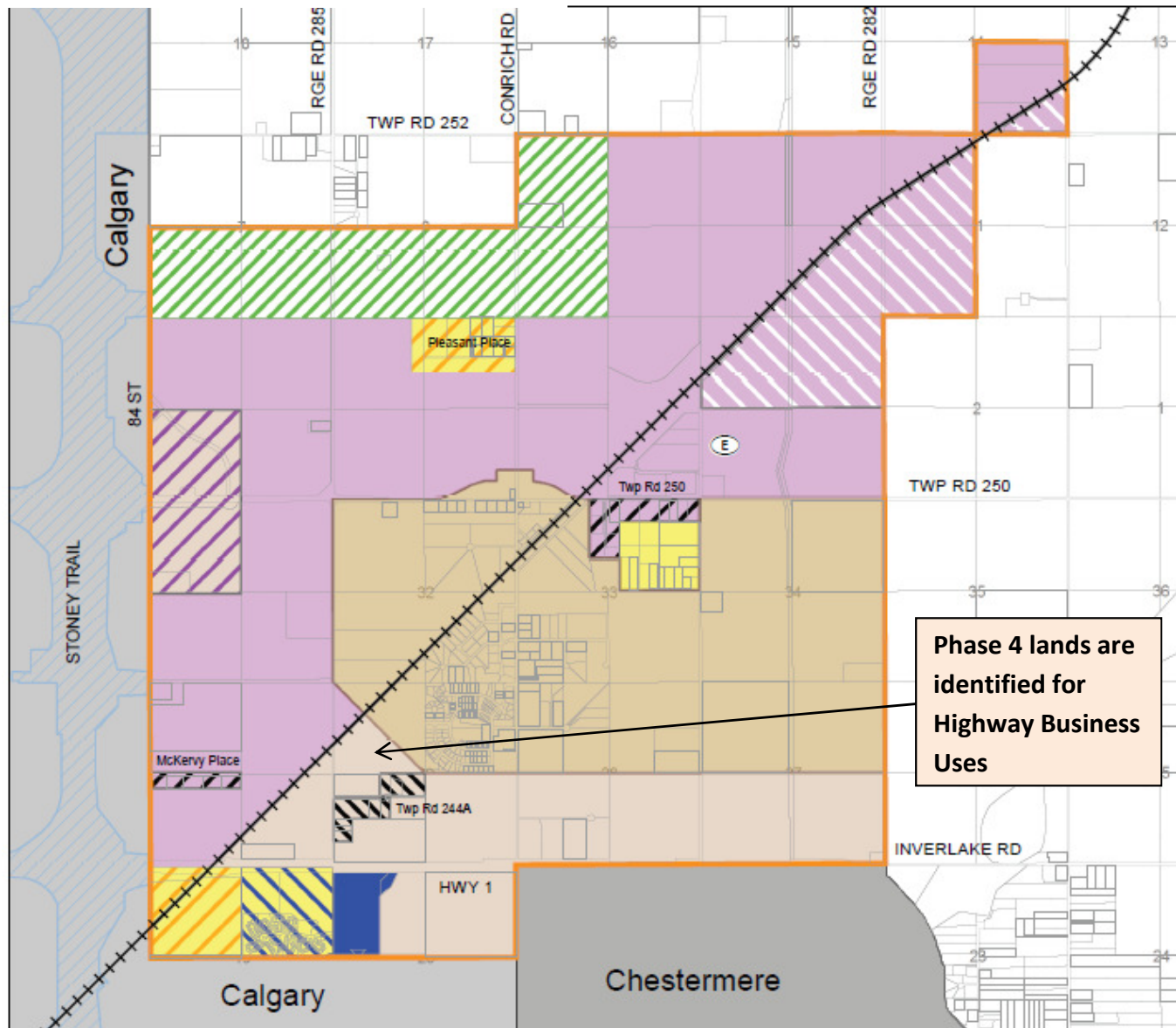
Bela Syal, MBA, MCIP
Principal, Planning+

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

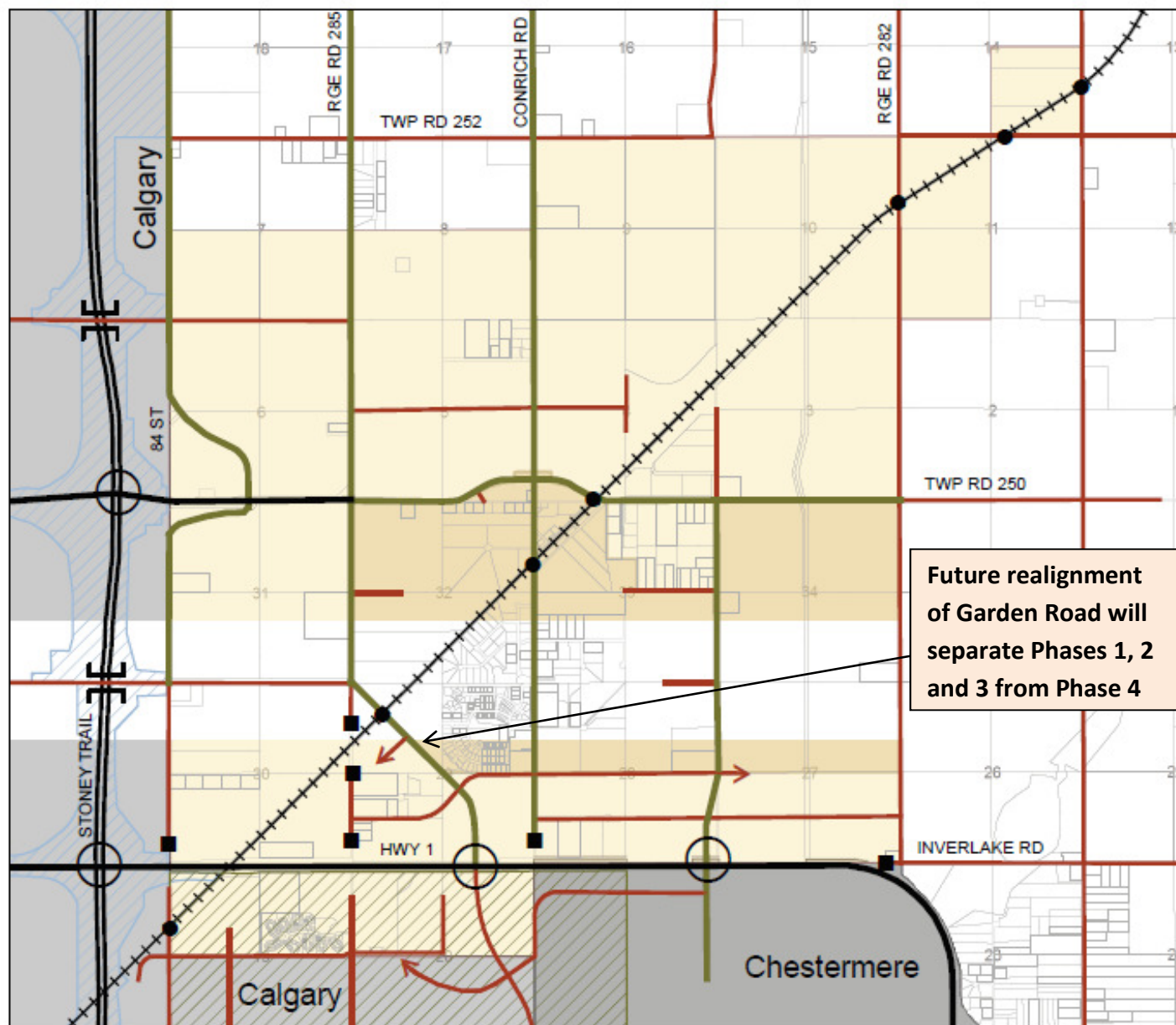
- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

0 0.25 0.5 1 1.5 2
Km

Figure 2: CASP Transportation Network

South Conrich CS Appendix D

Cambridge Phase 4



Map 8: Transportation Network

- ASP Area
- Future Policy Area
- Transportation and Utility Corridor
- Intermunicipal Transportation Study Area
- At Grade Railroad Crossing
- Termination
- Interchange
- Fly Over
- Expressway-6 Lanes
- Major-4 Lanes
- Collector-2 Lanes
- CN Railway

Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the 'Future Policy Area'

0 0.25 0.5 1 1.5 2
Km

Figure 3: Land Use Compatibility
South Conrich CS Appendix D
Cambridge Phase 4

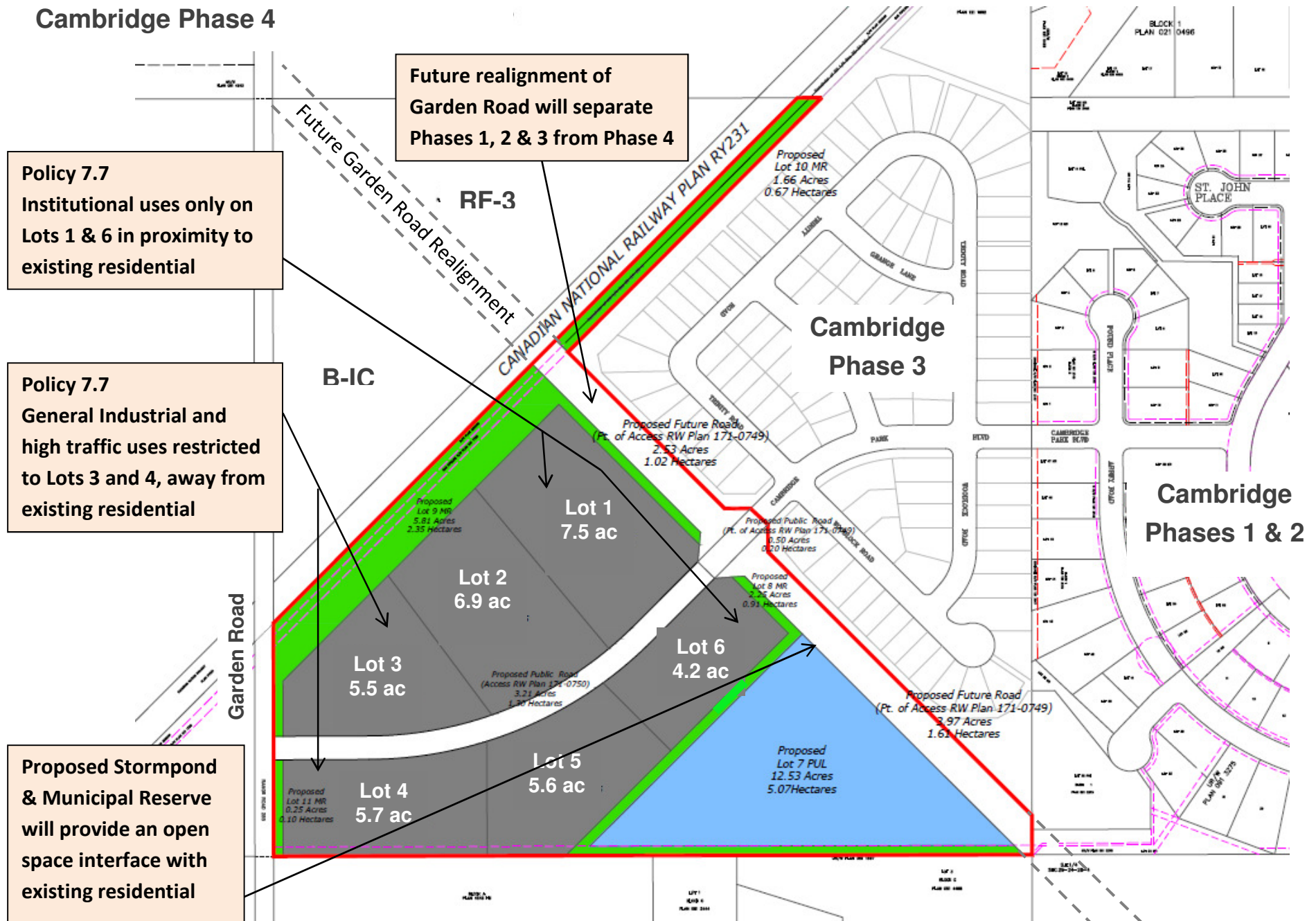


Figure 4: Transportation Upgrades
South Conrich CS Appendix D
Cambridge Phase 4

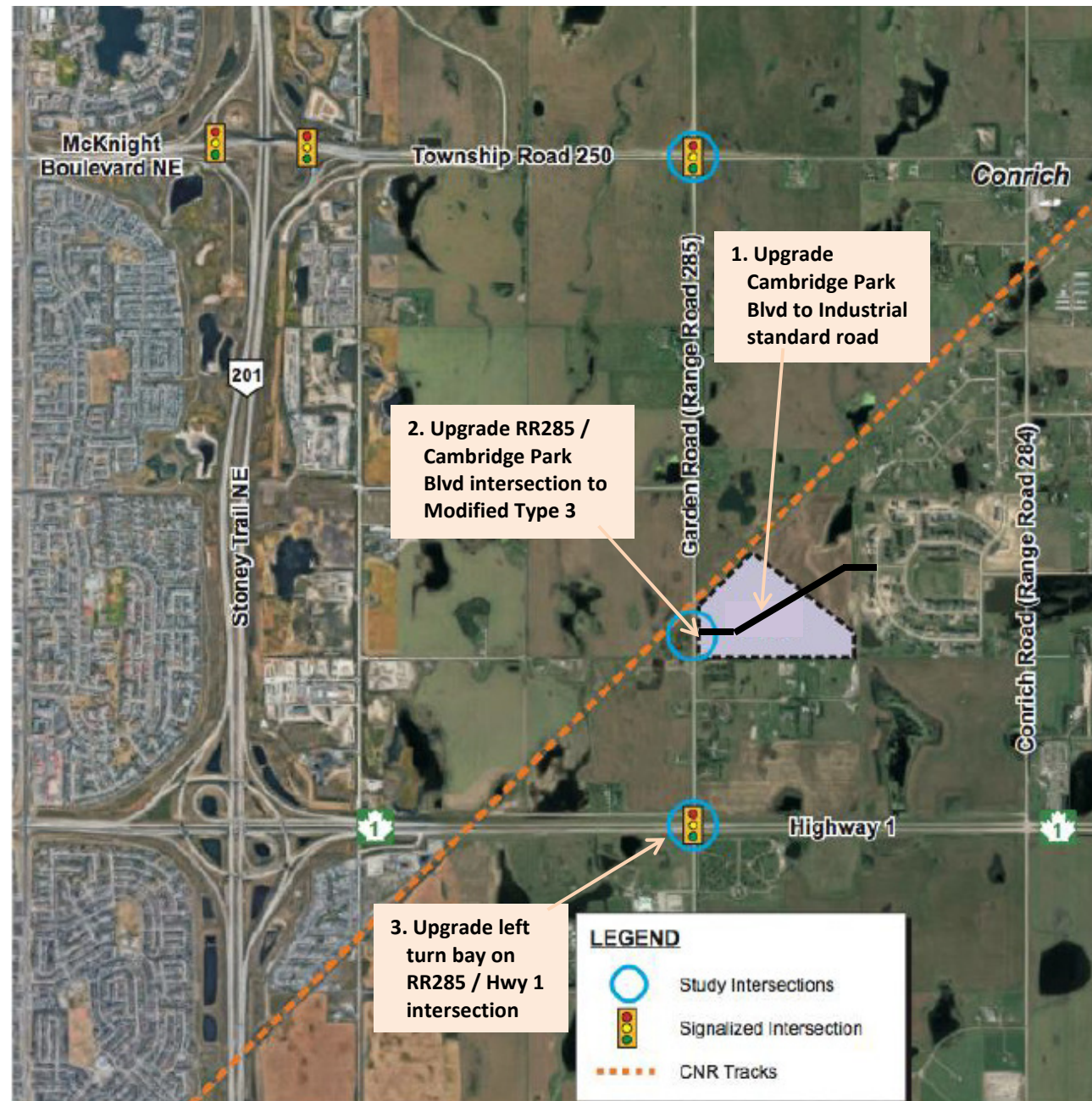
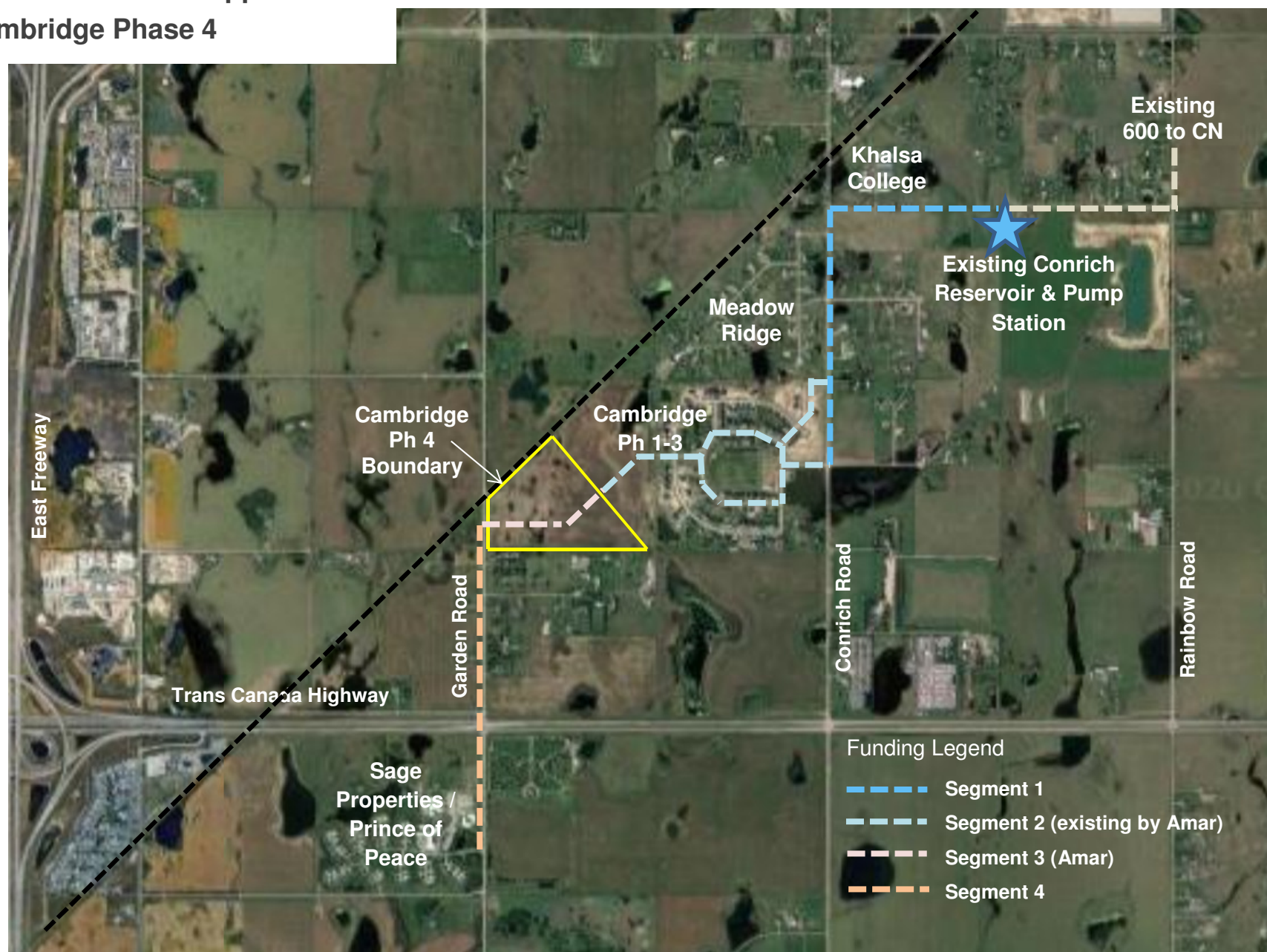


Figure 5: Water Servicing
South Conrich CS Appendix D
Cambridge Phase 4





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: June 23, 2020 **DIVISION:** 5

TIME: Afternoon Appointment

FILE: 04329003 **APPLICATION:** PL20190021

SUBJECT: Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District; South Conrich Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20190153 (agenda item C-3)

POLICY DIRECTION:

The application was evaluated against the Rocky View County/City of Calgary Intermunicipal Development Plan, Conrich Area Structure Plan, and South Conrich Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate ± 68.2 acres of the subject land from Ranch and Farm Two District (RF-2) to Business-Business Campus District (B-BC) and Public Services District (PS) for future commercial development to accommodate six business lots ranging from 3.31 to 7.74 acres, a Public Utility parcel (PUL), and municipal reserve lands (MR).

Council gave first reading to Bylaw C-7959-2019 on November 26, 2019.

The application was circulated to 303 adjacent landowners; 675 responses were received (though several parcels submitted multiple letters per address), including two petitions. All responses are included in the Staff Report package for C-3 (PL20190153).

Total entries with respect to project (support and oppose)	675
Entries from distinct roll numbers	238
Opposed (from distinct roll numbers)	195
Support (from distinct roll numbers)	198
Support with no address provided/indistinct	3
Opposed with no address provided/indistinct	10
Individuals both in support and opposition	11

The numbers above reflect tally from distinct roll numbers, and not individuals, with the exception of individuals found both in support and opposition of the project. Two petitions in opposition were received, which are reflected in the above numbers. Many individuals and roll numbers submitted multiple times, as evidenced by total entries versus entries from distinct roll numbers.

The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is consistent with the policies of the Conrich Area Structure Plan;
- All other technical matters required at this stage of the application process are satisfactory.

Administration Resources

Oksana Newmen, Planning and Development Services



ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option # 1.

DATE APPLICATION RECEIVED: February 26, 2019
DATE DEEMED COMPLETE: October 17, 2019

PROPOSAL: To redesignate ±68.2 acres of the subject land from Ranch and Farm Two District (RF-2) to Business-Business Campus District (B-BC) and Public Services District (PS) for future commercial development to accommodate six business lots ranging from ±3.31 to ±7.74 acres, Public Utility Land (PUL); and municipal reserve lands (MR).

LEGAL DESCRIPTION: NW-29-24-28-W04M

GENERAL LOCATION: Located approximately 1 kilometre north of the town of Chestermere, on the east side of Garden Road/Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

APPLICANT: Amar Development Ltd./Rani Duhra

OWNERS: Duhra Financial Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm Two District (RF-2)

PROPOSED LAND USE DESIGNATION: Business – Business Campus District (B-BC) and Public Service District (PS)

GROSS AREA: ± 68.2 acres

SOILS (C.L.I. from A.R.C.): **Class 170 1W, I30** – No significant limitations. Suffers from excessive wetness/poor drainage; flooding.

Class 180 1N, W20 – No significant limitations. Suffers from high salinity and excessive wetness/poor drainage

BACKGROUND:

The proposal includes two applications: consideration of the amendment to the South Conrich Conceptual Scheme to allow business commercial development, and the associated appendix to provide the framework to the plan (PL20190153); and the redesignation of the ±68.2 acre parcel from Ranch and Farm Two District to Business – Business Campus District and Public Services District.

The parcel is located within the South Conrich Conceptual Scheme, which provides planning for ± 267.99 acres, divided between four development cells, each requiring further development details through adoption of an appendix.

The subject lands comprise Cell D, the last remaining undeveloped cell of the conceptual scheme. Cells A, B, and C are all composed of single family residential, along with municipal reserve lands, central commons, commercial land, and public utility lots.

The original conceptual scheme noted that all cells would be developed as residential; however, subsequent to its adoption, the Conrich Area Structure Plan designated the remaining undeveloped Cell D as Highway Business. As such, an amendment to the Conceptual Scheme is required in order to be consistent with the statutory plan in addition to redesignation to a consistent business use.



HISTORY:

July 16, 2013	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).
December 11, 2012	Council approved subdivision to create 110 residential lots (Cell C), PUL, and MR lots. (2011-RV-113). Plan 171 0761 Registered March 30, 2017.
September 28, 2010	Council approved Bylaw C-6965-2010 to redesignate from RF to RF-2, RF-3 and DC120 (2010-RV-032; Cell C Redesignation).
September 7, 2010	Council approved amending Bylaw C-6961-2010 to add Cell C Appendix to South Conrich Conceptual Scheme (2010-RV-111; Cell C Appendix).
September 7, 2010	Council approved subdivision of lands divided by the railway (2010-RV-016).
June 8, 2010	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).
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.
July 31, 2007	Council approved Bylaw 6401-2006 for the South Conrich Conceptual Scheme and DC120 (2004-RV-199), including Cell A.

POLICY ANALYSIS:

Intermunicipal Development Plan

The site is located within the area covered by the Rocky View County/City of Calgary Intermunicipal Development Plan. As such, the application was circulated in compliance with Section 15 of the IDP.

In consideration of Policies 13.1.5 and 13.1.6, the City provided comments relating to transportation; these have been addressed through the Applicant's submitted traffic impact assessment.

Conrich Area Structure Plan

The parcel is located within an area of the ASP designated as Highway Business, as are adjacent lands to the south. This application proposes uses that are consistent with this designation.

With the proposed provision of piped servicing, stormwater management, transportation requirements, and municipal reserves, the application is consistent with the ASP.

South Conrich Conceptual Scheme

The conceptual scheme requires that applications for amendment be requirements for each of the four development cells. This parcel is identified in the conceptual scheme as Cell D, the last of the unplanned areas.

There is little guidance within the Conceptual Scheme document for future development of Cell D, with the exception of policy 7.1.1, which states that all development within the conceptual scheme be residential in nature, and that Direct Control Districts will be developed for each phase. The Conceptual Scheme, approved in July 2007, pre-dates the Conrich ASP, which was adopted in December 2015. As such, the inconsistency of the two documents has been addressed within the Conceptual Scheme amendments proposed within the corresponding application presented to Council.



Other items addressed within the Applicant's proposed policy framework for Cell D, such as transportation, open space, servicing, and stormwater are consistent with the existing Conceptual Scheme.

CONCLUSION:

The application is consistent with all statutory plans, and although it is not currently consistent with Policy 7.1.1 of the Conceptual Scheme, designating residential development on the subject lands, approval of amendments to the Conceptual Scheme proposed by application PL20190153 would address this conflict.

There are no outstanding technical items; these aspects would be further considered at the future subdivision stage.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7959-2019 be given second reading.
 Motion #2 THAT Bylaw C-7959-2019 be given third and final reading.
- Option # 2: That application PL20190021 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community and Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7959-2019 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Applicant Submission



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 1. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision.</p> <p>However, subdivision will be subject to a Rocky View County condition, that the County and/or the developer will extend the Hwy 1 eastbound left turning lane as indicated in the June 2019, Cambridge Park Phase 4 Traffic Impact Assessment, prepared by Bunt and Associates.</p>
Alberta Health Services	<p>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.</p> <p>However, we would like an opportunity to review and comment on future building permit applications to construct any public facilities on the subject lands (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p> <p>Please note that we also recommend that any development which might have the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) not be located in close proximity to residential or sensitive land use areas such as daycares, schools, hospitals, adult care facilities or food establishments. Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential or sensitive land receptors are adequately protected.</p>
<i>Public Utility</i>	
ATCO Gas	<p>The Engineering Design Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:</p> <p>Right-of-ways will be required for the gas mains within property and should be 2.4 metres wide if provided for the sole use of ATCO, and 3.5 metres if shared with other shallow utilities. Please note, all costs associated with obtaining the right-of-way will be borne by the developer/owner.</p>



AGENCY	COMMENTS
	<p>The utility right-of-way requirements within the subdivision may change depending upon actual gas main layout, direction of development and boundary locations of the different construction phases. Final rights-of-way requirements must be satisfied at the time of gas main design.</p> <p>All right-of-ways are to be registered as general utility rights-of-way granted to Rocky View and are to be registered simultaneously with the legal plan of the subdivision.</p> <p>It WILL require a main installation for a subdivision</p> <p>A gas main extension will be required to service the proposed development. Natural gas service may be obtained by making formal application with our office in Calgary at 403-245-7888. Before ATCO can process a work order for gas main installation in the area, we must be in receipt of the following:</p> <ol style="list-style-type: none"> 1. Legal plan. 2. Utility right-of-way plan. 3. Complete set of approved engineering drawings, including profiles, coordinate plan, building grades (if applicable) and the location of all other utilities 4. Construction schedule. 5. A digital file of the computer base plan in the "DWG" or "DGN" format (Autocad 2010) in modelspace. <p>We require at least nine (9) months to complete the distribution system design, and to process a work order for our Construction Department to schedule. Prior to the installation of gas mains, the area must be within 150 mm (6") of final grade, all obstructions must be removed from the gas main alignment, and the installation of all other underground utilities must be completed.</p> <p>The developer must ensure that driveways are not constructed prior to the installation of gas mains in the subdivision. If driveways are pre-installed, a sleeve must be provided at the proper depth and alignment for our use. Otherwise, the cost of coring under the driveway or cutting out and replacing the driveway will be invoiced to the developer at the prevailing rates. The locations of sleeves will be confirmed during the design of the gas mains.</p> <p>For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO Gas website.</p> <p><u>For High Pressure Transmission Lines</u></p> <p>There are high pressure gas transmission facilities in the work area. Please contact Isabel Solis-Jarek at 780-420-3896 for more information.</p> <p><u>For new services only, residential or commercial</u></p> <p>If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO Gas website (http://www.atcogas.com/Services/Service-Request/Install-aService-Line) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details</p>



AGENCY	COMMENTS
ATCO Pipelines	<p>and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.</p> <p>For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO Gas website. Contact Alberta One Call where there's any excavation with gas lines in the area. It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Alberta One-Call at 1-800-242-3447 or albertaonecall.com. Please contact Alberta One-Call Corporation prior to any surface construction.</p> <p>(1) Contact Alberta One Call (1-800-242-3447) for locates to verify alignment of the existing gas facilities.</p> <p>(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm. (3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.</p> <p>(4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.</p> <p>Please refer to the "Working Around Natural Gas" Safety Handbook found on our website at: http://www.atcogas.com/Safety/Safety-Education-and-Resources/Documents/Safety_Resources_Contractor_Working_AroundNaturalGasPipelines.pdf</p> <p>If you have any questions or concerns regarding this reply, please contact me at 403-245-7629. Sincerely, Christine Riddell</p> <p>The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on remainder of the parcel, any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines' requires a separate utility lot for its sole use. 3. A pipeline alteration may be required in this area. <ul style="list-style-type: none"> • All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner. • This process can take up to 18 months to complete.



AGENCY	COMMENTS
	<p>4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.</p> <ul style="list-style-type: none"> • Contact ATCO Pipelines' Land Department at 1-888-4203464 or landadmin@atco.com for more information. <p>5. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>6. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.</p> <p>7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p> <p>If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email Maira.Wright@atco.com</p>
Adjacent Municipality	
The City of Calgary	<p>Provide confirmation from Alberta Transportation that the Highway 1 / Garden Road interchange will not be built prior to 2040. Otherwise, provide updated analysis for 2030 and 2040 revising trip distribution and development traffic to include the proposed interchange.</p> <p>The TIA identifies that the interchange would be the only improvement that would improve the operations of the Highway 1/Garden Rd intersection and that it has been identified through North Calgary Regional Transportation Study to be a regional priority in 2028. Will the developer or the County be contributing to the future interchange with this Conceptual Scheme?</p> <p>2030 and 2040 scenarios should include background traffic from the Omni ASP especially at the Mcknight / Township Road 250 (Mcknight Bv intersection). Update analysis to include traffic from Omni lands will be either be partially or fully built out in 2030 and 2040.</p>



AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p data-bbox="428 413 1443 478">The Recreation, Parks and Community Support department have reviewed the following applications and offer the following comments for consideration:</p> <p data-bbox="428 495 824 527">PL20190021 (Redesignation)</p> <ul data-bbox="428 546 1430 646" style="list-style-type: none"> • No concerns with regards to the proposed redesignation. • Lands deemed to be Municipal Reserve are required to hold a "PS- Public Service" district. <p data-bbox="428 665 902 697">PL20190153 (Conceptual Scheme)</p> <p data-bbox="428 716 583 743">Section 7.4</p> <p data-bbox="428 762 704 793">General Comments:</p> <ul data-bbox="428 812 1479 1050" style="list-style-type: none"> • The term "open space" is generic and does not accurately describe lands that are intended for dedication as Municipal Reserve and/or communally owned and maintained private property intended to serve an open space provision. • MR configuration: Fencing to be required where MR and private lots intersect. • For continuity- all fencing is to be constructed on private lots regarding the design/style as deemed acceptable by architectural controls. <p data-bbox="428 1068 586 1100">Policy 7.0.3</p> <ul data-bbox="428 1119 1471 1423" style="list-style-type: none"> • <i>Regarding the statement: "Within Cell D, a minimum of ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the surrounding open space bu□er to be protected as communally owned and maintained private property."</i> • All MR dedication shall be in accordance with the terms and conditions established by the Municipal Government Act. • Irrigation of MR: Irrigation for MR lands should be configured to provide irrigation for landscape purposes only. <p data-bbox="428 1442 586 1474">Policy 7.0.5</p> <ul data-bbox="428 1493 1430 1625" style="list-style-type: none"> • In addition to construction, the Developer is responsible for all managing maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates- in accordance to the terms of the applicable Development Agreement. <p data-bbox="428 1644 586 1675">Policy 7.0.6</p> <ul data-bbox="428 1694 1479 1854" style="list-style-type: none"> • Regarding Municipal Reserves- as in previous phases of his community- maintenance and operational obligations is committed to be undertaken by the HOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within - including pathways.



AGENCY	COMMENTS
	<p>Policy 7.0.7</p> <ul style="list-style-type: none"> All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive grounds keeping maintenance and operation program- as specified in the terms of a formal license of occupation for County lands. <p>Section 9.3</p> <ul style="list-style-type: none"> The requisite Maintenance Vehicle Access Road (Section 706.5.3 Servicing Standards) surrounding the PUL pond is expected to be incorporated directly into the pedestrian network (sidewalk and pathways). Design and configuration shall be undertaken by the Developer to the County's satisfaction within an applicable Development Agreement.
	<p>PL20190089 (Subdivision)</p> <ul style="list-style-type: none"> All Deferred Reserves identified in Instrument 171 069 816 are to be addressed in full through dedication or payment of cash in lieu. Should this be the final phase of this community, further deferral of reserves will not be entertained. Dedication of Municipal Reserve shall be in accordance with the terms and conditions as indicated in the Municipal Government Act.
GIS Services	<p>Confirm with the applicant that this will be a continuation of CAMBRIDGE PARK BLVD, or will this require a new internal road name.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ol style="list-style-type: none"> 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) Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County; Extending the County's sanitary and potable water services to service the proposed development. Construction of the pressurized central fire suppression system to the satisfaction of the County; Construction of storm water management facilities in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan. Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;



AGENCY	COMMENTS
	<p>g) Installation of Street Lighting (Dark Sky);</p> <p>h) Installation of power, natural gas, and communication utilities;</p> <p>i) Obtain all necessary approvals from AEP for the loss of wetlands</p> <p>j) Obtain all necessary approvals from AEP for the use of stormwater for irrigation purposes;</p> <p>k) Obtain all necessary approvals from Alberta Culture & Tourism under the Historical Resources Act;</p> <p>l) Implementation of the recommendations of the approved construction management plan;</p> <p>m) Implementation of the recommendations of the approved ESC plan.</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water 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 subject lands are located within the Conrich Area Structure Plan (ASP). The proposal is to create six industrial/commercial lots with a Municipal Reserve and a PUL. It is recommended that the lands be appropriately serviced as per policies 23.9 and 23.15 of the Conrich ASP. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant 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. <p>Transportation:</p> <ul style="list-style-type: none"> • The City of Calgary, with involvement of City of Airdrie, City of Chestermere, Town of Cochrane, and Rocky View County have conducted The North Calgary Regional Transportation Study, which identifies the need for an interchange at the Highway 1 and Range Road 285 Intersection by 2030. This interchange is in Alberta Transportations long-term plans but is not planned in the near or intermediate future. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange. • The applicant submitted a Transportation Impact Assessment prepared by Bunt & Associates dated June 12, 2019. The TIA provides the impact of the proposed development on the adjacent road network and concludes that: <ul style="list-style-type: none"> ○ By 2030 the Intersection of Highway 1 and Garden Road will reach capacity with 2030 background traffic and the implementation of the proposed interchange is the only improvement that will resolve these conditions;



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The proposed development traffic will cause Highway 1 and Garden Road will operate at capacity. It is recommended to change the signal-timing plan to move the delay to the northbound and southbound movements. It also recommends lengthening the eastbound left turn lane to accommodate additional queue. ○ The intersection of Garden Road & Cambridge Park will be upgraded to a Modified Type IIIa with delineation illumination. ○ Garden Road and Twp Road 250 will operate at an acceptable condition in the post development condition. ○ RR 285 shall continue to operate as a 2-Lane arterial in the post development condition. <ul style="list-style-type: none"> • As part of subdivision application 2011-RV-113, a Road Acquisition Agreement was created for the future realignment of Range Road 285, which is proposed to run along the northeast boundary of the subject lands, this created a 36 meter road right-of-way on these lands. A restrictive covenant will be required to prevent the construction of any buildings within 45 meters of the future road allowance. The dedication will be taken once the interchange is built and RR 285 is realigned. • No further widening or road dedication has been identified along Range Road 285 adjacent to the subject lands. • Currently Cambridge Park Boulevard bisects the proposed lands and connects the Cambridge Park Community to Range Road 285. As a condition of subdivision, this road will be required to upgraded to an Industrial/Commercial(400.6) standard in Accordance with the County Servicing Standards. • As a condition of subdivision, the applicant will be required to provide payment of the Transportation OffSite Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. <ul style="list-style-type: none"> ○ Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 2 Levy (\$5,833 per acre) = \$710,147(using 68.10 acres) <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and waste water system. It is recommended that the lands be serviced with piped water and wastewater should the application be approved. • As a condition of subdivision, the applicant will be required to provide payment of the Wastewater Offsite Levy in accordance with Bylaw C-7273-2013 for the total wastewater consumption of the proposed land to be developed. The total levy to be collected will be calculated based on the final wastewater usage provided by the applicant.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The estimated levy based on 1m³ /day of water usage per acre is \$1,445,422 (WWOL=68.1 Acres X 1m³/day/acre= 68.1 m³/day X \$21,225/m³/day=\$1,445,422) • The applicant will be required to enter into a DA for the extension of wastewater services to the subject lands. • As a condition of subdivision, the applicant will be required to verify that the downstream infrastructure has enough capacity for the increase in effluent due to the additional lots. • As a condition of subdivision, the applicant will be required 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. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and waste water system. It is recommended that the lands be appropriately serviced should the application be approved. • It is to be noted that the County is working with the applicant in regards to the extension of water services into the subject lands. • The applicant will be required to enter into a DA for the extension of water services to the subject lands or enter into a cost contribution agreement with County for the extension of water services to the subject land. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant provided a Conceptual Storm Water Management Plan prepared by Jubilee Engineering dated May 2019. The concept consists of the use of a storm water pond within the business park, which will be tied to an existing pond within Cambridge Estate Phase 3 to the northeast. Storm water would then be used to irrigate both Cambridge Park Phase 3 and Phase 4 to manage storm water from the proposed development. • As a condition of subdivision, the applicant will be required to submit a detailed Storm Water Management Plan, prepared by a qualified professional, providing the detailed designs of the storm water management infrastructure necessary to support the proposed development. • As a condition of subdivision, the applicant will be required to enter into a Development Agreement for the construction of the storm water infrastructure required as a result of the development and outlined in the final Storm water Management Plan including access from the internal road through the panhandle all in accordance with the County Servicing Standards.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. Prior to entering into the Development Agreement with the County, the applicant will be required to obtaining all AEP approvals and licensing for the storm water management infrastructure. As a condition of subdivision, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands. As a condition of subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with Bylaw C-7535-2015. The estimated levy payment owed at time of subdivision endorsement is \$373,733 (CSMI = \$5488/ac x 68.10 ac = \$373,733) <p>Environmental:</p> <ul style="list-style-type: none"> The applicant provided a Wetland Assessment and Impact Report prepared by Ecotone Environmental dated September 2019. The assessment took into consideration the significance of the existing onsite soils, vegetation, wildlife, historical resources and wetlands and concludes that there are no wildlife, plant, or historical resources of concern on the property. The report also indicates that there is nine wetlands within the development and that all nine wetlands will be lost as the result of the development. The applicant will be required to make a payment to the in-lieu program for the loss of the nine wetlands.
Transportation Services	<p>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.</p> <p>Applicant to confirm access to development / subdivided lots.</p> <p>Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.</p> <p>Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network.</p>
Capital Project Management	No concerns.
Utility Services	The applicant should be required to extend County water and wastewater services to the proposed development, and each parcel created by the proposed subdivision should be serviced through County water and wastewater in accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>Owner to enter in a Cost Contribution and Capacity Allocation Agreement for the purchase and allocation of water and wastewater capacity (off-site levies) for the parcels created by the proposed subdivision.</p> <p>Developer must connect onto the Conrich Reservoir for water supply and fireflow and pay all cost associated with the connection</p> <p>In keeping with previous comments provided by Utility services on this application, there is concerned about the second sentence under 9.2. We believe that this should be removed and sentence 3 should have "when it becomes available" removed from the statement.</p> <p>Also, the interim use of the well and the consideration of it to be a back-up or redundant system should be eliminated. This would be extremely unusual, as it would fall outside of good operational practices to have such a potential source of contamination or a water source that could/would degrade the quality of water that The County will provide.</p> <p>As per above. 9.0.2, 9.0.7 should be deleted.</p>

Circulation Period: October 23, 2019 to November 14, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



BYLAW C-7959-2019

A Bylaw of Rocky View County to amend Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7959-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 43 and 43-NW of Bylaw C-4841-97 be amended by redesignating a portion of NW-29-24-28-W4M from Ranch and Farm Two District to Business – Business Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NW-29-24-28-W4M is hereby redesignated to Business – Business Campus as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7959-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 04329003 - PL20190021

READ A FIRST TIME IN COUNCIL this 26th day of November , 2019

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

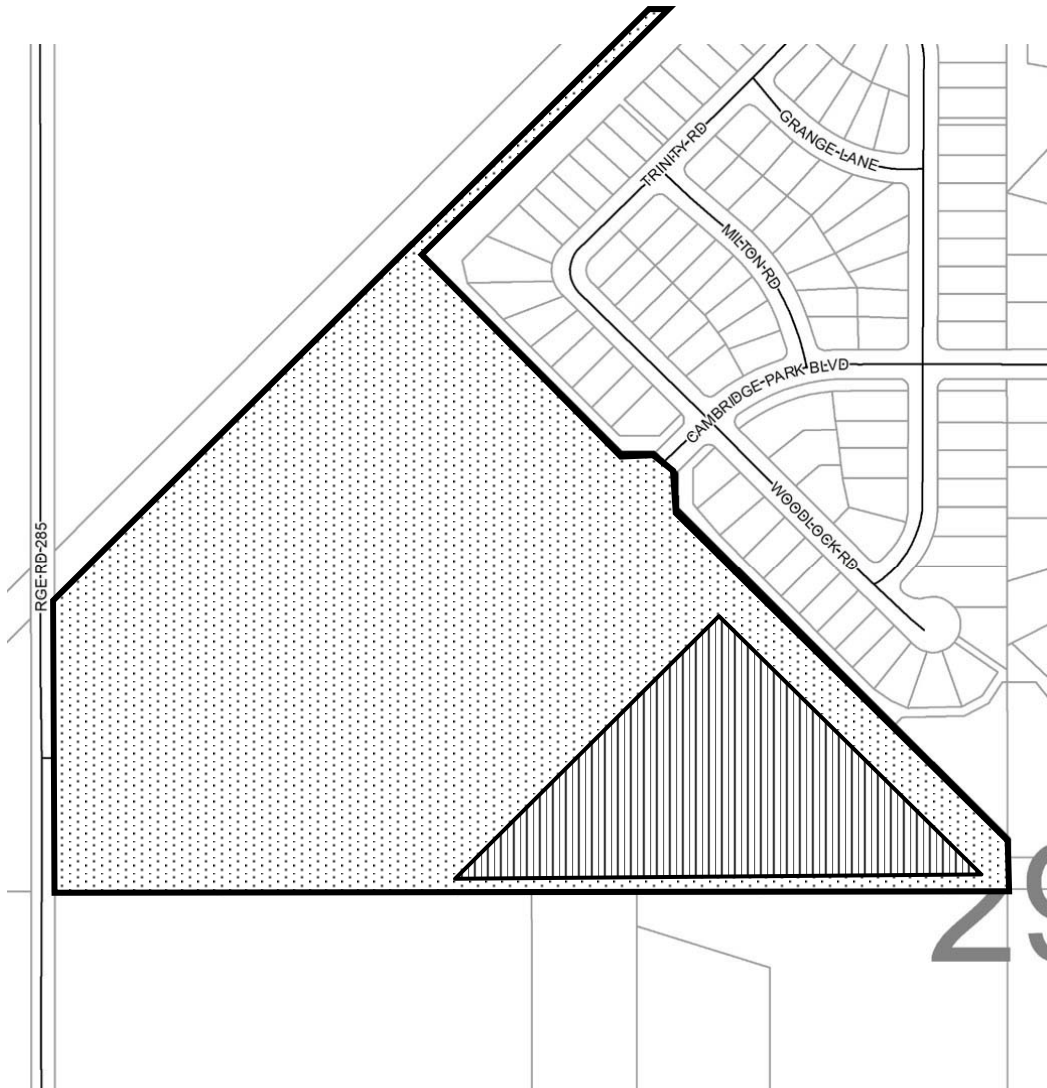
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

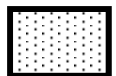
BYLAW: C-7959-2019



AMENDMENT

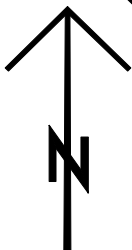
FROM Ranch and Farm Two District **TO** Business – Business
Campus District

FROM Ranch and Farm Two District **TO** Public Service District



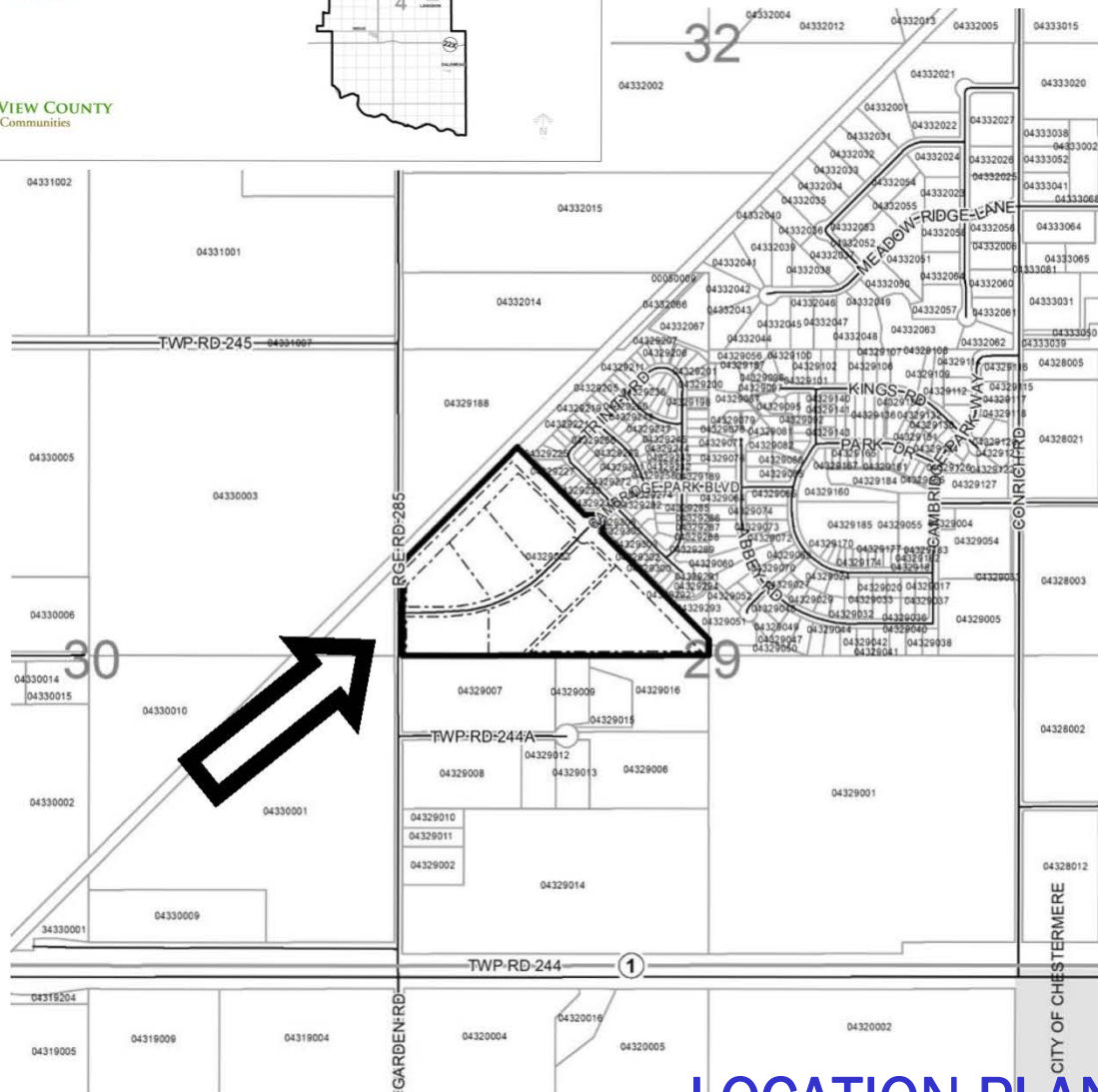
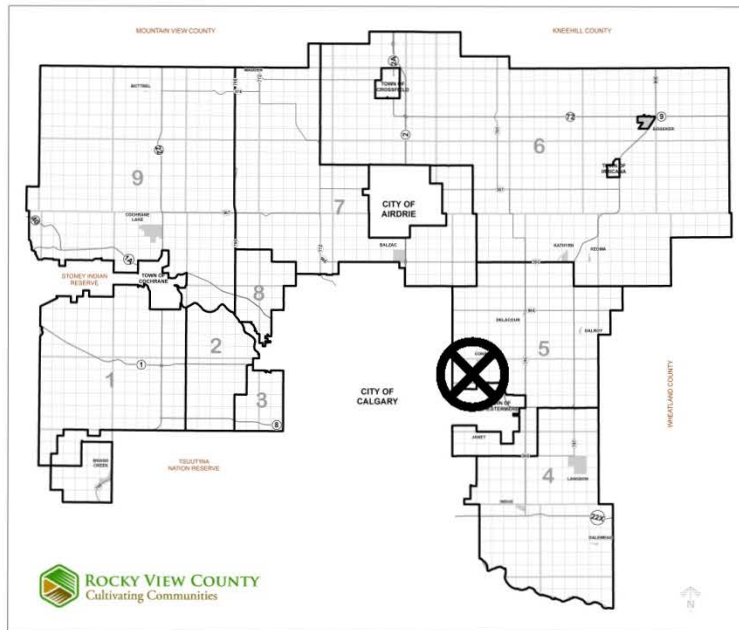
Subject Land _____

LEGAL DESCRIPTION: NW-29-24-28-W4M

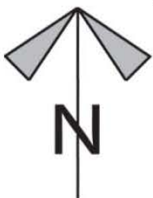

ROCKY VIEW COUNTY

FILE: 04329003 - PL20190021

DIVISION: 5



LOCATION PLAN



NW-29-24-28-W04M

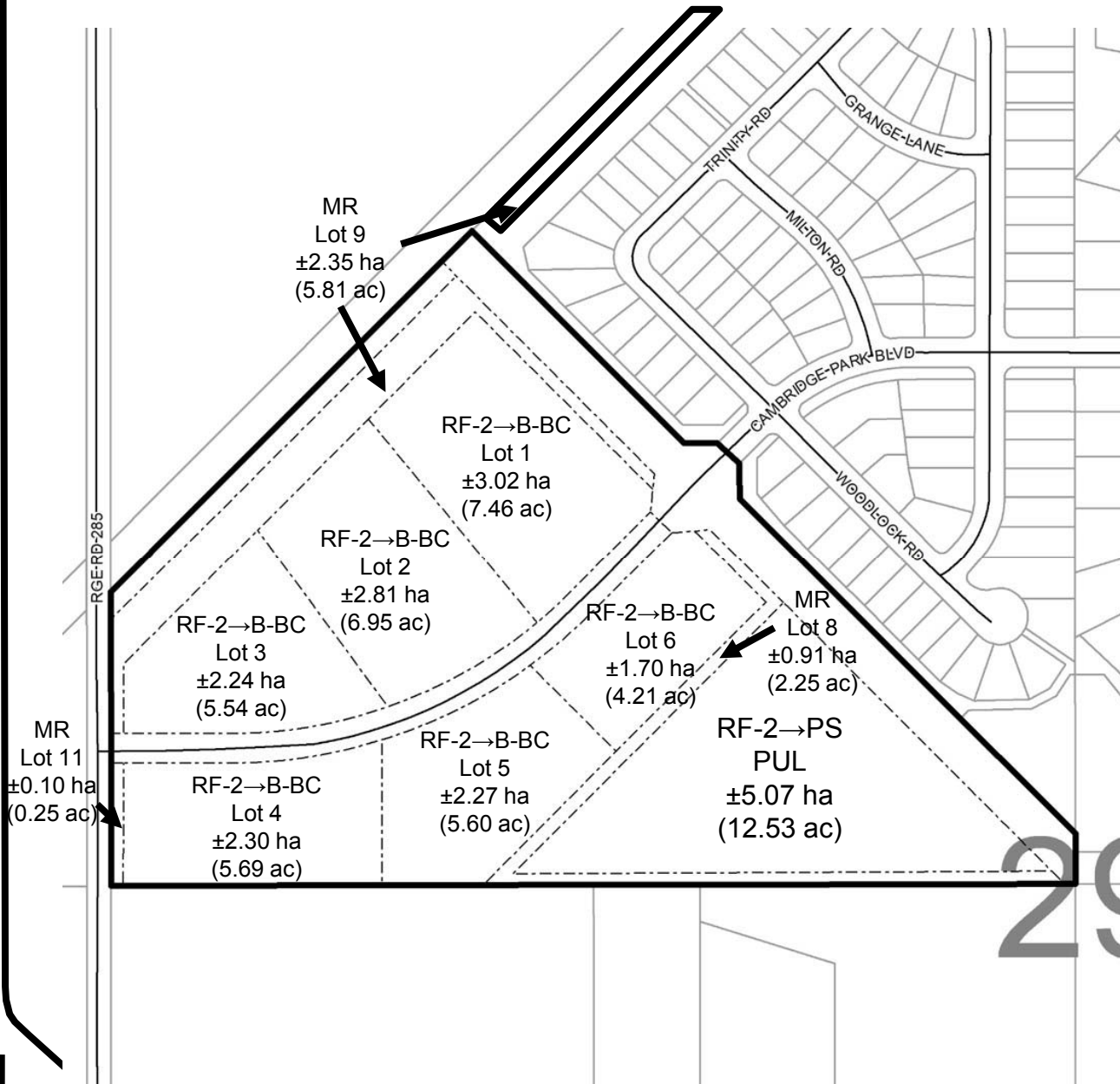
Date: 12-Jun-20

Division # 5

File: 04329003

Conceptual Scheme Amendment Proposal: To amend the South Conrich Conceptual Scheme (Bylaw C-6401-2006) and to adopt the Appendix for Cell D, within a portion of NW-29-24-28-W4M for 6 business commercial lots, a public utility lot, and municipal reserve lands.

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm Two District to Business - Business Campus District and Public Services District (PS) to accommodate future commercial development.



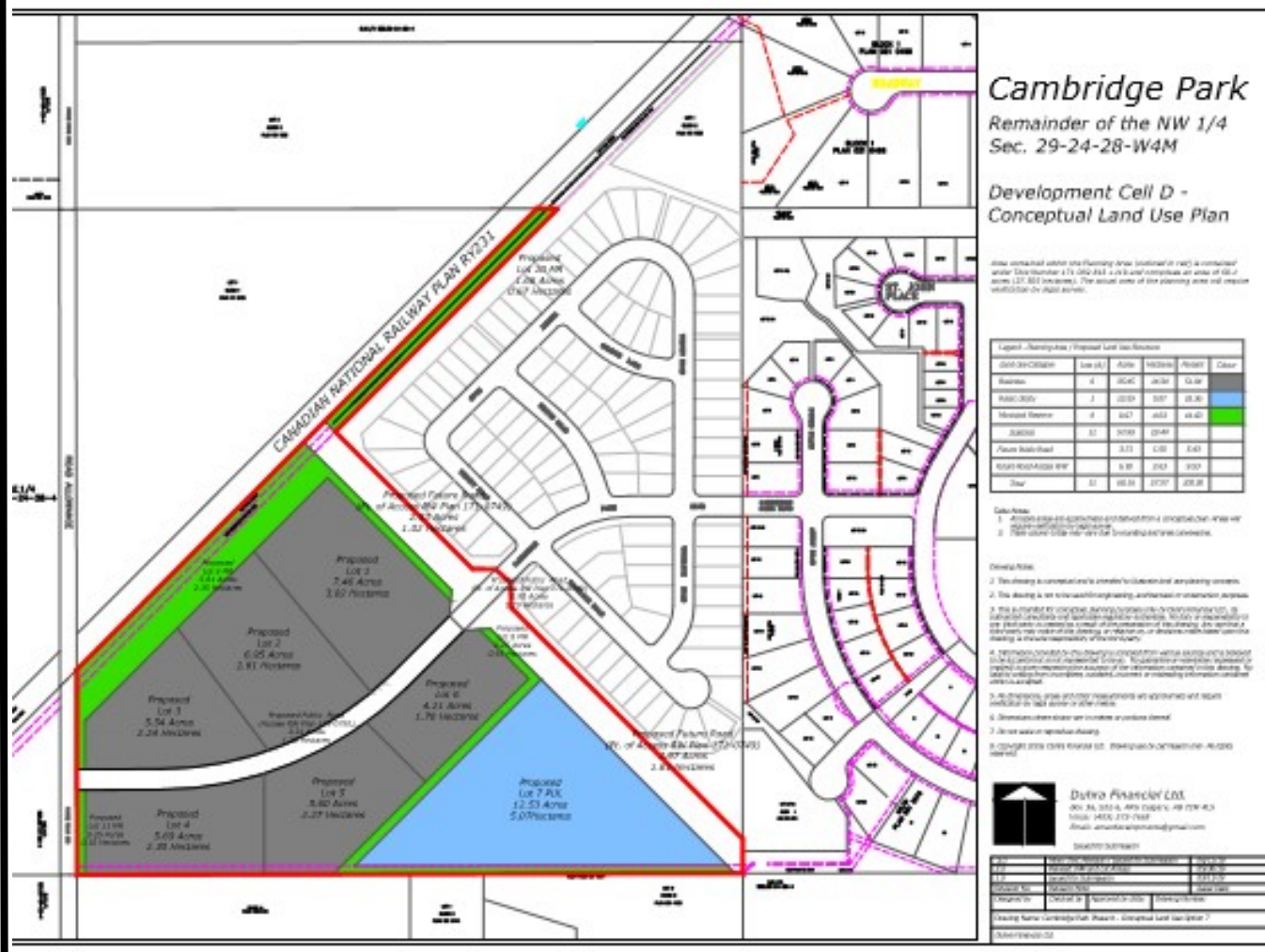
DEVELOPMENT PLAN

NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003



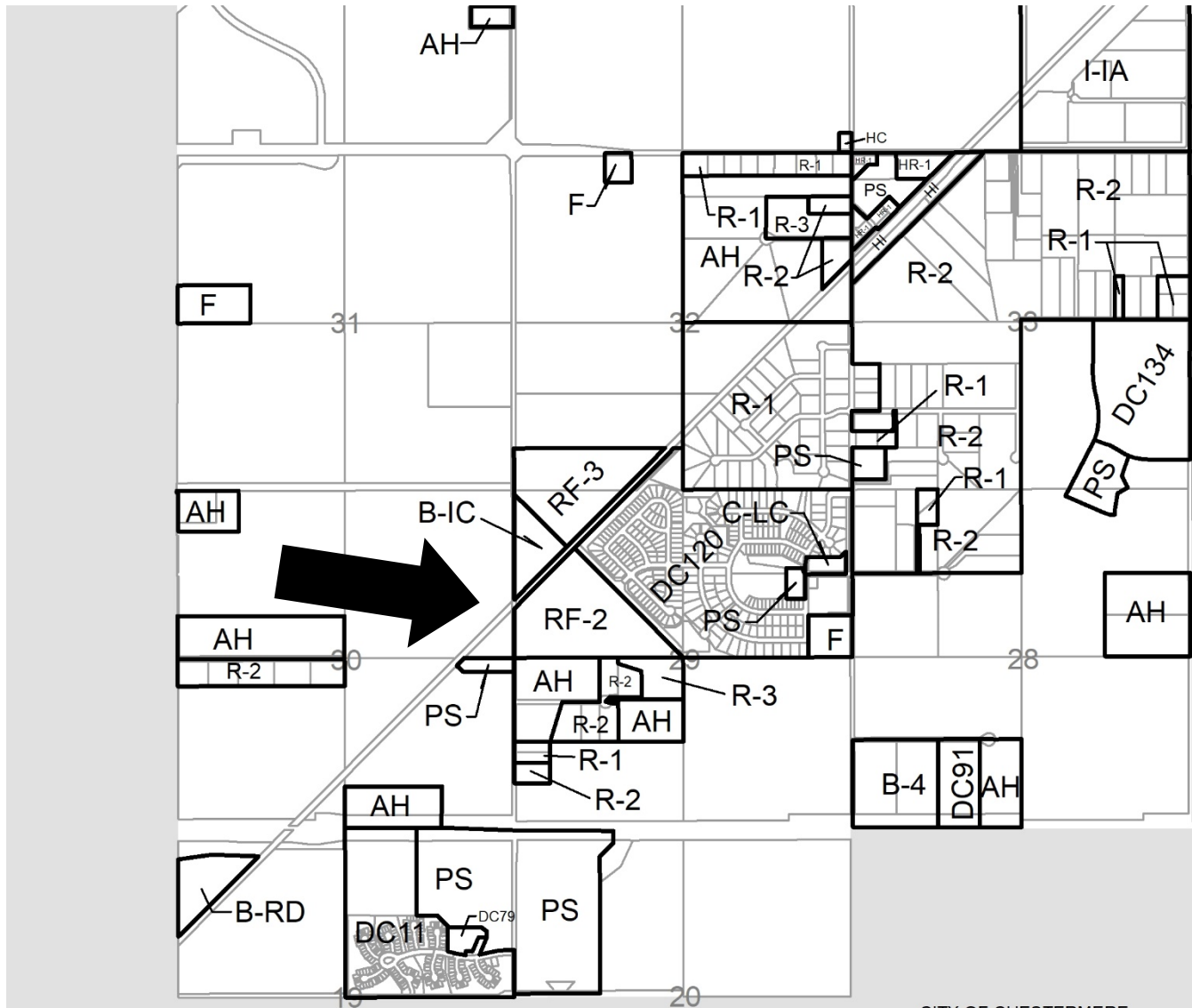
CONCEPTUAL SCHEME APPENDIX

NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003



CITY OF CALGARY

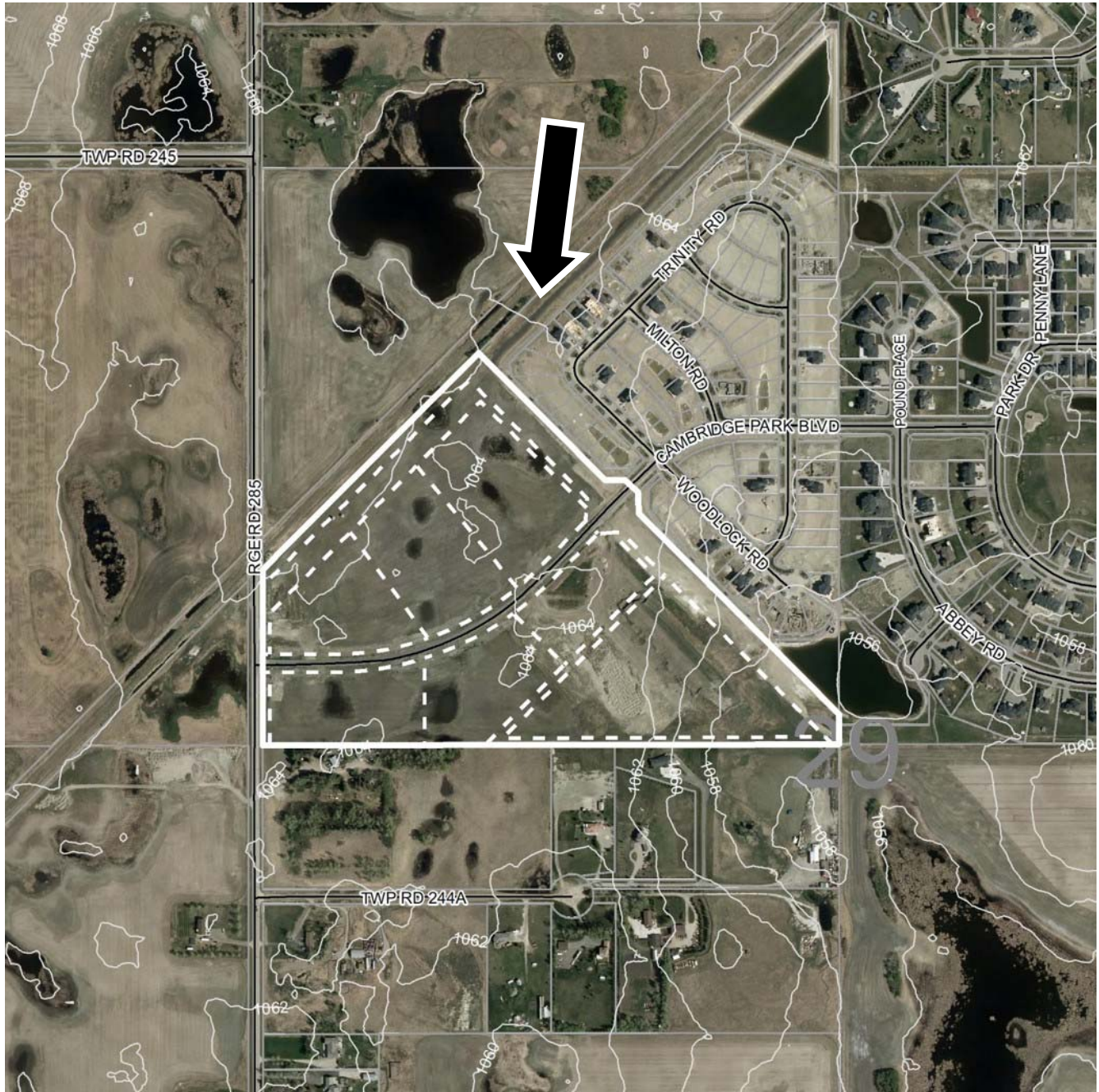
CITY OF CHESTERMERE

RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial
DC	Direct Control	HR-1	Hamlet Residential Single Family
PS	Public Service	HR-2	Hamlet Residential (2)
		HC	Hamlet Commercial
		AP	Airport

LAND USE MAP

NW-29-24-28-W04M

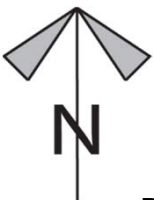
Date: 12-Jun-20Division # 5File: 04329003



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

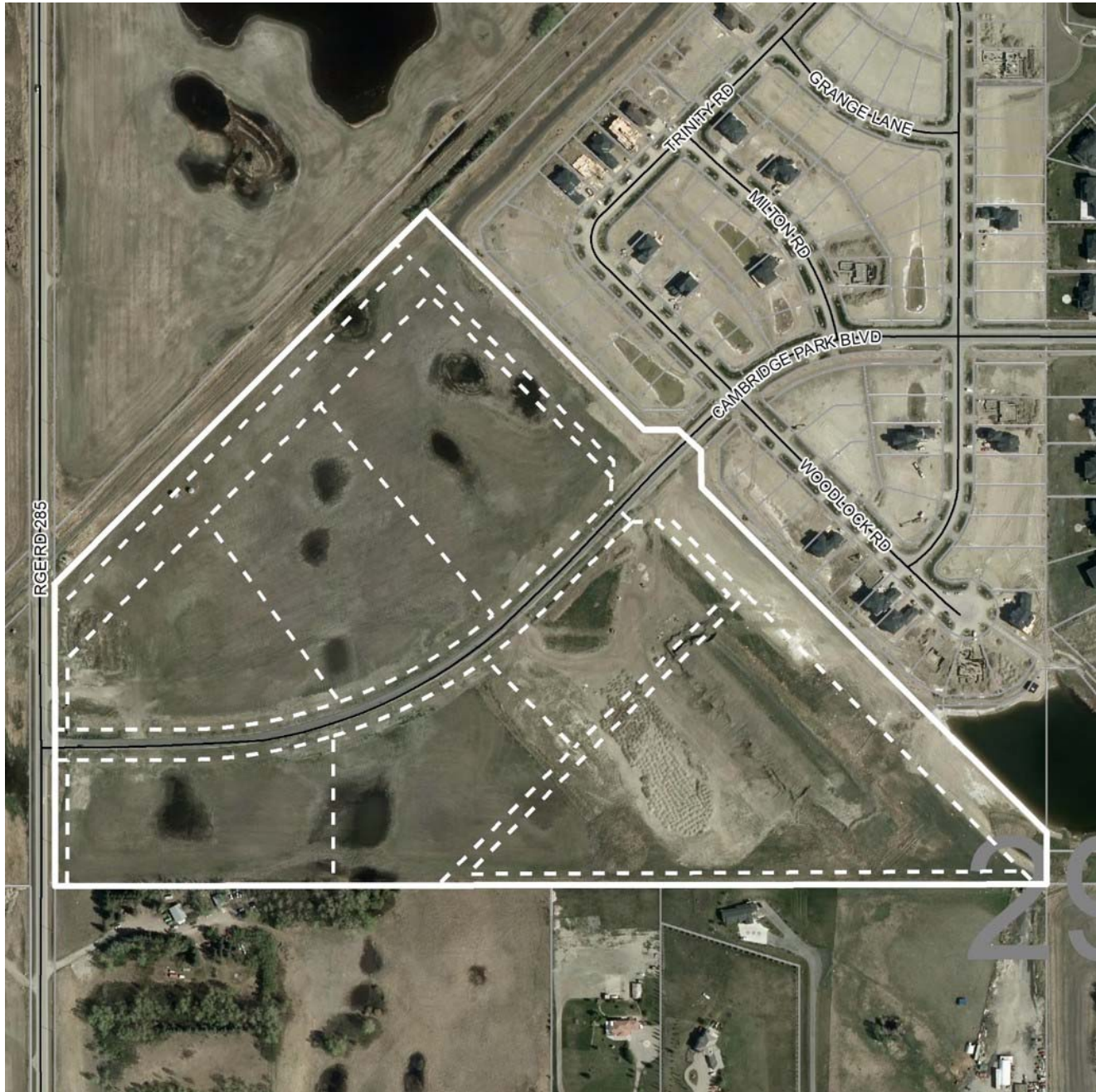


NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

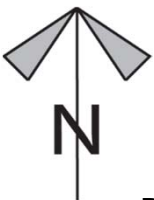
File: 04329003



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

AIR PHOTO

Spring 2018

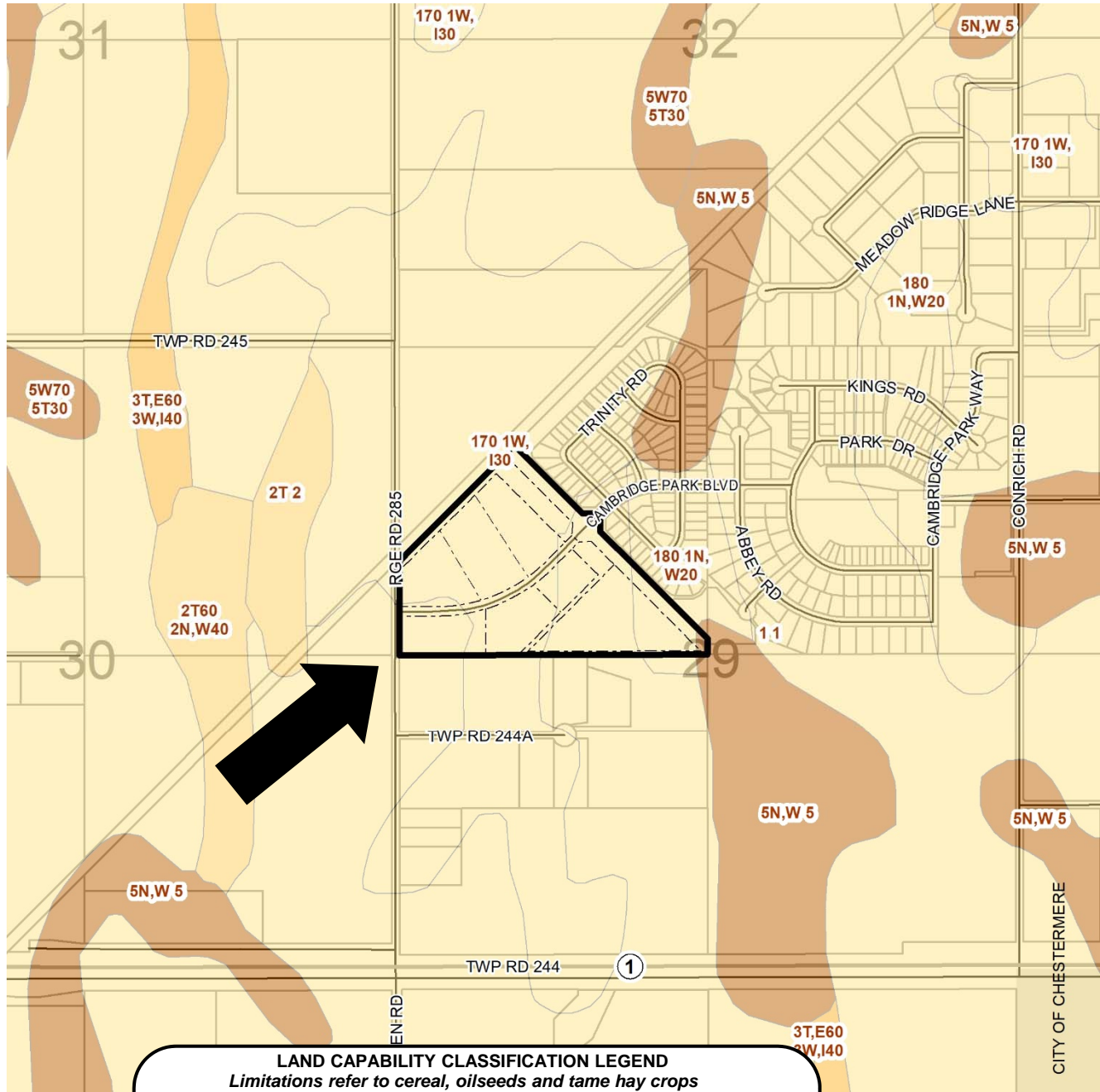


NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003



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

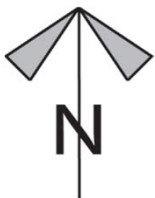
CLI Class

- 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

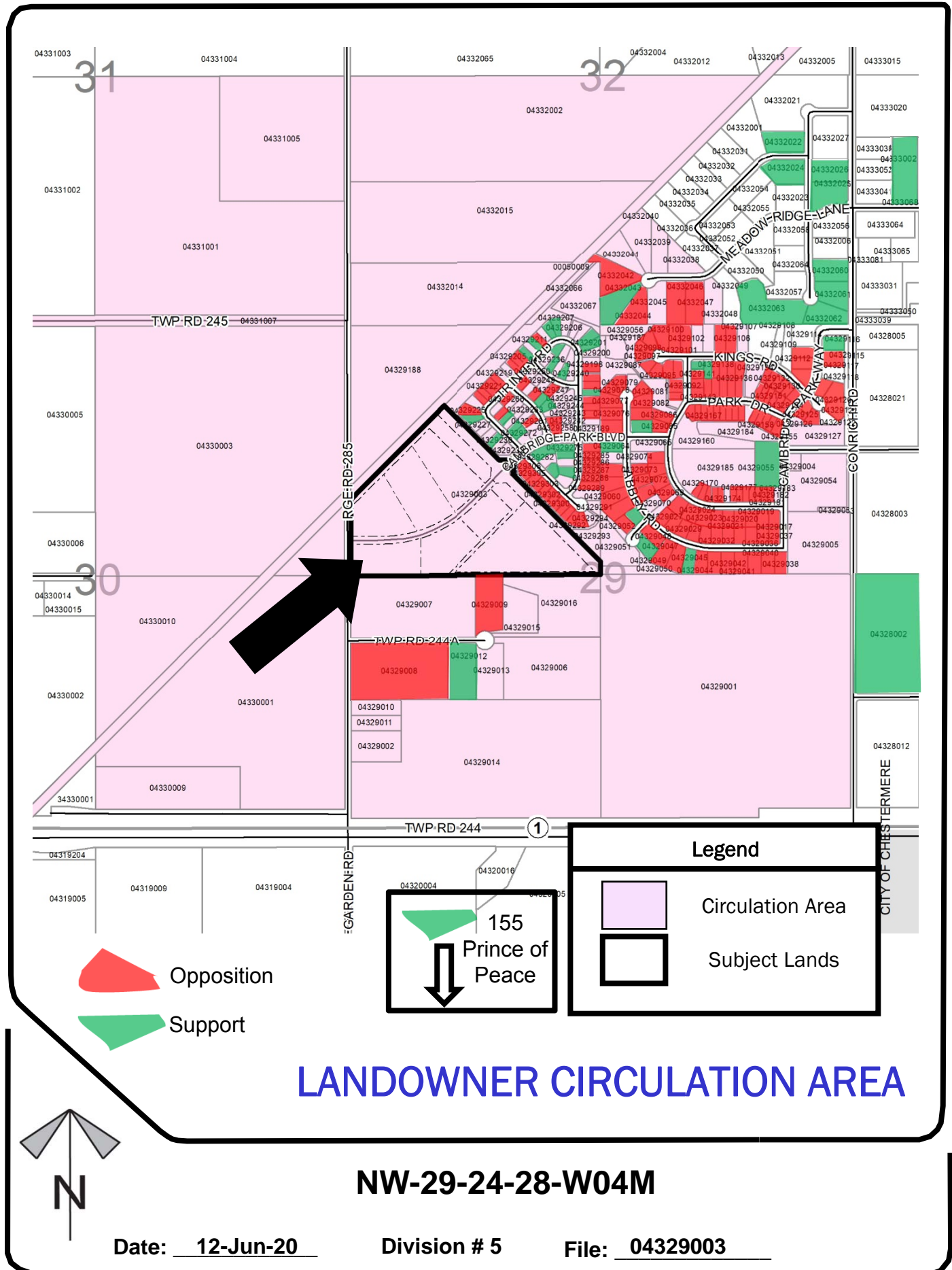


NW-29-24-28-W04M

Date: 12-Jun-20

Division # 5

File: 04329003



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 blue ink, appearing to read 'Bela Syal', with a horizontal line underneath.

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

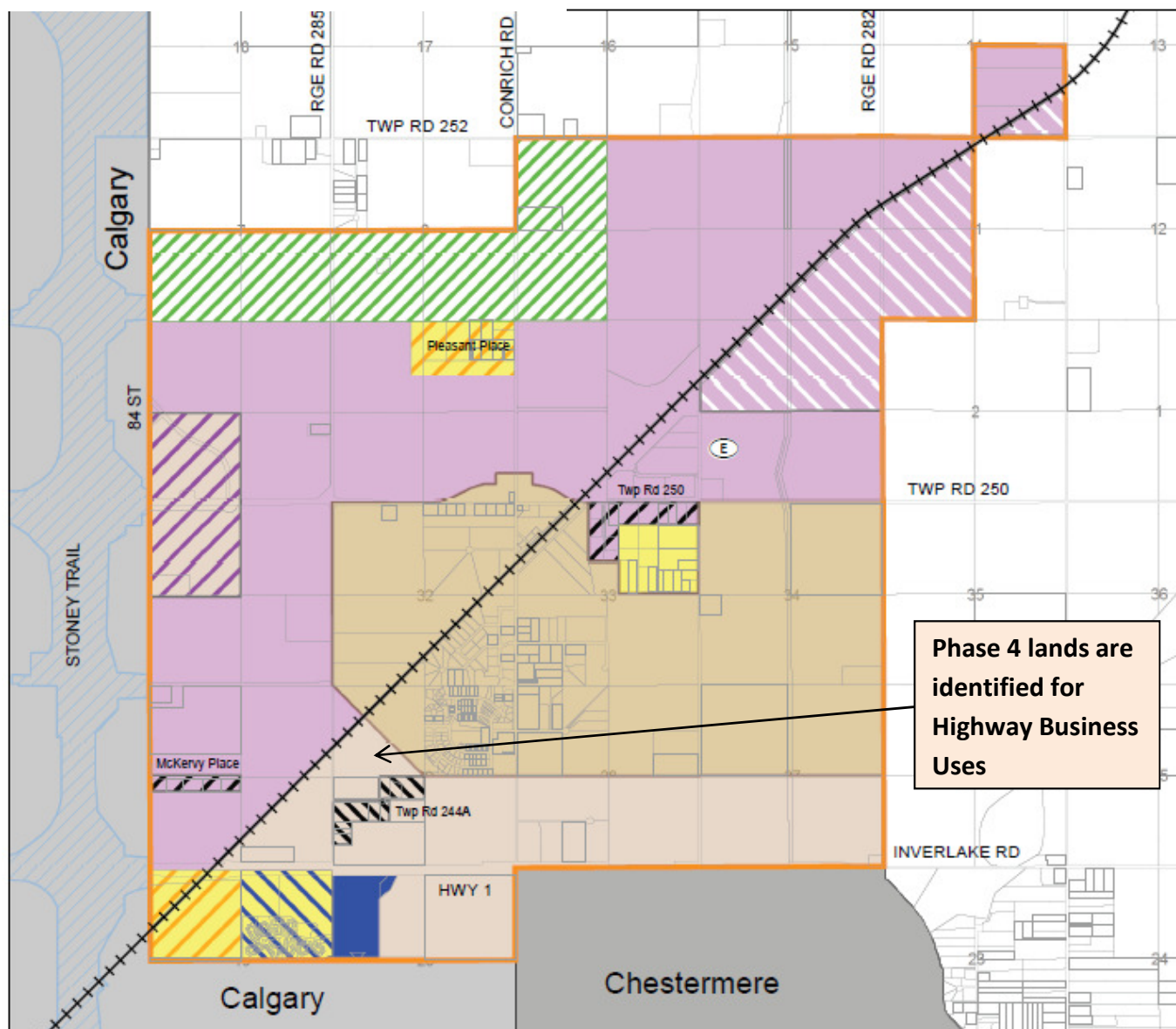
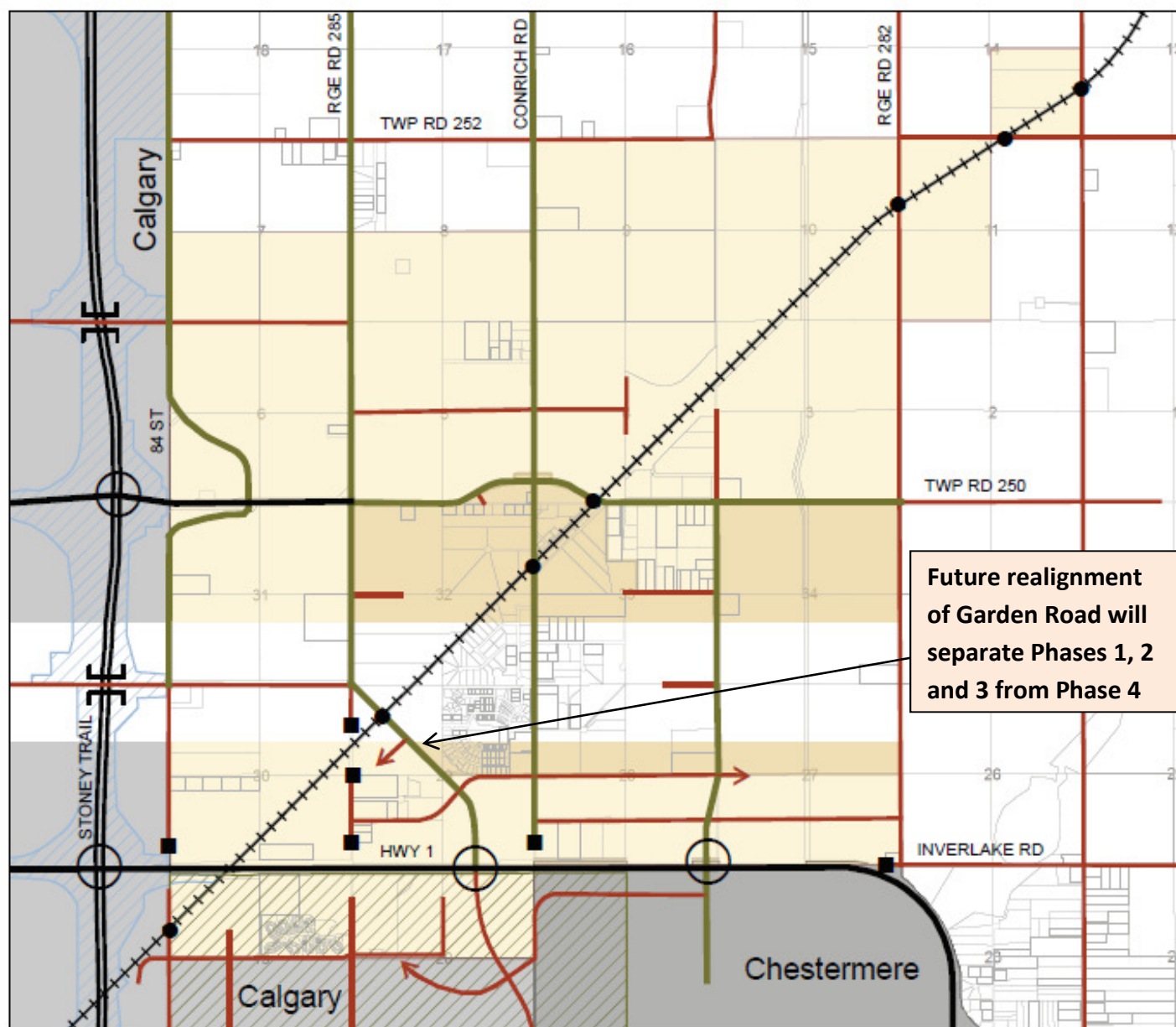


Figure 2: CASP Transportation Network

South Conrich CS Appendix D

Cambridge Phase 4



Map 8: Transportation Network

- ASP Area
- Future Policy Area
- Transportation and Utility Corridor
- Intermunicipal Transportation Study Area
- At Grade Railroad Crossing
- Termination
- Interchange
- Fly Over
- Expressway-6 Lanes
- Major-4 Lanes
- Collector-2 Lanes
- CN Railway

Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the 'Future Policy Area'

0 0.25 0.5 1 1.5 2
Km

Figure 3: Land Use Compatibility
South Conrich CS Appendix D
Cambridge Phase 4

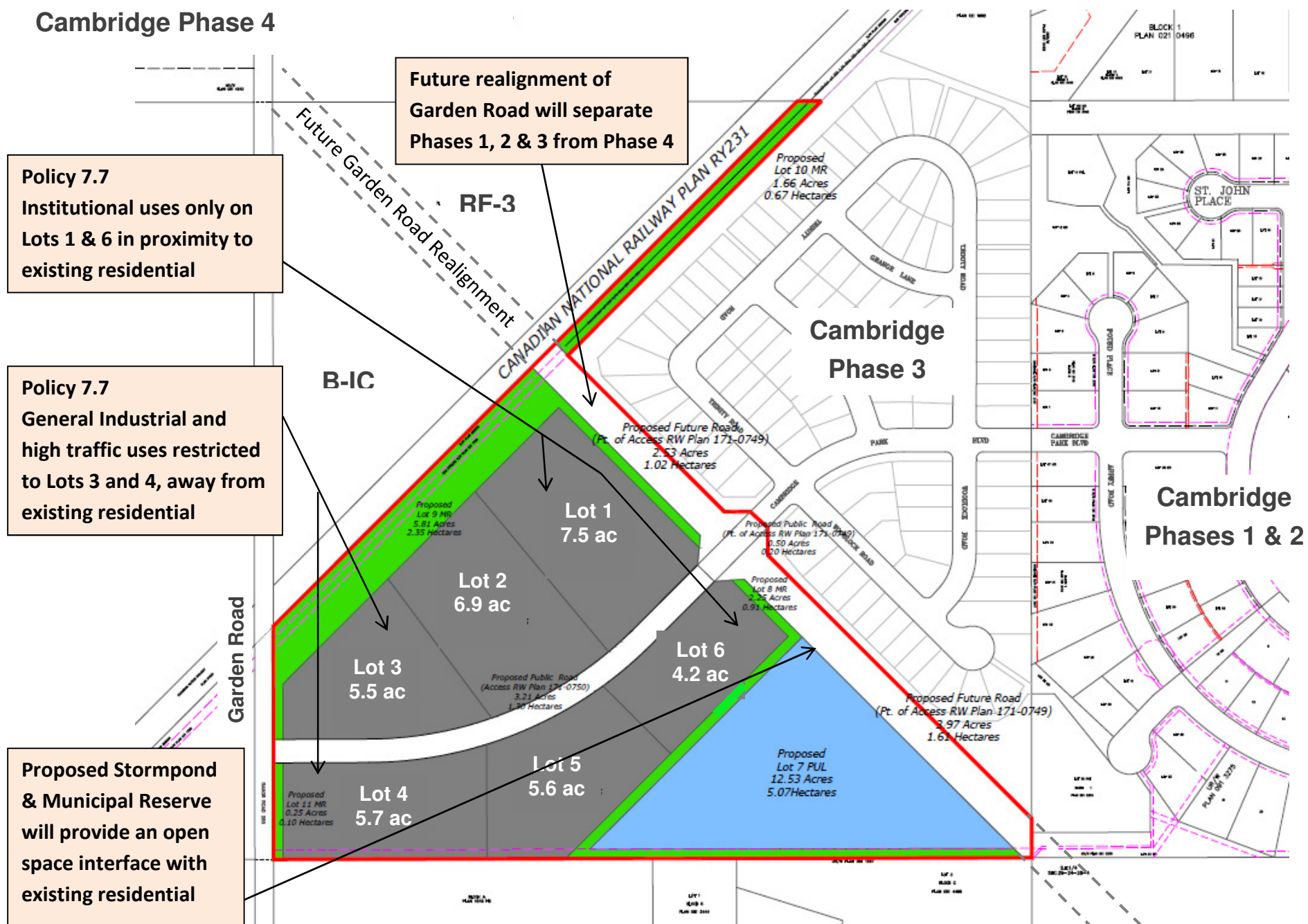


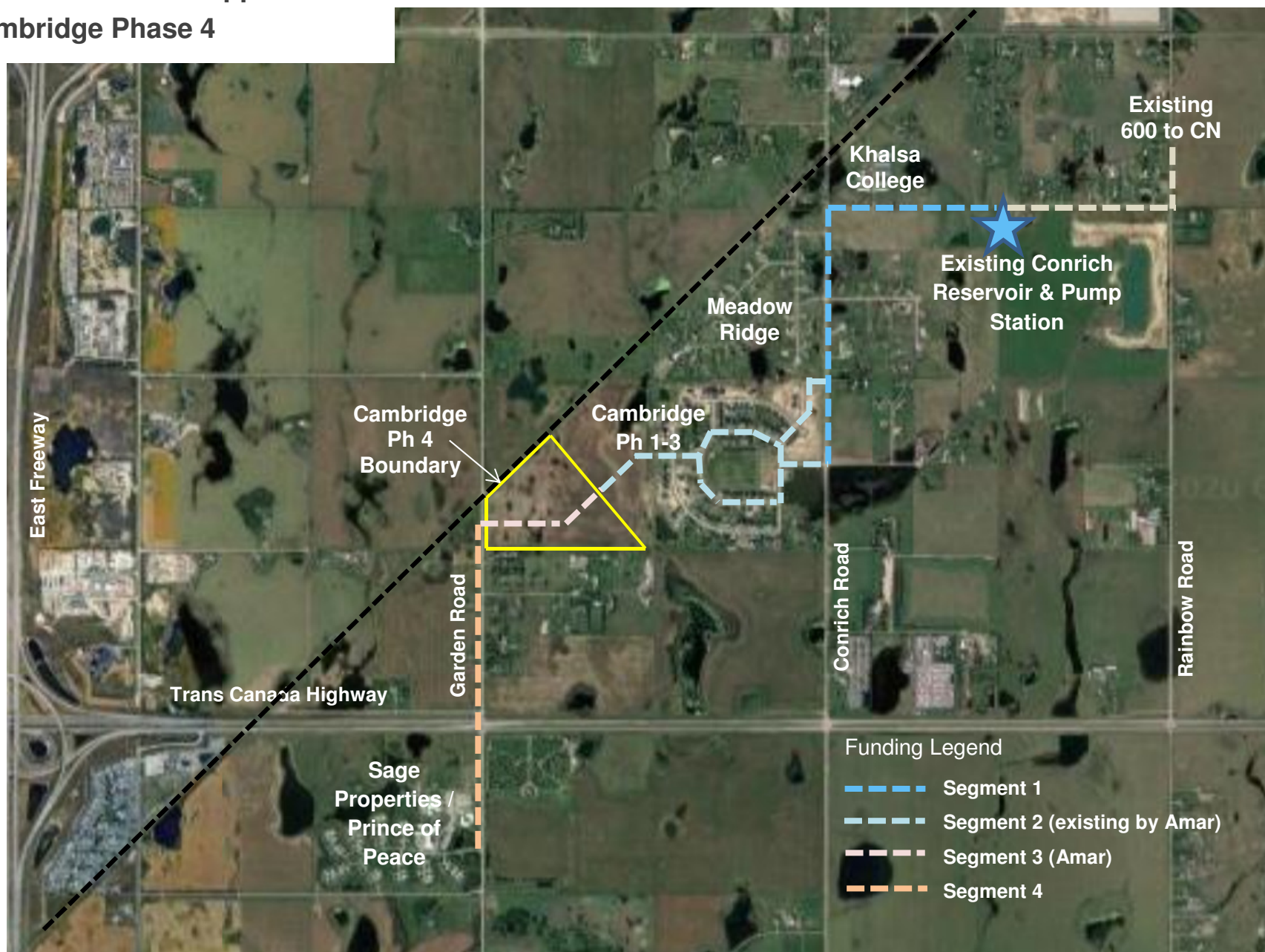
Figure 4: Transportation Upgrades

South Conrich CS Appendix D

Cambridge Phase 4



Figure 5: Water Servicing
South Conrich CS Appendix D
Cambridge Phase 4





INTERGOVERNMENTAL AFFAIRS

TO: Council
DATE: June 23, 2020
FILE: N/A
SUBJECT: Specialized Municipality Project - Results of Consultation Process

DIVISION: All
APPLICATION: N/A

DIRECTION:

On December 10, 2019, Council directed Administration to begin the formal application process to change the status of Rocky View County from Municipal District to Specialized Municipality in accordance with the *Municipal Government Act*. The next step in the process included engagement with residents, stakeholders, and municipal neighbours to seek feedback on this potential change.

EXECUTIVE SUMMARY:

The purpose of this report is to present the Specialized Municipality engagement results to Council. Throughout March and April of 2020, Administration undertook a public engagement process that included: raising awareness through the website and social media, presenting information through the website and direct email contact, and gathering feedback through an online survey. Intermunicipal engagement was conducted through letters, online meetings, and phone conversations.

The response from residents and business owners was strong; 401 surveys were completed through the open engagement tool. Levels of support for proceeding with an application for specialized status exceeded levels of opposition by a 2:1 ratio. Overall, 51% of respondents were supportive, 25% were opposed, 14% were neutral and 10% were unsure. Support was correlated with overall satisfaction with County services, and overall awareness of the initiative was moderate. Although this was not a hot-button issue for most respondents, residents are generally aligned with the rationale behind the proposed shift in municipal status. This report provides a summary of the engagement results.

With respect to next steps, Administration will bring a second report to Council in July, 2020, to seek direction for proceeding with an application to the Minister of Municipal Affairs to change the County's status.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Rocky View County is classified as a Municipal District under the *Municipal Government Act* (MGA), which is primarily rural in nature. Over time, several areas of the County have become increasingly urbanized and will continue to grow. Residents and businesses in these areas expect higher levels of services and amenities than the rural or country residential areas.

This has created a governance challenge, primarily with respect to taxation because tax rates are currently uniform across the municipality. This means that all residents and businesses are paying for services that may only benefit a specific area. As a municipal district, the County has limited ability to create differing assessment and taxation classes to address this issue.

The MGA provides a mechanism to address this governance challenge by allowing a rural municipality to change its status to a specialized municipality. Specialized status would provide tools for the County to identify urban service areas and potentially develop higher service levels supported

Administration Resources

Amy Zaluski and Ben Manshanden, Intergovernmental Affairs

by differential taxation, where appropriate. To change the status, an application must be made to the Minister of Municipal Affairs, outlining the rationale for specialized status. For more detailed information on the merits of, and process for, applying for specialized municipality status, refer to Item D-1 of the Rocky View County Council Agenda on December 10, 2019 ([click here to view; page 221](#))

PUBLIC ENGAGEMENT PROCESS:

To engage with residents and businesses on this project, Administration designed an approach that combined an education component with a request for public feedback. Informing residents about this initiative was important as this is a governance issue and is very different from what most residents are used to considering. It is also a project that does not have immediate impacts, but creates taxation tools that can be implemented later on. It was important to receive feedback in a manner that could be analyzed to provide Council with a general sense of how residents viewed this project.

The following engagement tools were used for this process:

- Website page to provide information and project updates – launched in March 2020.
- Four public information sessions to educate residents on Specialized Status – March/April 2020:
 - As a result of the COVID-19 public gathering restrictions, the information sessions were cancelled, but the presentation that was planned for the information sessions was posted online. All other information was already available on the website.
 - Contact information for the project team was posted on the website and residents were invited to call or email if they had more questions.
- An Online Survey was used to collect feedback from March 23 – April 13, 2020.
- Awareness of the project was raised through a number of means including: online advertising, Facebook advertising, Safe and Sound notifications, and website postings. Several newspaper articles were written about the initiative, which encouraged residents to visit the webpage.

The online survey method was chosen so respondents could easily participate and results could be presented quantitatively. Administration engaged Stone-Olafson, a consulting firm that specializes in research and survey design, to prepare the online survey and analyze the results.

The survey was designed to provide contextual information to understand how respondents felt about the issue and why. This provides an unbiased method so decision-makers can better understand the perceptions that respondents have about the issue. There were two components of the survey delivery:

1. Open Survey Tool – the survey link was posted on the County's website, which anyone could access. A total of 401 qualified responses were received (postal codes were used to verify that respondents lived, worked or owned a business in the County).
2. Control Sample – the same survey was administered to a control sample of 307 respondents. The purpose of the control sample is to verify survey results and detect any anomalies that would indicate flaws in the open survey results.

The following table summarizes the responses to the public engagement outreach.

Public Engagement Outreach	
Number of Respondents to Open Survey	401
Number of Respondents in Closed Control Survey	307
Facebook Advertising Impressions / Number Who Followed the Link	121,000 / 132
Digital Advertising Impressions / Number Who Followed the Link	107,000 / 146
Safe N Sound Email Subscribers	3,100
Specialized Municipality Webpage Views (Mar 9 – Apr 14)	4,229

The number of responses received from the open public engagement survey (401) was comparable, or higher, than other recent County engagement initiatives, indicating a solid level of engagement for the County. Representation was fairly balanced and generally corresponded with the population across the County, so no particular community was over or under represented.

PUBLIC ENGAGEMENT RESULTS:

Stone-Olafson analyzed the results of the open survey tool and the closed sample, the full results of which can be found in Attachment 'A'. The following is a high-level summary of the engagement results.

- **There is overall support for the status change, by a ratio of 2:1.** Approximately one-half (51%) of respondents were supportive and one-quarter (25%) were opposed. However, approximately one-quarter of respondents indicated they were either unsure (10%) or neither support nor oppose the initiative (14%).
 - o Factors such as age, gender, or use of services did not have a significant impact on support for the proposed change.
 - o Satisfaction with County services, however, was strongly correlated with support for the proposed change, where 65% of satisfied residents were supportive, 49% of neutral residents were supportive, and only 30% of dissatisfied residents were supportive.
 - o Refer to page 11 of Appendix 'A' for a summary of support by community. Consistent with the control sample, there are pockets of higher support (Airdrie area, Balzac, Harmony, Springbank, Cochrane Lake and the northeast generally) and areas where support is lower (southeastern portion of the County and Langdon). Opposition did not exceed support in any area of the County, although Langdon was the most polarized.
- **This is not a hot-button issue.** Opinions with respect to this initiative are generally not strongly held, with only 30% of respondents strongly opposing or supporting the initiative.
- Overall, **residents did not have a high level of awareness** of the intended application before visiting the website describing the project.
 - o Comparison of the open survey and closed survey results suggests that increased awareness doesn't significantly change the support/oppose ratio of 2:1, but opinions tend to be more strongly held as awareness increases.
- **Residents are mostly aligned with the rationale behind the proposed initiative.** The top three considerations for residents in thinking about a change to the County's municipal classification were: overall quality of life, ensuring equity in taxes people pay, and ensuring equity and effectiveness in services.
 - o A desire for increased services and linkage between taxes and services were the most-cited reasons for support for the proposal.
 - o Concern over potential tax increases was the most-cited reason for opposition.

- For residents who were unsure or neither supportive nor opposed, their most cited reason was a desire for more information or what the direct impact on their tax bill would be.

In addition to the survey responses, Administration received eighteen emails and one call from residents on this initiative; some residents expressed concern about a lack of information and the initiative being rushed from their perspective, while others had a variety of questions. Administration responded to questions, addressed concerns, and offered phone conversations to provide further information. No follow-up calls were received and a compilation of the written correspondence is included in Attachment 'B'.

DISCUSSION OF PUBLIC ENGAGEMENT RESULTS:

Overall, 51 per cent of respondents were supportive of the initiative, and 25 per cent were opposed (2:1 ratio). This shows moderate support from residents and businesses for pursuing the application for specialized municipal status. 14 per cent of respondents neither supported nor opposed the initiative, which is unsurprising as this is a governance issue and it is often difficult to discern direct impacts on an individual property. Of the 10 per cent who were not sure, many wanted more specific information on what services they could expect for different tax rates.

At this point in time, it is difficult to provide precise information on exactly what services a resident can expect for tax rates in a certain area. The Specialized Status does not change tax rates, but it provides the ability for Council to pass a tax rate bylaw specific to urban service areas.

The survey results indicate that there is support for the initiative and the principles behind it, but additional education and awareness-building should continue if the Specialized Status is granted. Should Council decide to create geographically-determined tax rates in the future, the County should be diligent in clearly showing the direct linkage between service improvements and tax rates.

INTERMUNICIPAL CONSULTATION PROCESS:

As part of the engagement process, Administration sent 17 letters to the County's adjacent municipal neighbours, all members of the Calgary Metropolitan Region Board (CMRB), and to the CMRB Administration, to inform them of the County's exploration of specialized municipal status. County Administration had subsequent meetings or phone conversations with The City of Calgary, the Town of Cochrane, the City of Airdrie, and the Town of Strathmore. Presentations on the project were made at several Intermunicipal Committee meetings, including Chestermere, Cochrane, Calgary, and Crossfield. The County received a number of responses from neighbours, which are compiled in Attachment 'C'.

Most responses indicated support or no concerns; some expressed interest in how these similar tools might be used to solve governance issues in their own communities. Of those that raised concerns, there were several themes:

- The County's status could negatively impact the Calgary Metropolitan Region Board (CMRB);
- The identification of Urban Service Areas is premature in advance of the Regional Growth Plan;
- The County should enter into cost sharing agreements for Urban Service Areas prior to a status change.

In response to these concerns, Administration reviewed the Municipal Government Act (MGA) and the CMRB Regulation. The pursuit of Specialized Municipality status is an internal governance change intended to provide Rocky View County with tools to address taxation and service provision. The governance change itself has minimal impact on the County's requirement to adhere to regional land use planning as set out in the MGA. The proposed urban service areas are already approved under



existing statutory plans, and do not require CMRB approval. These areas will continue to develop regardless of the County's status.

NEXT STEPS:

This report provided the results of the public and intermunicipal engagement process. The next step will be for Council to provide direction on two key questions:

1. Does Council wish to proceed with the application for Specialized Municipal Status?
2. Which areas should be included as Urban Service Areas in the application?

Administration will bring a report to Council in July to seek Council's direction on next steps for the project.

CONCLUSION:

The results indicated that residents are willing to pay for services that benefit them and they support the rationale behind the initiative. 75% of respondents support linking service levels to rates of taxation. Support for the initiative exceeds opposition by a 2:1 ratio, but a significant proportion of respondents were either unsure or neither supported nor opposed the initiative.

Relatively low awareness of the project, combined with some residents who are unsure, means that County residents and businesses would benefit from more public engagement and education initiatives if the County is granted specialized status and Council decides to provide additional services supported by differentiated tax rates. This engagement found that residents want tangible cost-benefit analysis before they feel comfortable supporting any specific initiative but support explicit linkages between service delivery and tax rates.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT Specialized Municipality Project – Results of Consultation Process staff report be received for information. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Al Hoggan"

Manager
Intergovernmental Affairs

Chief Administrative Officer

ATTACHMENTS:

- Attachment 'A' – Rocky View County Specialized Municipality Status Results from Public Engagement
Attachment 'B' – Written Correspondence from Residents
Attachment 'C' – Responses from Municipal Neighbours



ROCKY VIEW COUNTY
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Rocky View County Specialized Municipality Status Results from public engagement

April 2020

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Table of Contents

Background & Accompaniment to the Detailed Report	3
Detailed Findings – Section I: Public Feedback Tool	6
Background & purpose	7
Highlights & Implications	9
Detailed Outcomes	22
Detailed Findings – Section II: Control Sample	32
Background & purpose	33
Highlights & Implications	35
Detailed Outcomes	41

Before reading this report – Accompaniment to the detailed findings

Background

Rocky View County engaged Stone-Olafson to conduct online engagement and research with residents about a potential application to change the municipal status to “Specialized Municipality”. The purpose of the project was two-fold:

- Provide an online outlet for residents of the county, stakeholders, and businesses to provide input about the change and express support or opposition.
- Deliver a reliable assessment of public attitudes, experiences and resident positions (supportive or opposed) towards the change.

Approach

To support these objectives two waves of concurrent online research were completed in March and April.

1. The first was an open, public feedback and engagement tool. This was an online survey advertised by the County and shared in various publications, websites and other ads. There were no restrictions on participation and the tool was open to any member of the public. A total of 401 qualified residents participated in the process using this online survey tool.
2. The second was a closed random sampling of residents living, working or having a business in the County. This control sample garnered 181 completed surveys with residents and another 126 who lived in the immediate vicinity.

The surveys were identical to ensure comparability of results. These tools were designed to achieve unbiased and independent results including avoiding leading language throughout the survey, implementing randomization of response lists and response options, gathering attitudinal and experience information to provide contexts and providing clear, simple information about the changes under consideration. This summary is an accompaniment to the detailed reports that have been provided.

Before reading this report – Accompaniment to the detailed findings

There are two main sections in this report - each detailing the outcomes from each wave of work. As you review these reports there are some important considerations to keep in mind.

1. It is vital to keep the differences between the two sampling approaches in mind when reviewing the outcomes. Public engagement tools like the one implemented here is intended to quantify perspectives and engage the general public. Participants are attracted to engage through websites and various advertisements. There are no restrictions on participation. This means the sample is likely to be more vested in the issue and hold more solidified perspectives. Conversely, the control sample is a scientific random sampling of residents and aims to provide a more objective perspective of how people are thinking about the issue. Typical of these kinds of public affairs monitors, views are likely to be less vested, less intense and more passive (but also a clearer read on “public opinion”).
 - In fact, attitudes, awareness levels and perspectives tend to reinforce this basic difference. Awareness in the control sample was half (19% vs 38%) of the public engagement tool and attitudes were much less intense.
2. For these reasons **results will not be identical between the two**. In fact, a key part of the analysis is to uncover the degree of similarity between the open/vested engagement tool results and the control sample. In this case, views on the potential change in municipal status are consistent: Levels of support are at least twice as strong as levels of opposition.

Executive Summary – Considerations & Outcomes

3. Overall awareness levels are weak and indicate this is not a well-known initiative among residents and stakeholders. This may be important in finalizing the application – particularly for opponents who may raise the lack of awareness and familiarity as a reason for fomenting further opposition. Results indicate support grows (but becomes more polarized) with increased awareness. Work to ensure more people are truly aware of the application.
4. Outcomes from the work indicate there is general support for the shift. At the same time, there is more work to do to make the impact of the change more personal so residents can understand the impacts at their level and less about the administrative opportunities wrought by the shift to a specialize municipality.
5. It is also important to note that attitudes about tax rates, equity of service, correlating services and taxation are quite in line with the rationale for making the change. Despite that, opposition does exist. This appears due to concern about increasing tax levels and decreasing quality of services. Engagement that shows the correlation between those two and the shift will be helpful.
6. Finally, findings from both studies show resident experiences with County services are quite modest. This can be an important consideration. As satisfaction increases perceptions of value for taxes paid also grows. If experiences remain weak then tolerances for shifts in tax rates decline. Look for opportunities to keep improving experiences – particularly as it relates to listening to the concerns of residents/businesses and responding to their issues.

Engaging Public Audiences: Outcomes from the public engagement process

- Public Feedback Tool -

April 2020

Background & Purpose

Rocky View County, a unique collection of urban and rural communities, is poised for major growth in the next few years. Because of this growth, the County is considering an application to Alberta Municipal Affairs to change its status to Specialized Municipality. The purpose of this work is to engage key audiences and get feedback from the general public, developers and members of the Calgary Metropolitan Regional Board about this change.

The purpose of a public engagement tool is to provide an online opportunity for residents of the county, stakeholders, and businesses to provide input about the change and express support or opposition.

While the communications and feedback phases are distinctly separate, they work together to form a comprehensive engagement process. As such, the key objectives directing the engagement include:

- Raise awareness of the application and its impact;
- Identify common values among stakeholders about the potential change;
- Determine overall understanding of the potential change;
- Understand information needs;
- Identify concerns, information gaps and needs of stakeholders; and
- Gauge overall support for the potential change.



How did we approach this?

From the outset, it's important to acknowledge that research, in and of itself, is a form of engagement. With that in mind, two phases of work were completed to gather feedback:



1. A public feedback tool was implemented using a survey instrument developed by Stone-Olafson with input and approval from Rocky View County. A total of 401 surveys were completed. Feedback was collected from the general public between March 23rd and April 13th.
 - Because this feedback tool was open to the public, no restrictions on sampling were implemented. Respondents were directed to the feedback tool via communications materials from the County and via the consultation website.



2. We completed a control study with of residents in Rocky View County. This smaller survey was completed with 307 residents in the area – 181 living in the county and 126 in the immediate area - also from March 23rd to April 13th and results were weighted to be representative of the population in terms of gender and age. It is estimated a sample of this size is considered reliable within +/- 5.7%. (Note: Results from this wave of work are shown starting on page 32 of this report.)



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HIGHLIGHTS & IMPLICATIONS

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Research Highlights

As a public engagement tool it is important to recognize that results from the public feedback tool represent the views and opinions of a more motivated and engaged audience than was found in the control sample. Overall, respondents to the public feedback tool use more services, holds less positive experiences with those services, have more intense attitudes about taxation and county services, and is more aware of the application. This leads to slightly more polarized perspectives. Some highlights we are seeing in the research includes:

- Participants in the feedback tool are quite active in their engagement with the county. On the whole, their use of different services reflects the unique make-up of the area with just less than half using 5 or more services (43%) and the rest using only a couple of services.
- Experiences working with the county are tepid – about 35% (on average) express positive ratings on any element of using county services. In particular, 29% agree Rocky View County acts on the needs of County residents or business and 28% believe the County listens to the needs of residents/businesses. Given the current contexts this will be an important element to address.

Research Highlights

- Attitudes around the issue are more intense than the control sample but still characterized by small proportions who 'strongly agree.' Regardless, fully 75% prefer to link tax rates more closely to services that are provided – a cornerstone for support on the issue. Another interesting difference is how many fewer residents think the same services should be provided across the County – 39% versus 67% in the control sample.
- Despite the communications to participate 38% were aware of the application prior to completing the survey, yet 62% felt knowledgeable. Only a very small proportion can be said to be very knowledgeable about the application (9%).
- While perceptions are more polarized, levels of support (51%) are about double those opposing a potential shift (25%). There are about a quarter on the fence right now.
 - Consistent with the control sample, there are pockets of higher support (Airdrie area/Balzac, Bottrel/Madden, Cochrane Lake, Northeast in the county, among others) and areas where support is much lower – like Dalemead/Indus/ Strathmore area, Langdon.
 - Overall, opposition does not rise above 33% (Langdon) in any other area.

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Research Highlights

- Supporters of the change think it will increase services available and/or improve services. They also like that tax rates will reflect the services provided. Those who oppose the change are concerned that it will result in higher taxes. Fence sitters want more information about the change, particularly the exact impact it will have on their taxes.
- Overall quality of life (61%) is the main consideration for respondents when it comes to changing the County's municipal classification.

So what? Key Implications.



- As part of an engagement process, this tool represents the perspectives of a fairly informed, engaged and vested audience. They are more aware and tend to be more intense in their opinions about the issue. That being the case, results indicate passive support for the application to change the status of the municipality.
- There remain notable proportions (25%) who have not formed an opinion and need more information. Future engagement should focus on showing the implications for residents where possible – not only will this provide important context for those who have yet to make a decision, but it is likely to impact those who currently oppose the change.
 - On this note, large proportions (75%) agree with the basic principles of the change but among the opponents there is concern about impact on tax rates (going up) and quality of service (going down).
- Interestingly, there are opportunities for the County to better connect with the services they provide. Experience ratings among this sample are not overly enthusiastic – in particular showing how the County is listening and is responsive to the needs of residents/businesses is likely to be very important.

So what? Key Implications.



- Findings from both the control sample and this open public engagement tool reinforce opportunities to grow support:
 - First – recognize that engagement is an opportunity to build trust. There is a notable % of opponents (25%) who simply do not trust the County to make the right decision. This is important and an issue to overcome.
 - Second, as noted previously, there may be a need to show more clearly the implications for residents. Current opposition is rooted by a worry of taxes increasing and services not. Showing the correlation between rates and services may be very helpful.
 - Third, recognize that external contexts are having an impact. This is not just about the current pandemic but actually more about the crash in energy prices. Economic downturns make audiences less willing to spend, raise expectations and lower tendencies for positive experiences. Acknowledging circumstances in your communications are likely to have an impact.
 - Finally, consider more targeted engagement for areas where support is not as strong – eastern areas of the county like Langdon, Dalemead, Indus, Strathmore tend to have less support, and in some cases more uncertainty. Ensure they have the information they need.



ROCKY VIEW COUNTY
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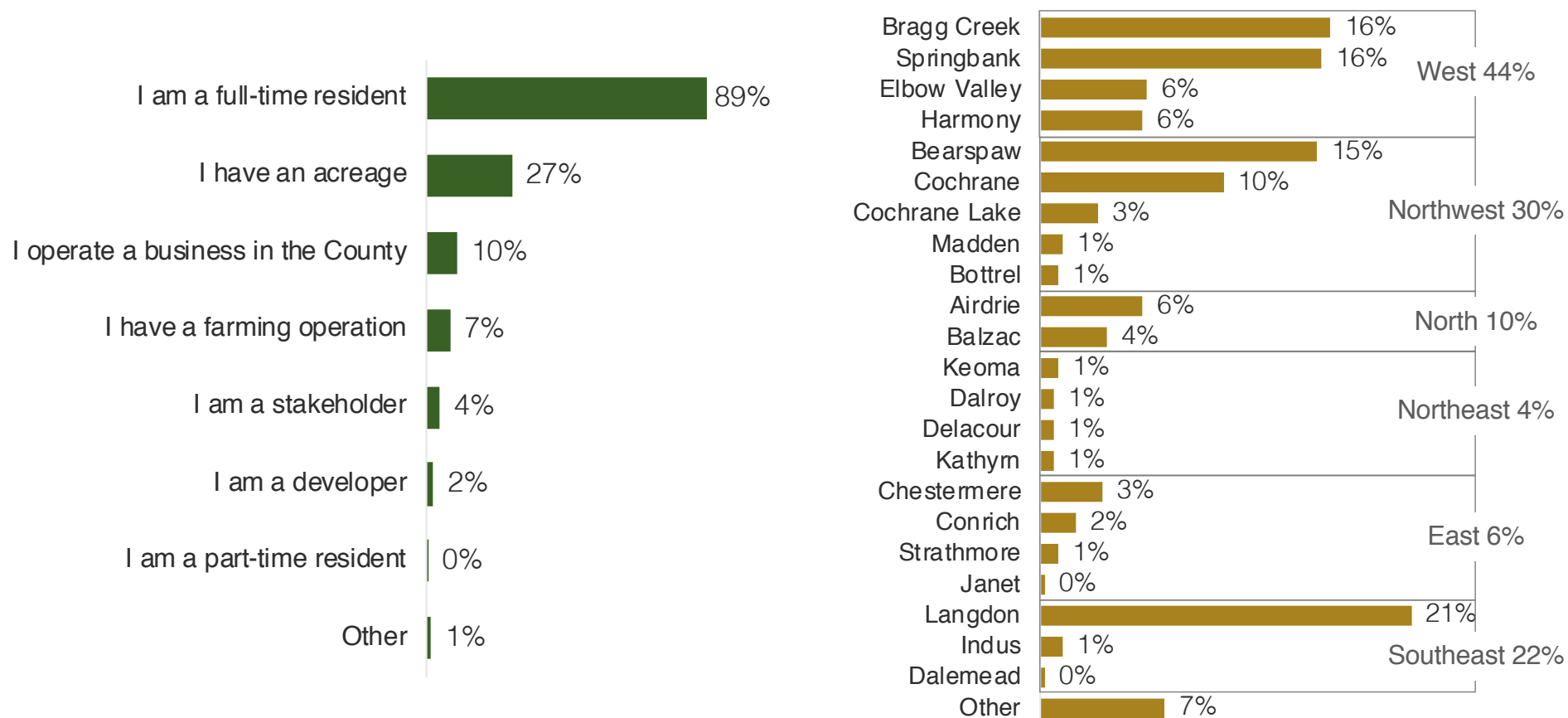
DETAILED OUTCOMES

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Most respondents are full-time residents, representing various locations within the County.



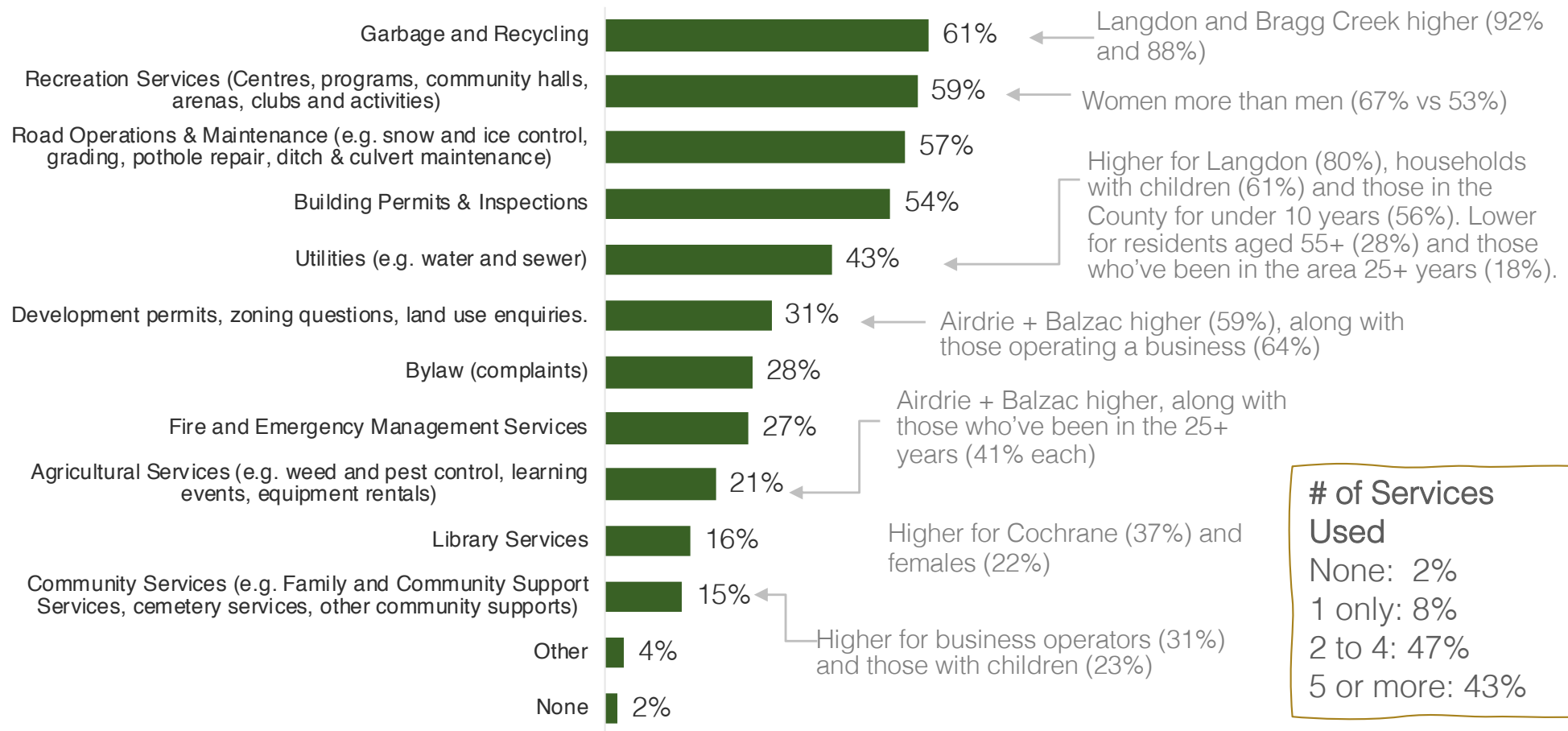
Q3. Which of the following best describes your connection to Rocky View County? Select all that apply. Base: Residents (n=401)

Q4. Which of the following communities do you live, work or operate close to? Select all that apply. Base: Residents (n=401)

16

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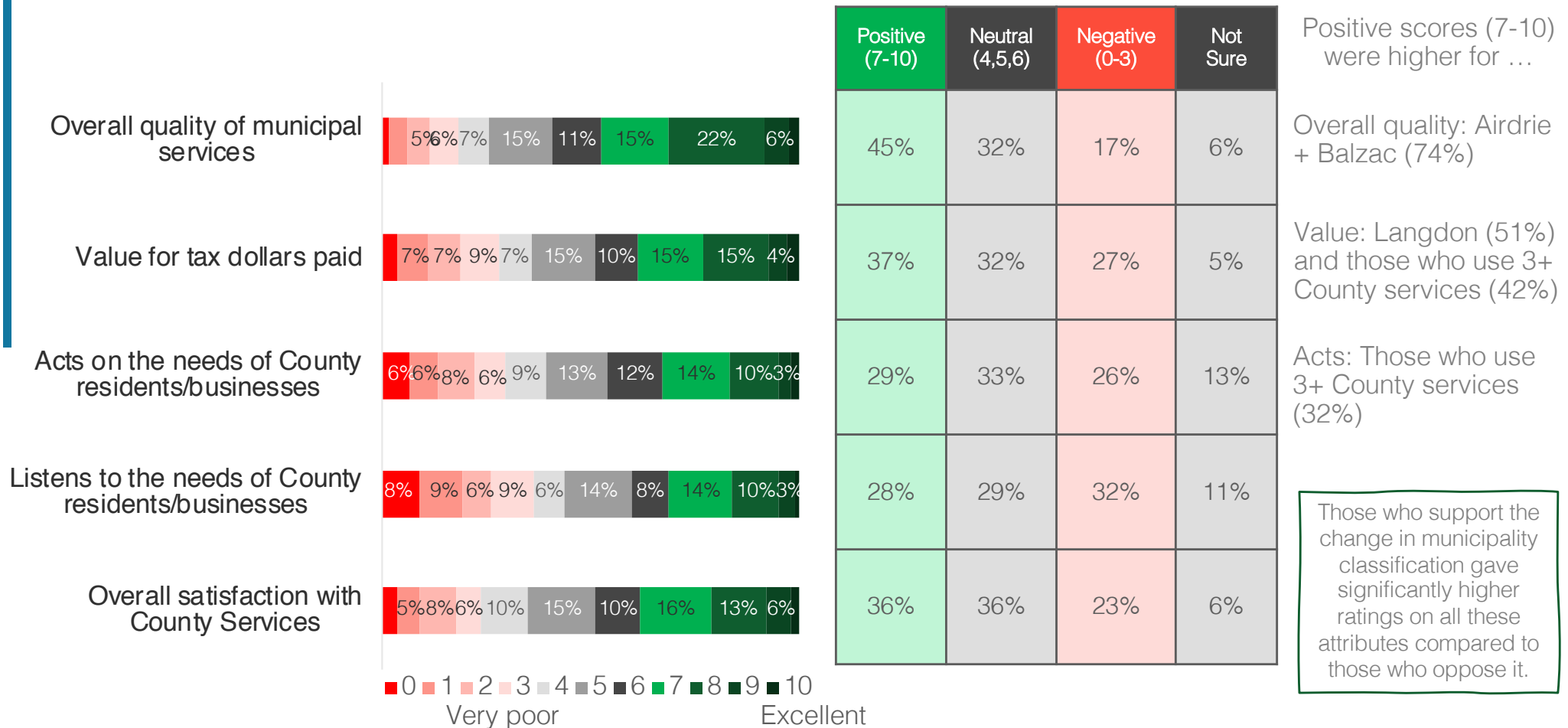
Residents use at least two services, most often garbage and recycling, recreation services as well as road operations and maintenance.



Q6. Municipalities offer several services to residents and businesses. Which of the following have you ever used in Rocky View County?
Base: Residents (n=401)

Attitudes towards the County are mixed.

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Q7. How would you rate Rocky View County on the following elements? Please use a scale of 0 to 10 where 0 means 'very poor' and 10 means 'excellent.' Base: Residents (n=401)

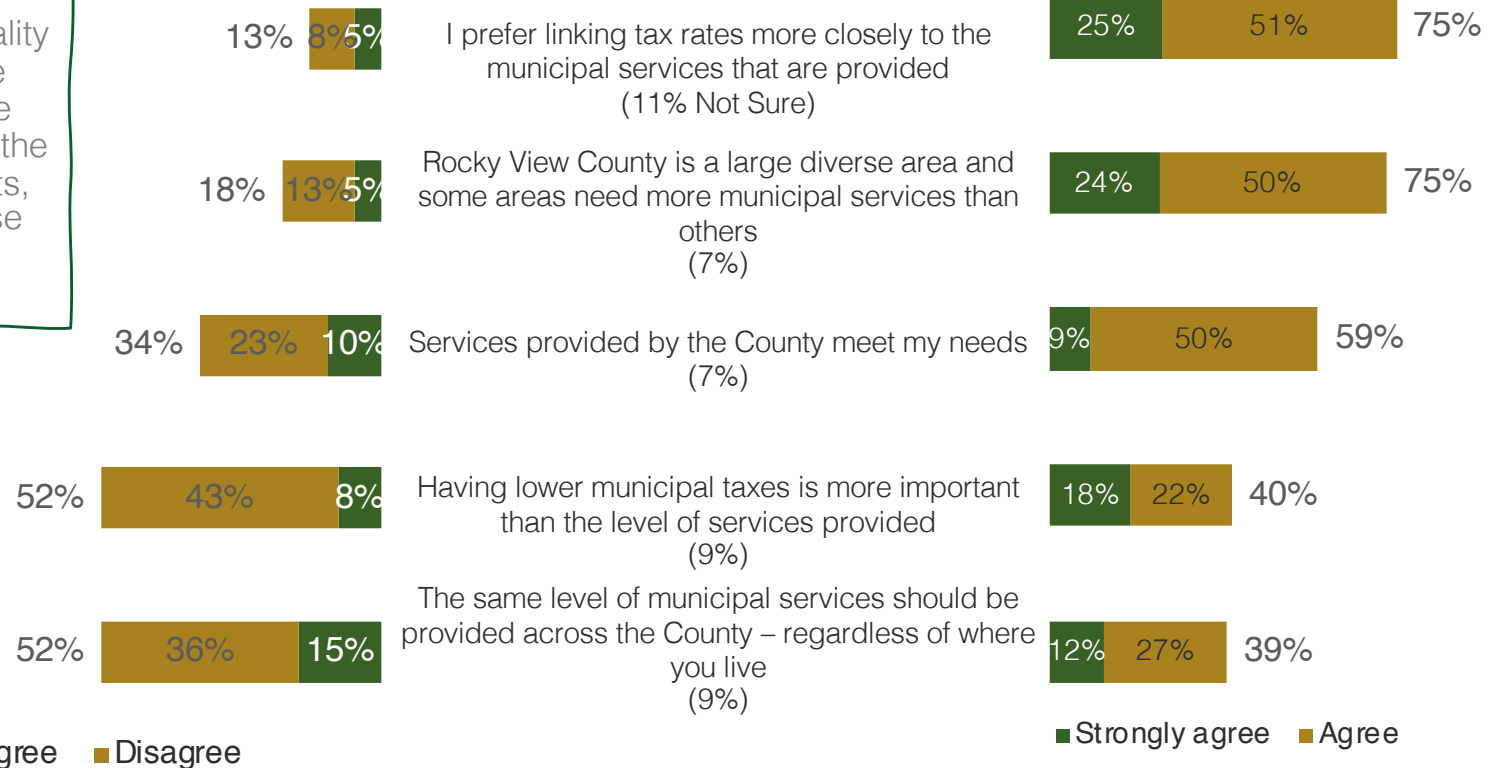
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Residents recognize that the need for municipal services varies across the County and prefer linking tax rates more closely to the services provided.

Not surprisingly, those who support the change in municipality classification are significantly more likely to agree with the first two statements, compared to those who oppose the change.

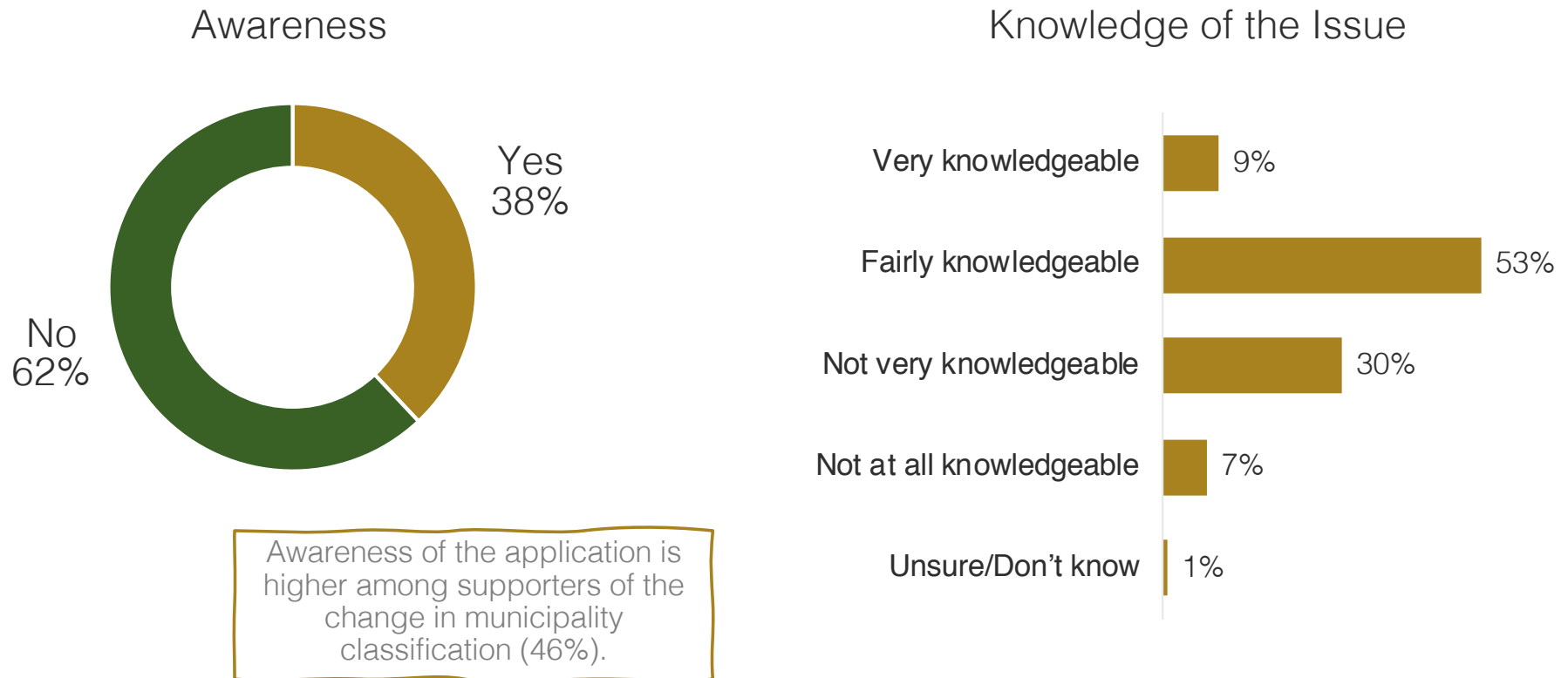
% Disagree

% Agree



Q8. Below are a few statements people might make about municipal services and taxes. Please review and indicate if you agree or disagree with each one. Base: Residents (n=401)

Awareness and knowledge of the intended application is generally low.



Q9. Rocky View County is considering applying to the provincial government (Ministry of Municipal Affairs) to change its municipal classification from municipal district to specialized municipality. Before now, were you aware the County is considering this? Base: Residents (n=401)

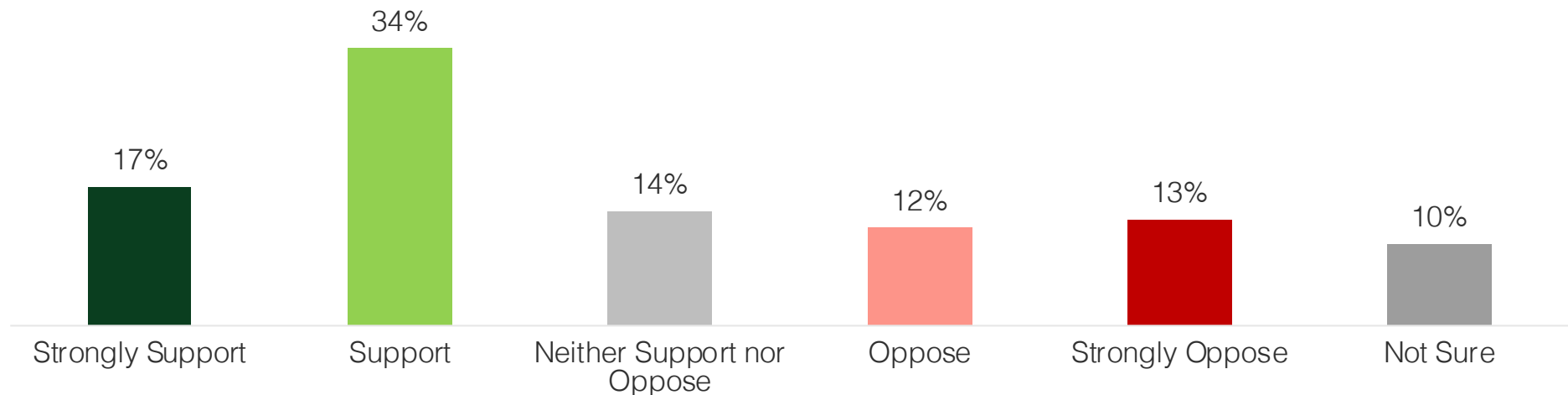
Q10. Overall, how knowledgeable do you consider yourself to be with this application and what it means for the County? Base: Aware of the issue (n=151)

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About half support the proposed application to become a specialized municipality, while almost one quarter oppose it. Importantly, another quarter are undecided.

Currently, Rocky View County is classified as a municipal district, which is primarily a rural designation. As urban areas within the County grow, more services are often requested in those areas to accommodate needs that might not exist in more rural areas. While all residents and businesses are currently taxed at the same rate regardless of location in the County, some services may only be provided in areas where more people live. A change to specialized municipality is reserved for municipalities where traditional classifications do not fit. In the County's case, this is due to the unique mix of urban and rural areas and commercial development. It would allow the County to more easily deliver different levels of service depending on the needs of individual communities/business areas. Tax rates would vary depending on the services provided in the area.

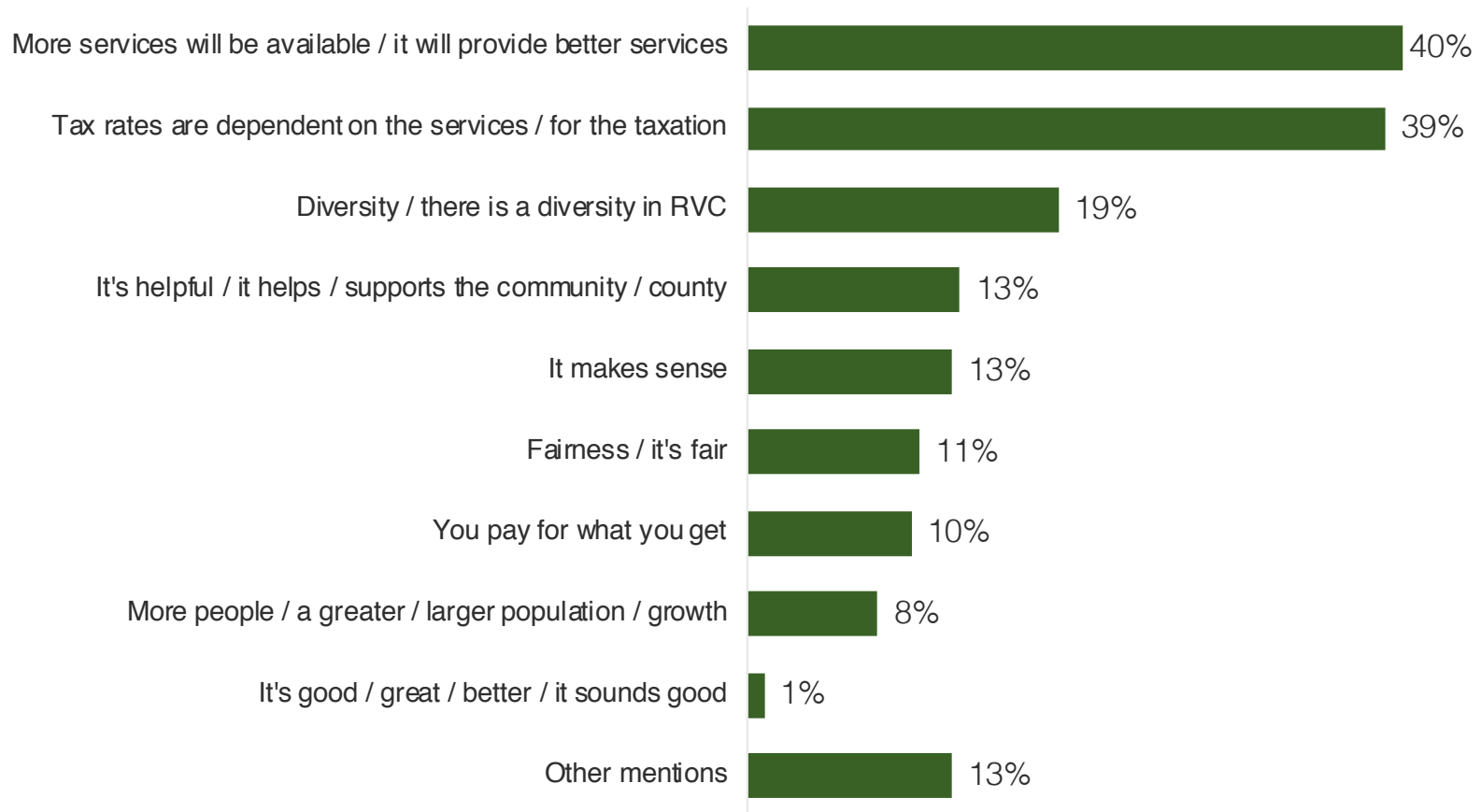
Overall, do you support or oppose the County applying to change its classification from municipal district to specialized municipality?



Q11. As mentioned previously, the County is looking for community feedback about a possible application to the Province to change its municipal classification. Here is a description of what this change means. Please review carefully. Base: Residents (n=401)

Support for the idea relates to an increase in services and taxes that reflects services used.

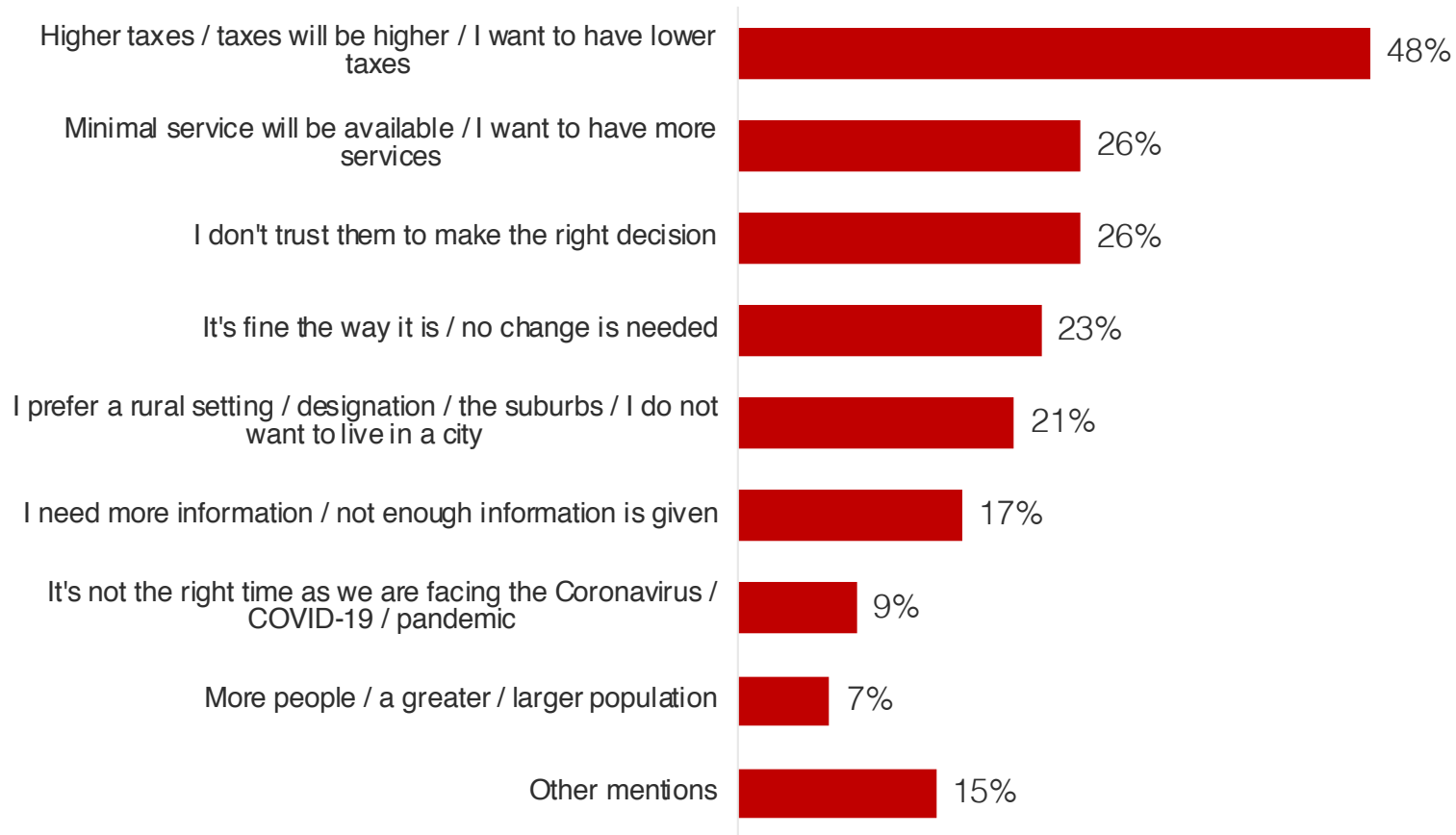
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Q13. Why are you in support of this potential change? Base: Residents (n=198)

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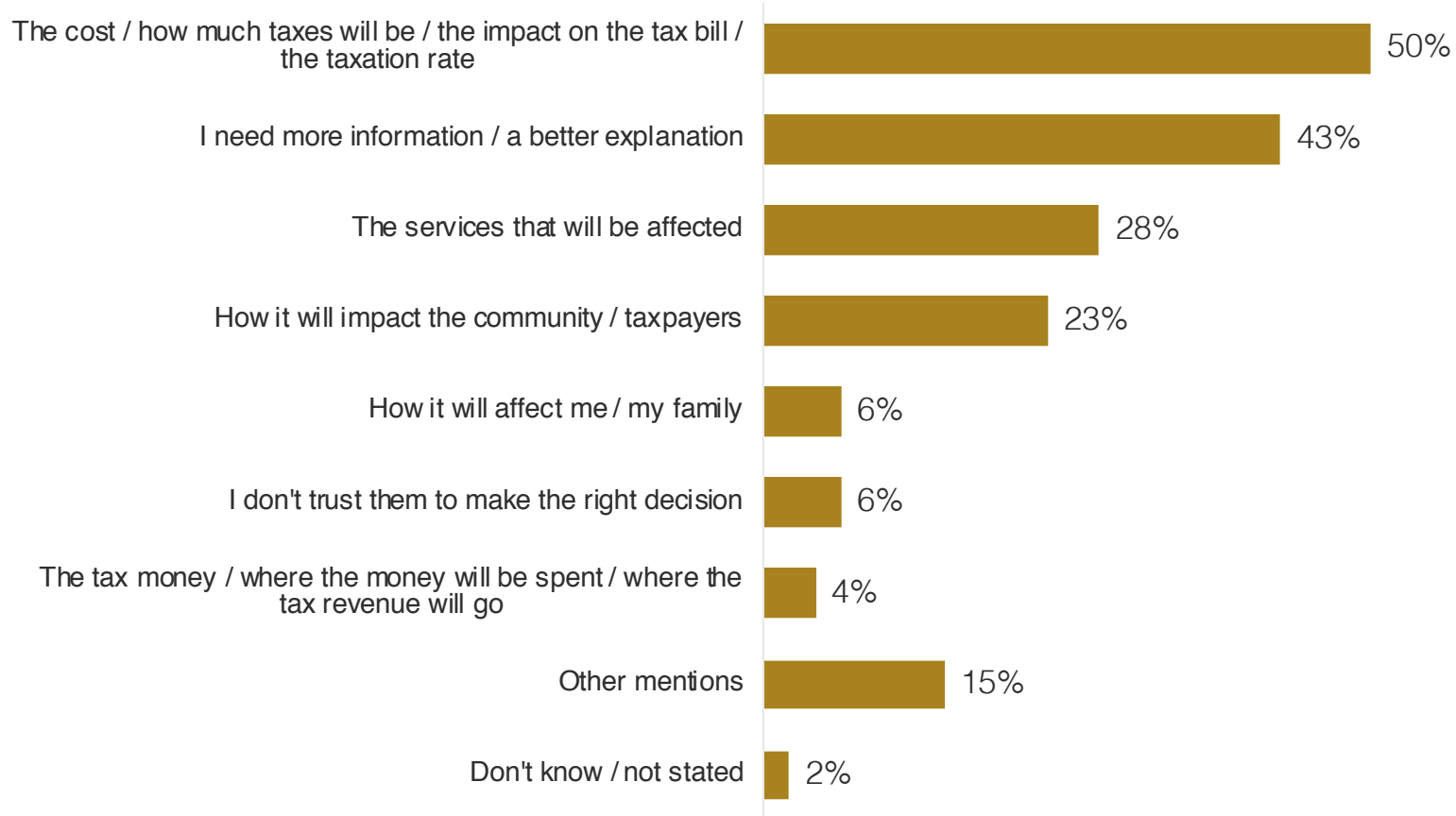
Concerns about higher taxes top the list of reasons why residents oppose the re-classification.



Q12. What are the main reasons you oppose a change in the municipal classification? Base: Residents (n=99)

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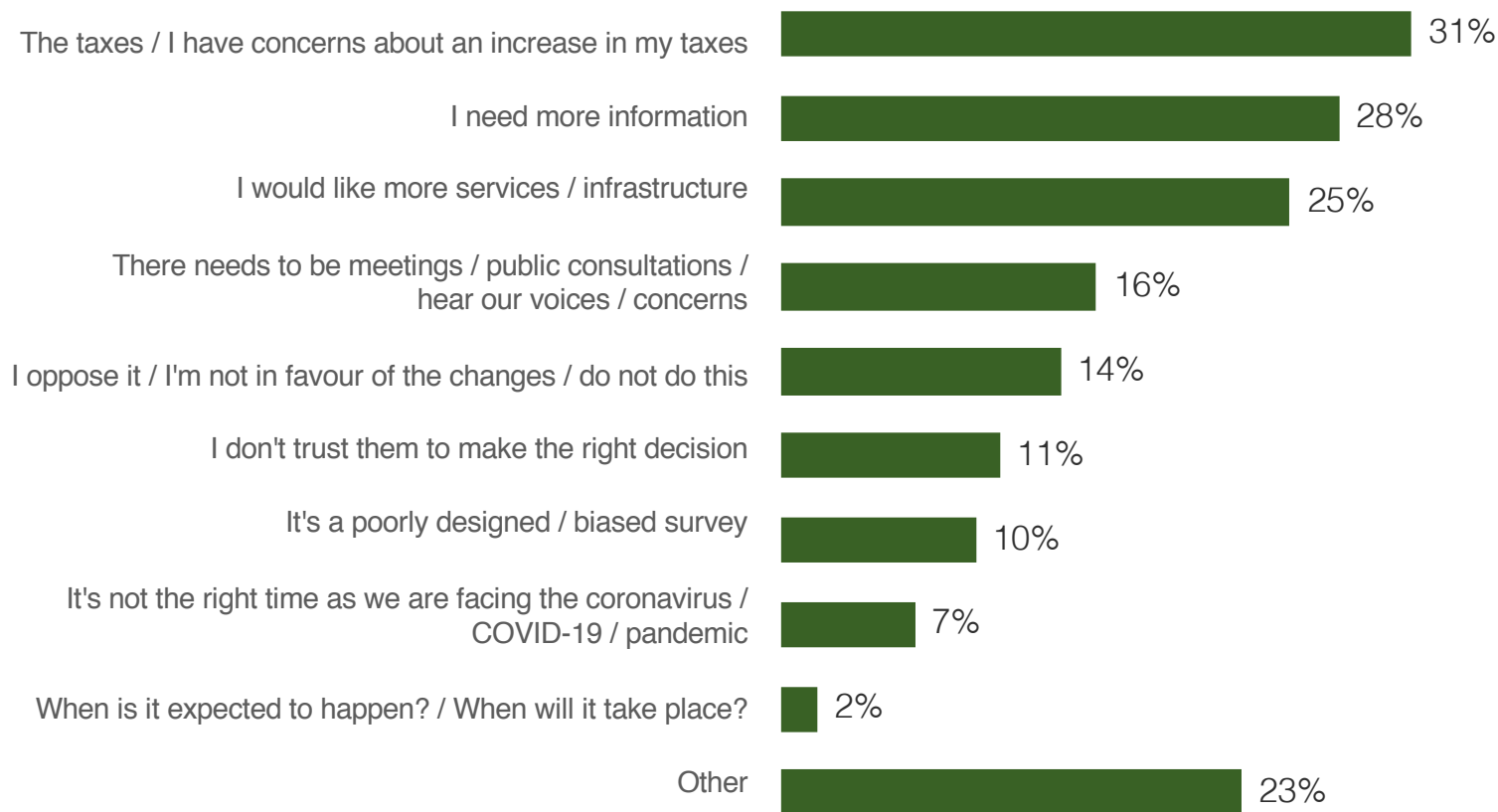
For those who are undecided, they're looking for more information about how the change will specifically impact taxes.



Q14. What would you need to learn, experience or see in order to form an opinion about this change in municipal classification? (n=94)

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Other comments, although provided by only a subset of residents, again relate to the impact on taxes.



Q18. Do you have any other questions or comments about the possibility of Rocky View County changing its municipal classification to specialized municipality? Base: Residents (n=166)

25

Breaking down support by community

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	Support	Neither/ Not Sure	Oppose
Overall Residents (n=401)	51%	24%	25%
Airdrie/Balzac (n=29)	86%	7%	7%
Bearspaw (n=62)	47%	24%	29%
Bottrel/Madden (n=9)	67%	11%	22%
Bragg Creek (n=65)	51%	23%	26%
Chestermere/Janet (n=15)	53%	34%	13%
Cochrane Lake (n=13)	77%	15%	8%

	Support	Neither/ Not Sure	Oppose
Conrich/Dalroy/Delacour/ Kathyrn/Keoma (n=19)	63%	86%	21%
Dalemeade/Indus/ Strathmore (n=8)	25%	50%	25%
Elbow Valley (n=24)	46%	33%	21%
Harmony (n=23)	61%	9%	30%
Langdon (n=83)	36%	31%	33%
Springbank (n=63)	56%	17%	27%
All other areas (n=28)	68%	21%	11%

Q11. As mentioned previously, the County is looking for community feedback about a possible application to the Province to change its municipal classification. Here is a description of what this change means. Please review carefully.

Base: Residents (n=181)

* Note, extremely small sample sizes

Breaking down support by community

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	Support	Neither/ Not Sure	Oppose
Overall Residents (n=401)	51%	24%	25%
Male (n=198)	54%	21%	25%
Female (n=180)	52%	24%	24%
18-34 (n=14)	64%	22%	14%
35-54 (n=168)	49%	21%	30%
55+ (n=192)	55%	25%	20%

	Support	Neither/ Not Sure	Oppose
Use 3+ services (n=295)	50%	24%	26%
Use at least 1 service (n=391)	51%	24%	25%
Use no services (n=10)	70%	0%	30%
Satisfied with County Services (n=141)	65%	19%	16%
Neutral (n=140)	49%	25%	26%
Dissatisfied with County Services (n=88)	30%	28%	42%

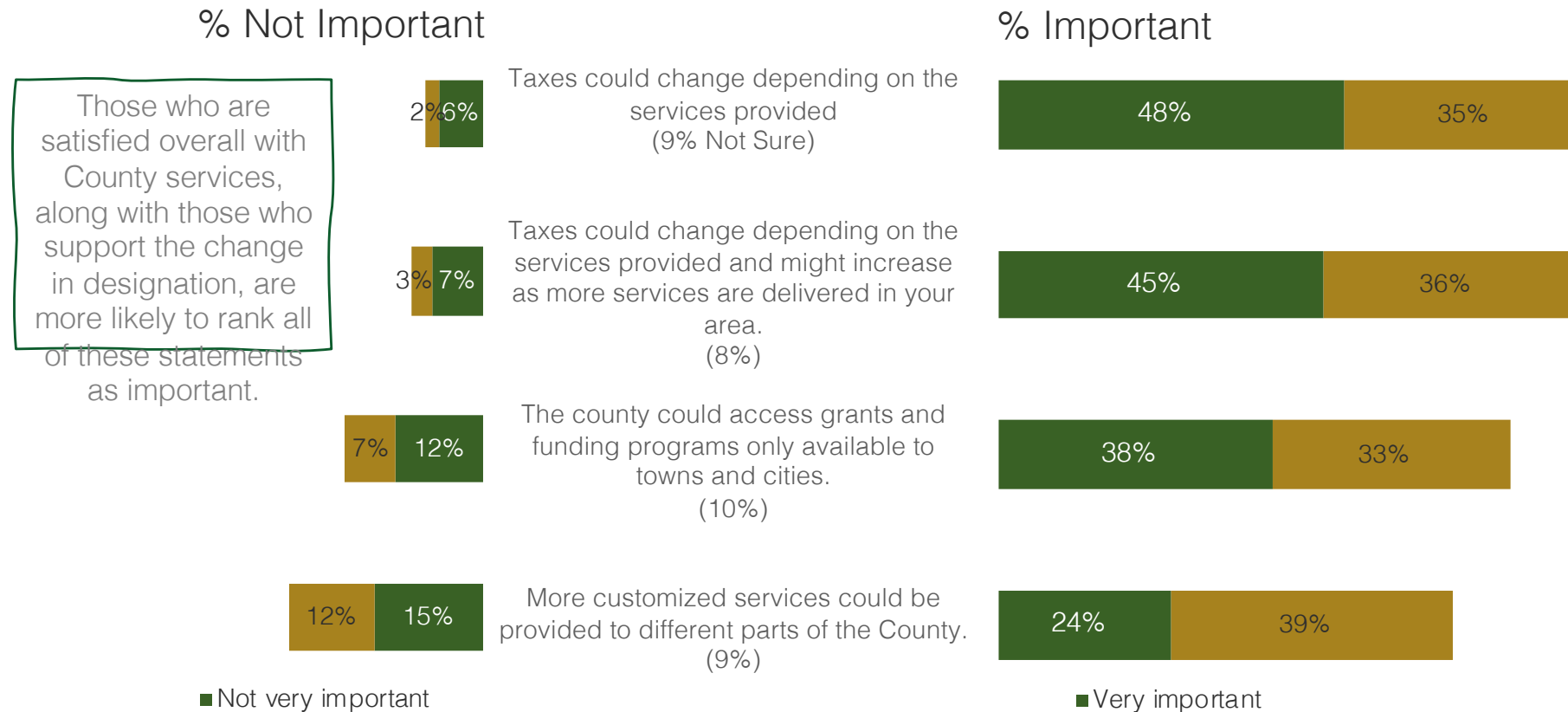
Q11. As mentioned previously, the County is looking for community feedback about a possible application to the Province to change its municipal classification. Here is a description of what this change means. Please review carefully.

Base: Residents

* Note, extremely small sample sizes

Stone—
Olafson

The possible impact of the change on taxes is important to residents.

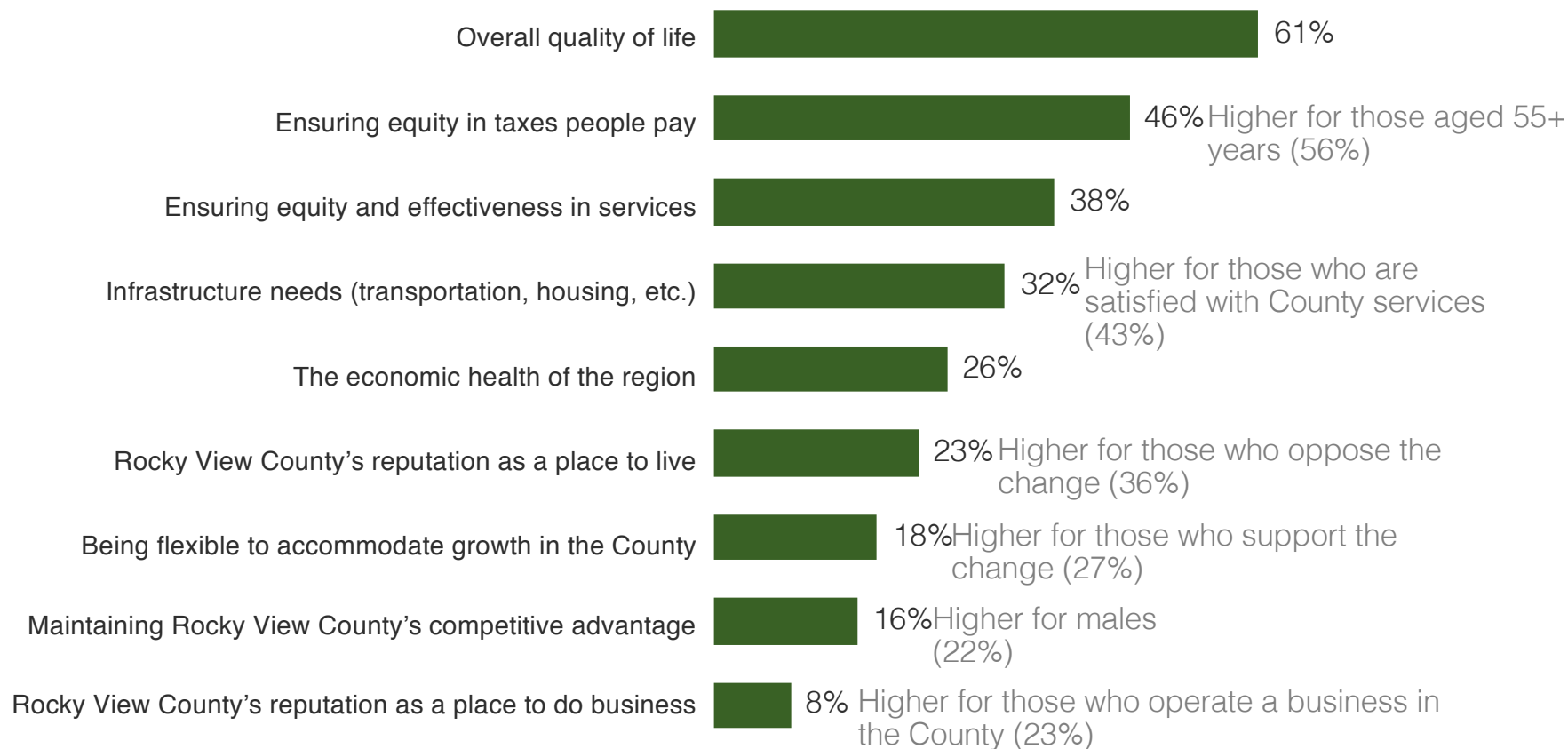


Q17. Below are some impacts of the change from municipal district to specialized municipality. Please indicate how important these impacts would be to you personally.

Base: Residents (n=401)

Stone—
Olafson

Overall quality of life is the top consideration for residents when thinking about changing the County's municipal classification.

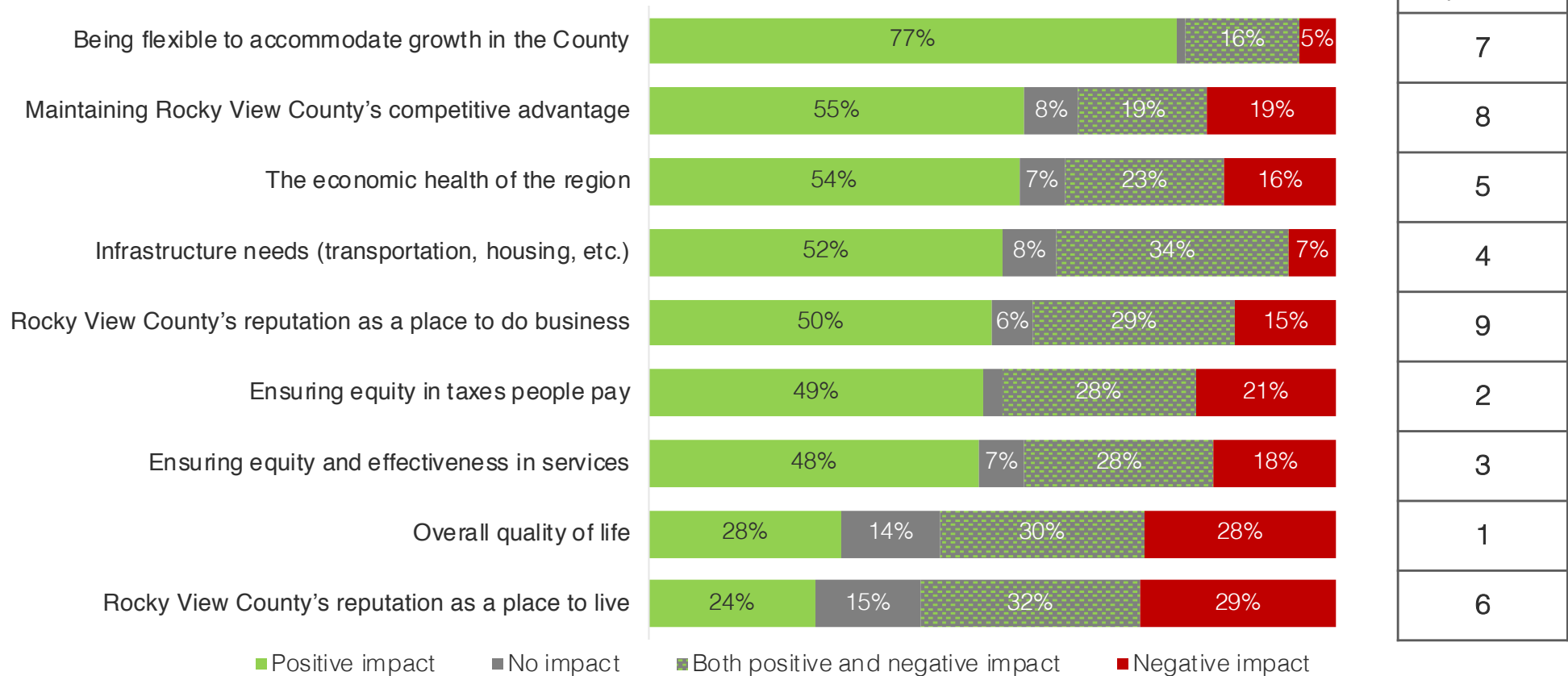


Q15. Many issues and considerations are important to people living in Rocky View County. When it comes to the possibility of changing the County's municipal classification, which of the following are most important to you? Base: Residents (n=401)

29

Stone—
Olafson

Although ranked lower in importance, being flexible to accommodate growth in the County is viewed as having the most positive impact.



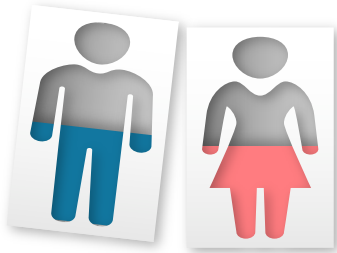
Q15. And in your opinion, would you say that a potential change in municipal classification would have a positive or negative impact?
Base: Residents (n=401)

30

Stone—
Olafson

Respondent Profile

Gender

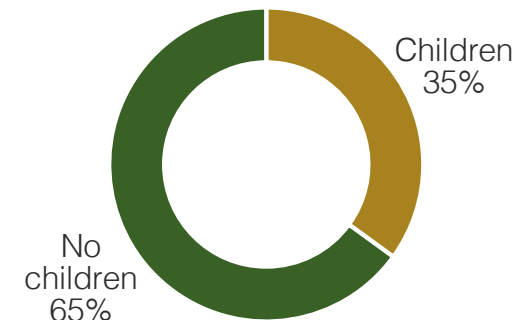


49%

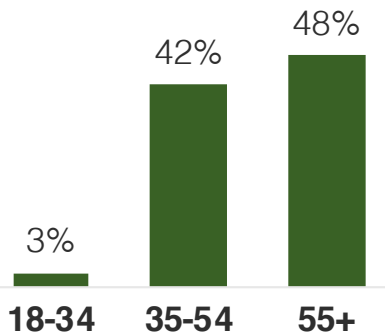
45%

Prefer not to
answer
5%

Families

No
children
65%Children
35%

Age

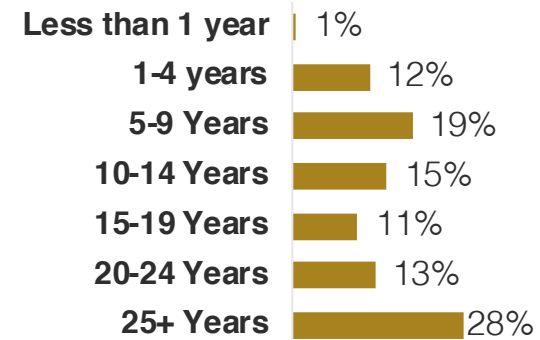


18-34

35-54

55+

Length of Residence



Less than 1 year 1%

1-4 years 12%

5-9 Years 19%

10-14 Years 15%

15-19 Years 11%

20-24 Years 13%

25+ Years 28%

Engaging Public Audiences: Outcomes from the public engagement process

- Control Sample -

April 2020

Background & Purpose

Rocky View County, a unique collection of urban and rural communities, is poised for major growth in the next few years. Because of this growth, the County is considering an application to Alberta Municipal Affairs to change its status to Specialized Municipality. The purpose of this work is to engage key audiences and get feedback from the general public, developers and members of the Calgary Metropolitan Regional Board about this change. **The purpose of a control sample is to deliver reliable assessment of public attitudes, experiences and resident positions (supportive or opposed) towards the change.**

While the communications and feedback phases are distinctly separate, they work together to form a comprehensive engagement process. As such, the key objectives directing the engagement include:

- Determine overall understanding of the potential change;
- Understand information needs;
- Identify concerns, information gaps and needs of stakeholders; and
- Gauge overall support for the potential change.



How did we approach this?

From the outset, it's important to acknowledge that research, in and of itself, is a form of engagement. With that in mind, two phases of work were completed to gather feedback:



1. A public feedback tool was implemented using a survey instrument developed by Stone-Olafson with input and approval from Rocky View County. A total of 401 surveys were completed. Feedback was collected from the general public between March 23rd and April 13th.

- Because this feedback tool was open to the public, no restrictions on sampling were implemented. Respondents were directed to the feedback tool via communications materials from the County and via the consultation website.



2. We completed a control study with of residents in Rocky View County. This smaller survey was completed with 307 residents in the area – 181 living in the county and 126 in the immediate area – also from March 23rd to April 13th and results were weighted to be representative of the population in terms of gender and age. It is estimated a sample of this size is considered reliable within +/- 5.7%.



ROCKY VIEW COUNTY
Cultivating Communities

HIGHLIGHTS & IMPLICATIONS

Stone –
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35

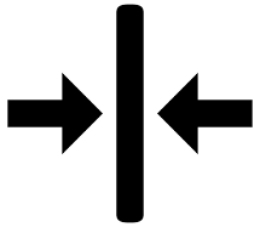
Research Highlights

- While Rocky View County (RVC) residents are using multiple services offered by the county, they are not heavy users of County services. In fact, only 1/3 used five or more services. Most are using only a few with garbage/recycling, recreation and utilities being the most common. Experiences with these services are generally satisfactory and seen to have relatively good quality.
- Residents are aware that the area is diverse with some using (and needing) more services. The majority indicate the services are meeting their needs, and they would like their services to be linked to their tax rates. However, agreement with these statements are moderate, with few feeling strongly on either side.
- Residents are split when it comes to lower taxes being more important than services, with slightly more (46%) indicating taxes are more important, and an almost equal proportion (39% disagreeing (the remaining 15% are undecided).
- Awareness of the county's consideration of applying for reclassification is quite low at 19%. Those aware are relatively knowledgeable – but not overly. Ultimately, this appears to be a low-key issue for most residents.

Research Highlights

- Support for the change in classification (45%) far outstrips opposition (13%), although this support is moderate with more than one-third not choosing an opinion.
 - Across the county support is fairly uniform but there are pockets where support is much lower (Elbow Valley, Langdon, Springbank, Janet/Chestermere) and others where it is very strong (Bottrel/Madden, Cochrane Lake).
 - For the most part opposition is limited and only really evident in the Springbank area (46%).
- For residents quality of life is most important when considering a reclassification, followed by infrastructure needs, equity in taxes, and the economic health of the region.
- All impacts are important, particularly a potential change in taxes depending on services, and an increase in potential services.
- When comparing RVC residents to those who live in the vicinity, vicinity residents are more positive about the reclassification, and suggest that RVC has a good reputation amongst these residents.

So what? Key Implications



- Results from the control sample are largely consistent in trends with the Public Engagement outcomes. The major difference is in the levels of awareness. (Given the promotions associated with the public engagement tool it is not surprising that those providing opinions there are likely more informed.) The lack of awareness tends to correlate to neutrality. As people become more informed (and vested) they become slightly more polarized, but on the whole support levels tend to climb with more information.



- Ultimately, this is not an issue many residents know a lot about. Only a small number are aware of the potential change and knowledge levels among them peaks at 59% - with only 19% saying they really know anything about the change. Increasing awareness of the change and helping them understand the implications of the change on taxes and services will be key.



- Overall engagement and attitudes highlight a constituency base that is largely only passively engaged. Usage of services is not incredibly frequent (with the exception of three main ones) and attitudinal positions are not intense. Most hold only passive views on the issue – or it's secondary implications/causes.

Stone –
Olafson

So what? Key Implications



- From an administrative perspective the change in municipal status provides certain benefits and may be about having flexibility and being able to deliver higher levels of service in urban areas where they may be needed. But from a public perspective this is really a taxation and quality of life issue. Opposition is rooted in concerns about tax rates increasing and access to services being limited. The two poles of the issue are connected and attitudes among residents reflect a constituency that value the two highly. To some extent they are looking for value – good quality at a good rate. Communications and engagement efforts should keep this in mind more than just the administrative benefits.



- Contexts matter significantly and perceptions of this issue are not formed in a vacuum. The current circumstances – and primarily the economic crisis gripping the region due to both the pandemic and crashing energy prices are contributing to increased sensitivity to costs and perceptions of value. This is unlikely to ease in the short term.



- Overall support for the change is more widespread and tends to outnumber opposition by a 2:1 ratio. This is consistent in both the public engagement results and the control sample. While this is a definitive outcome, results also reflect the importance of increasing engagement with the county as a whole about the change. Doing so smooths the transition and strengthens acceptance of the move.

Stone –
Olafson

So what? Key Implications



- In addressing opposition to the application there may be a few areas to focus:
 - Langdon/Springbank – in both surveys support for the change is weaker in these communities. Look to further engage community members in these areas to hear concerns.
 - Support/opposition hinges most on how they perceive the quality of services from the County. Simply put, those who are unhappy with the services they receive tend to be much less supportive; and those who are satisfied tend to be very supportive. This trend is not surprising; residents are likely to be supportive of more access and paying for services they use and like.
 - Consider showing the connections between increasing services, quality of life and value for taxes paid from a resident's perspective. Not only are these the core areas of concern, but they need to see how it impacts them. (Positions within the survey focus on the impact on the County primarily.).



DETAILED FINDINGS

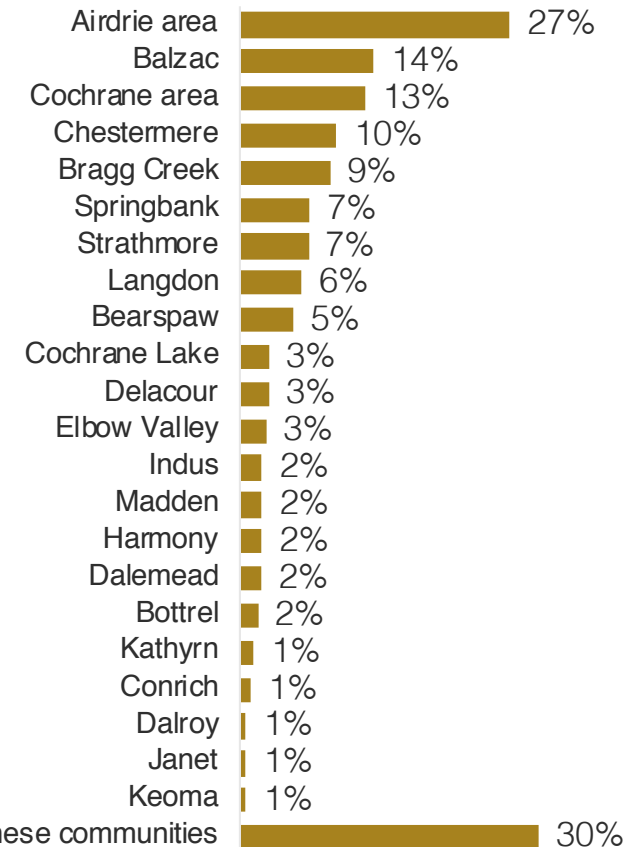
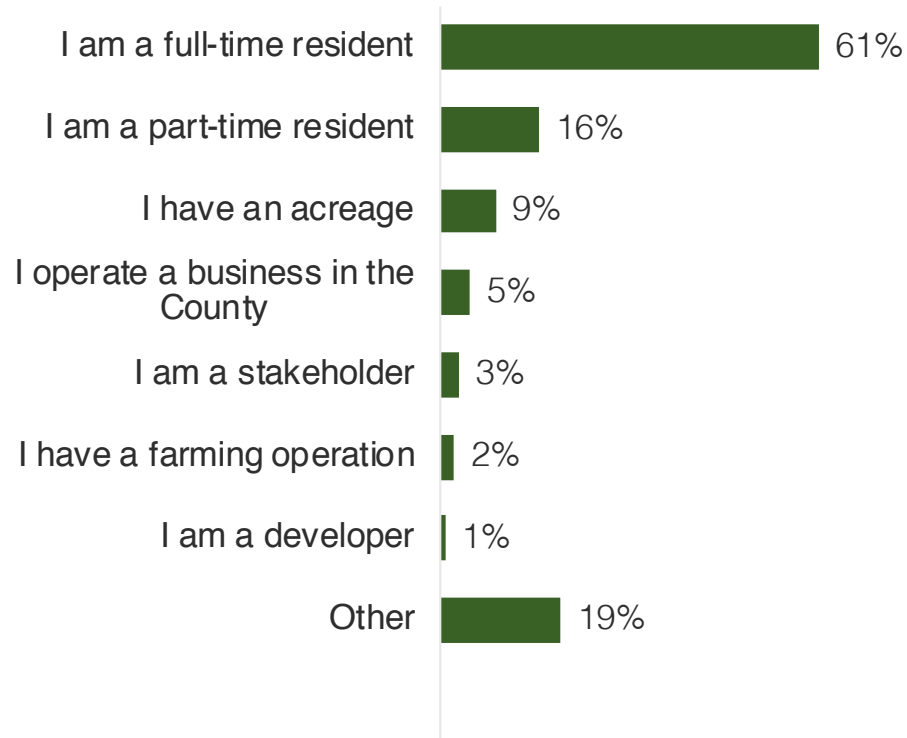
Stone – Olafson



Stone—
Olafson

The majority are residents, from the Airdrie, Balzac, Cochrane, Chestermere, Bragg Creek areas.

Residence

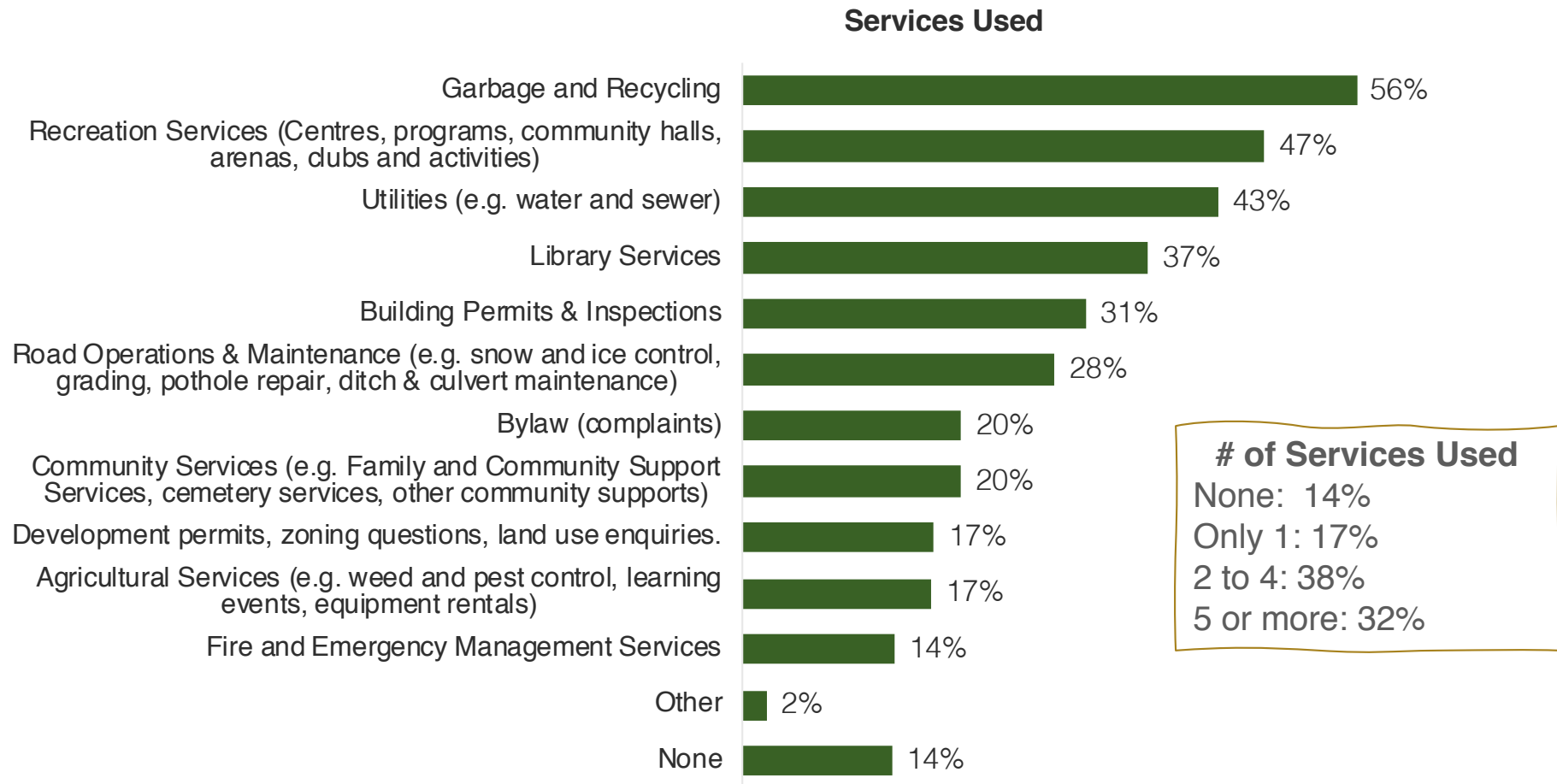


Q3. Which of the following best describes your connection to Rocky View County? Base: Residents (n=181)

Q4. Which of the following communities do you live, work or operate close to? Base: Residents (n=181)

Stone—
Olafson

Garbage/recycling is the most used service from Rocky View County, with just over half using the service, followed by recreation, utilities, and library services.



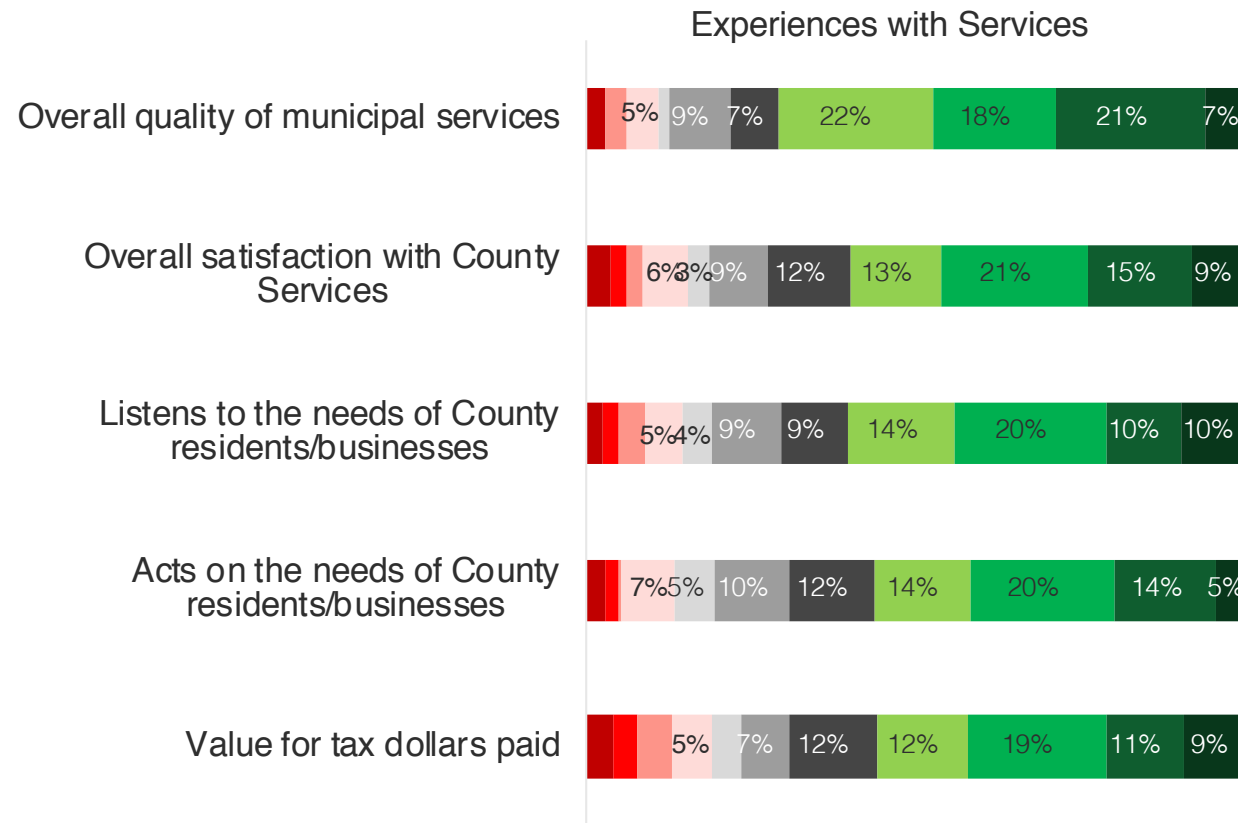
Q6. Municipalities offer several services to residents and businesses. Which of the following have you ever used in Rocky View County?

Base: Residents (n=181)

43

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For most, Rocky View County services are decent quality and satisfactory. Few have overall negative opinions, even of tax value.



Positive (7-10)	Neutral (4,5,6)	Negative (0-3)	Not Sure
68%	17%	10%	5%
56%	23%	14%	5%
54%	22%	13%	10%
53%	27%	12%	7%
51%	22%	17%	10%

0 - Very Poor 1 2 3 4 5 6 7 8 9 10 - Excellent

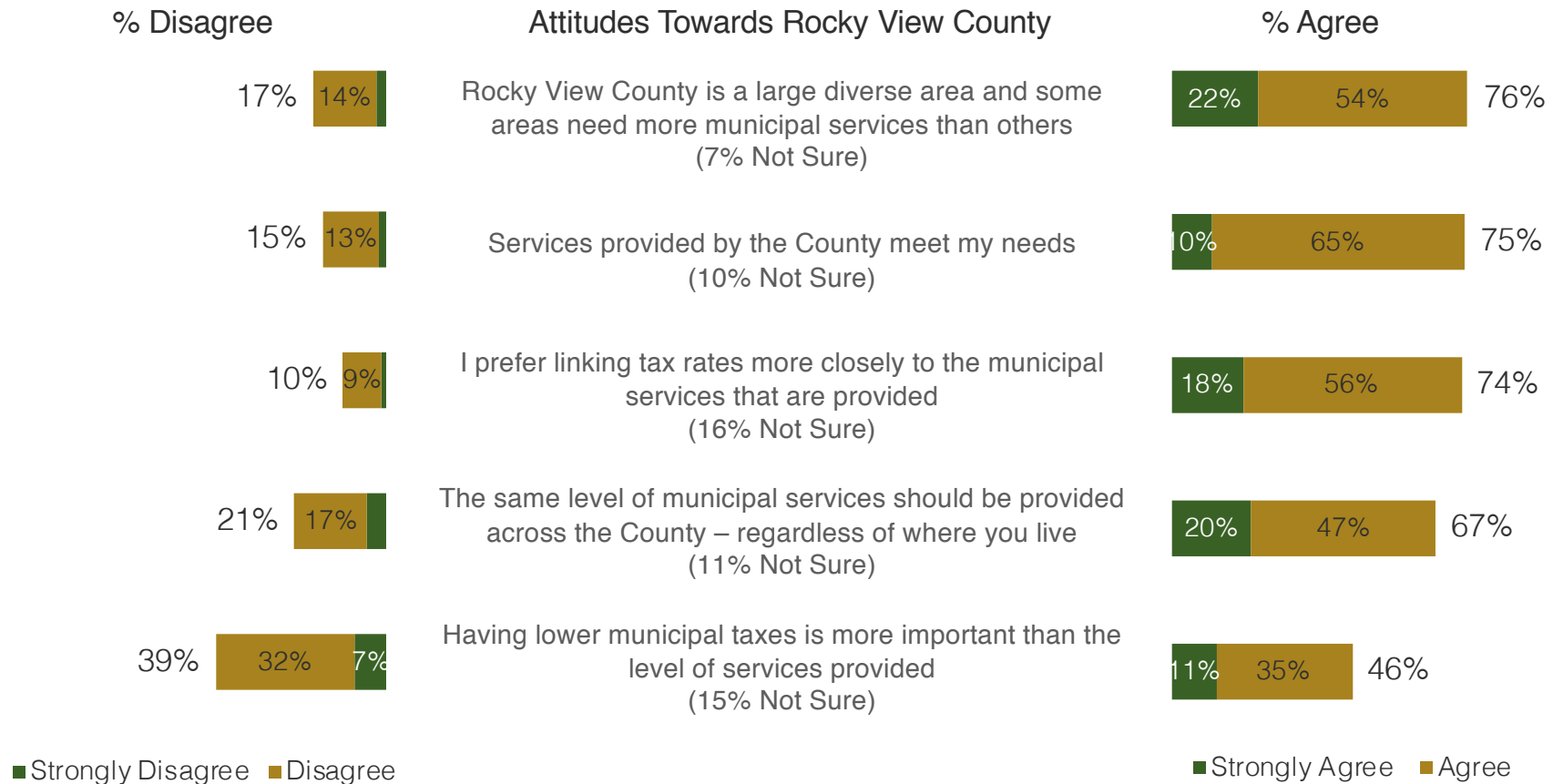
Q7. How would you rate Rocky View County on the following elements? Please use a scale of 0 to 10 where 0 means 'Very poor' and 10 means 'Excellent.' Base: Use Services (n=156)

44

Stone—
Olafson

RVC residents generally agree that the area is diverse with some areas needing more services, that the current services are meeting their needs, and they prefer linking tax rates more closely to services provided.

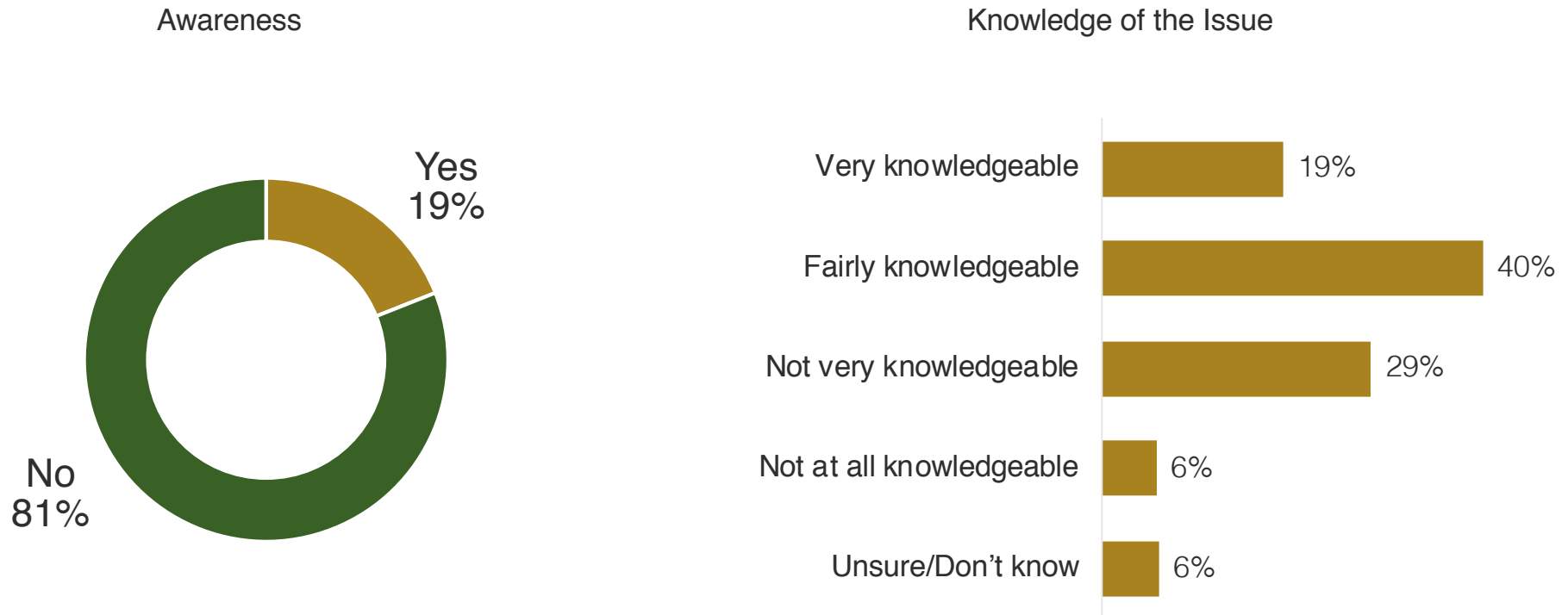
Under half indicate lower taxers are more important than services.



Q8. Below are a few statements people might make about municipal services and taxes. Please review and indicate if you agree or disagree with each one. Base: Residents (n=181)

Stone—
Olafson

One-in-five RVC residents are aware the county is considering applying to switch to a specialised municipality. Those that are aware, are somewhat knowledgeable.



Q9. Rocky View County is considering applying to the provincial government (Ministry of Municipal Affairs) to change its municipal classification from municipal district to specialized municipality. Before now, were you aware the County is considering this?

Base: Residents (n=181) Q10. Overall, how knowledgeable do you consider yourself to be with this application and what it means for the County? Base: Aware of the issue (n=35)

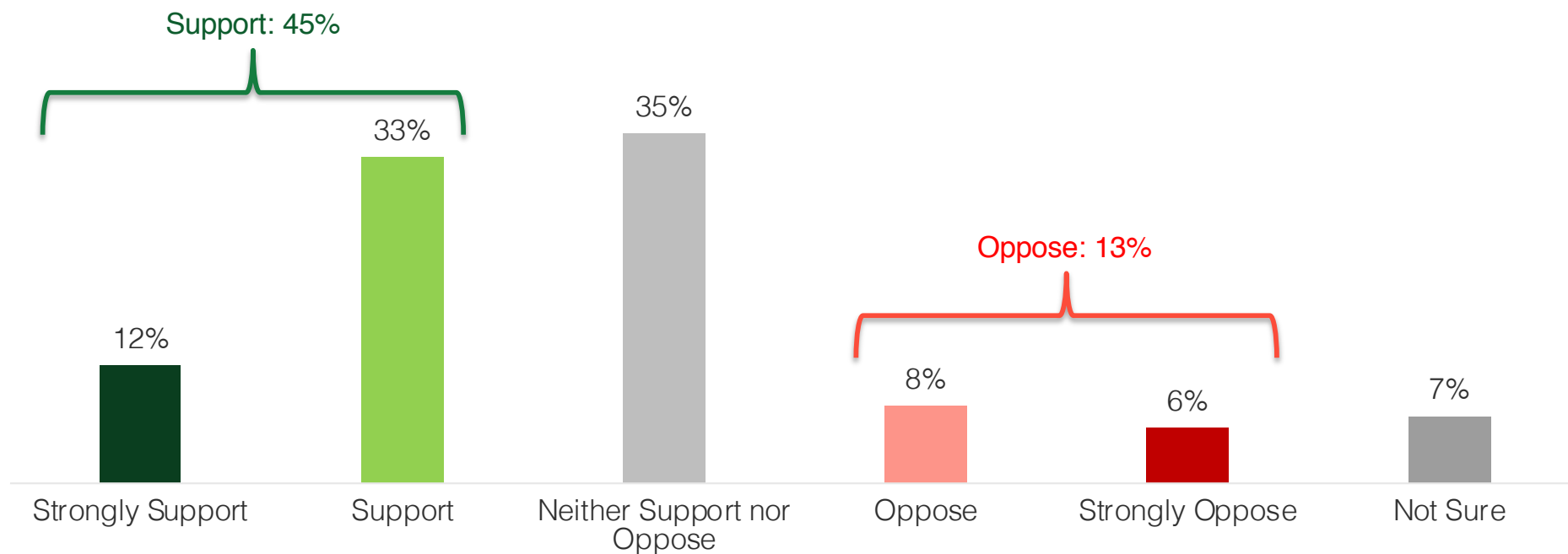
Stone—
Olafson

Overall citizens either support the change in classification, or do not have an opinion. Few oppose.

Support Levels

Currently, Rocky View County is classified as a municipal district, which is primarily a rural designation. As urban areas within the County grow, more services are often requested in those areas to accommodate needs that might not exist in more rural areas. While all residents and businesses are currently taxed at the same rate regardless of location in the County, some services may only be provided in areas where more people live. A change to specialized municipality is reserved for municipalities where traditional classifications do not fit. In the County's case, this is due to the unique mix of urban and rural areas and commercial development. It would allow the County to more easily deliver different levels of service depending on the needs of individual communities/business areas. Tax rates would vary depending on the services provided in the area.

Overall, do you support or oppose the County applying to change its classification from municipal district to specialized municipality?



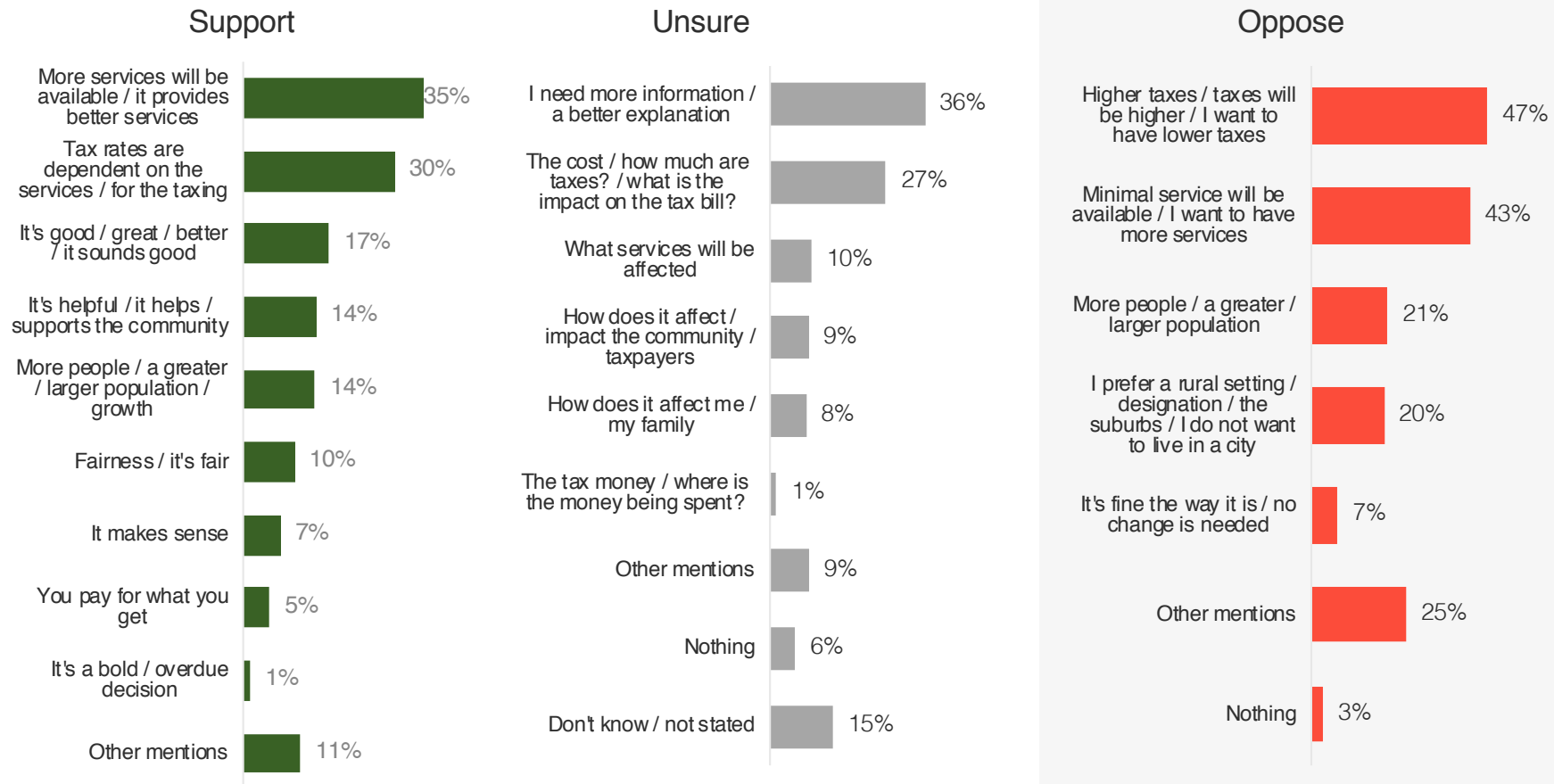
Q11. As mentioned previously, the County is looking for community feedback about a possible application to the Province to change its municipal classification. Here is a description of what this change means. Please review carefully.

Base: Residents (n=181)

* Note, extremely small sample sizes

Stone—
Olafson

Supporters are interested in more/better services and the impact on taxes, those who are unsure need more information, specifically around taxing, and those opposed are worried about their taxes, and are uninterested in more services.



Q13. Why are you in support of this potential change? Base (n=82)

Q14. What would you need to learn, experience or see in order to form an opinion about this change in municipal classification? Base (n=75)

Q12. What are the main reasons you oppose a change in the municipal classification? Base (n=23)

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Levels of support or opposition are not uniform across the County – there are some obvious areas of support as well as a few pockets of increased opposition.

	Support	Neither/ Not Sure	Oppose
Overall Residents (n=181)	45%	42%	14%
Airdrie/Balzac (n=59)	45%	42%	13%
Bearspaw (n=10)	50%	42%	8%
Bottrel/Madden (n=5)	77%	23%	0%
Bragg Creek (n=17)	23%	61%	16%
Chestermere/Janet (n=17)	22%	57%	21%
Cochrane Lake (n=6)	66%	20%	14%

	Support	Neither/ Not Sure	Oppose
Conrich/Dalroy/Delacour/ Kathryn/Keoma (n=6)	47%	53%	0%
Dalemeade/Indus/ Strathmore (n=18)	51%	32%	17%
Elbow Valley (n=5)	25%	47%	28%
Harmony (n=4)	25%	0%	75%
Langdon (n=11)	39%	50%	11%
Springbank (n=14)	35%	19%	46%
All other areas (n=55)	40%	50%	10%

Q11. As mentioned previously, the County is looking for community feedback about a possible application to the Province to change its municipal classification. Here is a description of what this change means. Please review carefully.

Base: Residents (n=181)

* Note, extremely small sample sizes

Breaking down support by community

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	Support	Neither/ Not Sure	Oppose
Overall Residents (n=181)	45%	42%	14%
Male (n=84)	48%	41%	11%
Female (n=97)	42%	43%	15%
18-34 (n=75)	42%	45%	13%
35-54 (n=57)	43%	44%	13%
55+ (n=48)	52%	33%	15%

	Support	Neither/ Not Sure	Oppose
Use 3+ services (n=98)	48%	38%	14%
Use at least 1 service (n=156)	46%	40%	14%
Use no services (n=25)	36%	52%	12%
Satisfied with County Services (n=90)	51%	39%	10%
Neutral (n=38)	41%	51%	8%
Dissatisfied with County Services (n=41)	30%	29%	41%

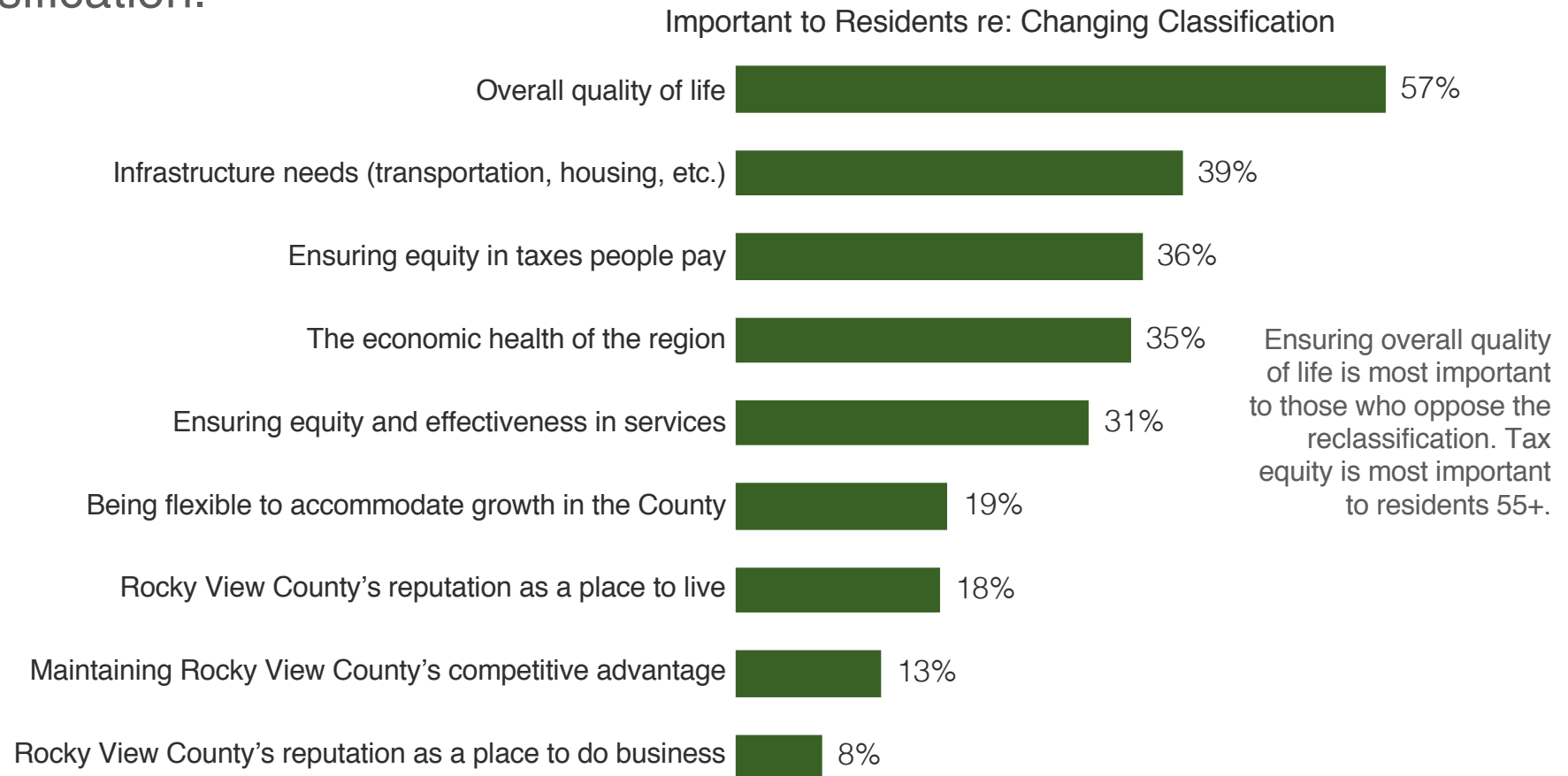
Q11. As mentioned previously, the County is looking for community feedback about a possible application to the Province to change its municipal classification. Here is a description of what this change means. Please review carefully.

Base: Residents

* Note, extremely small sample sizes

Stone—
Olafson

Ensuring RVC's overall quality of life is the most important consideration when it comes to changing the municipality's classification.



Q15. Many issues and considerations are important to people living in Rocky View County. When it comes to the possibility of changing the County's municipal classification, which of the following are most important to you? Base: Residents (n=181)

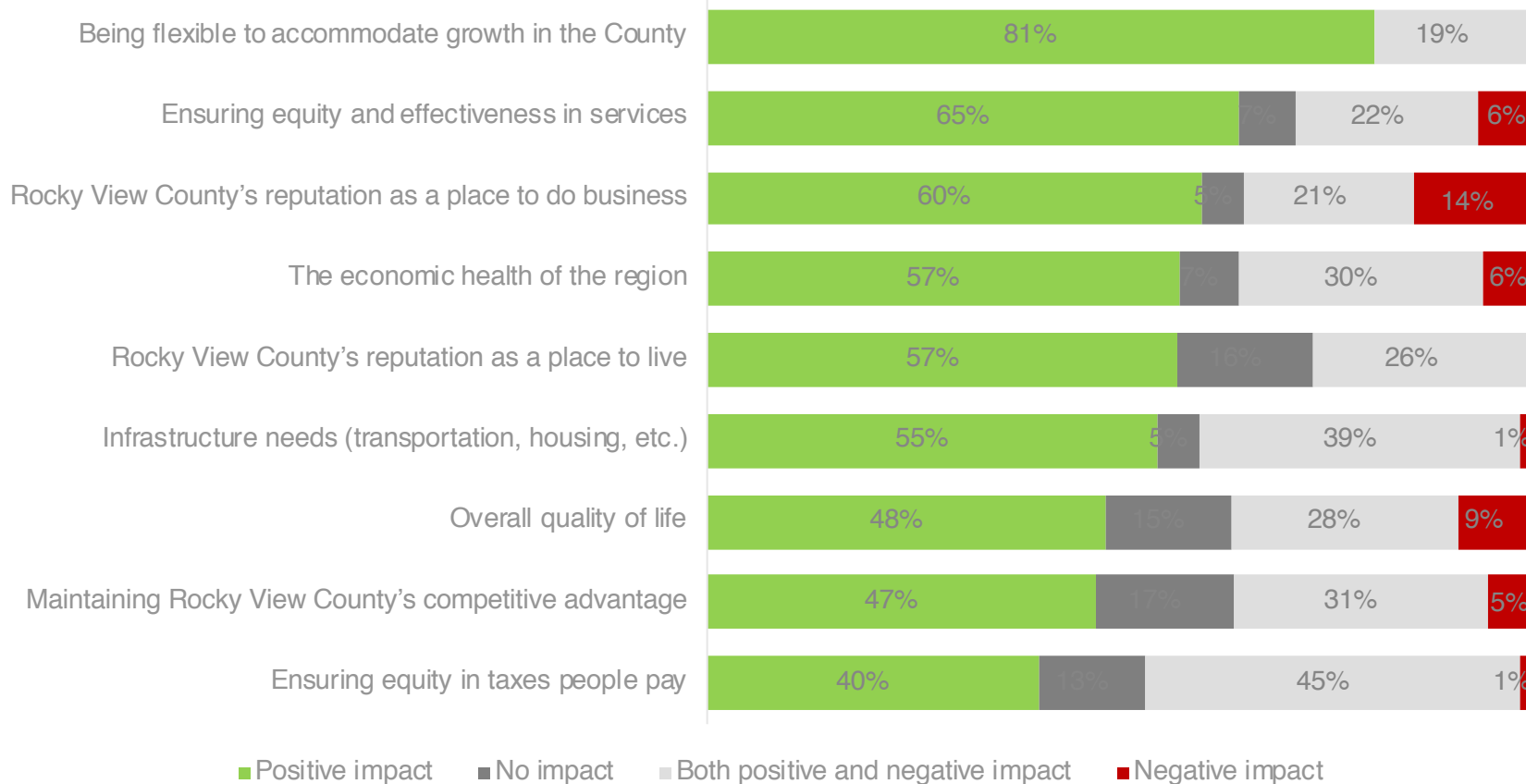
51

Stone—
Olafson

The classification change would have a mainly positive impact, especially on flexibility, ensuring equity and effectiveness of services, and RVC's reputation as a place to do business.

Although when it comes to equity in taxes the opinion is more split assuming there will be both a positive and negative impact.

Impact of Changing Classification

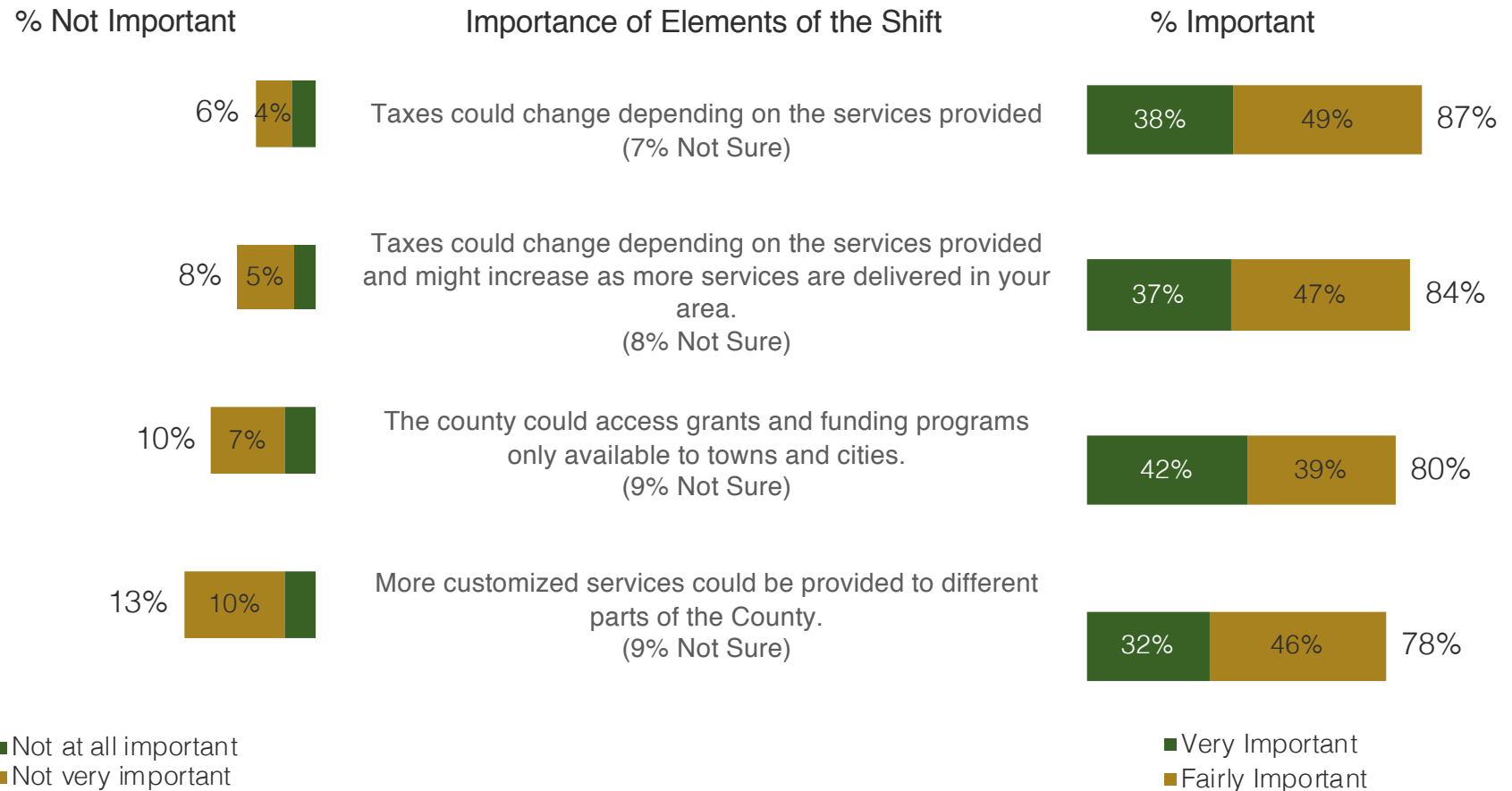


Ranking of Importance
6
5
9
4
7
2
1
8
3

Q16. And in your opinion, would you say that a potential change in municipal classification would have a positive or negative impact on the following. Base: Residents (n=181)

Stone—
Olafson

All impacts are important to residents, particularly a change in taxers depending on services provided and a potential increase in services.



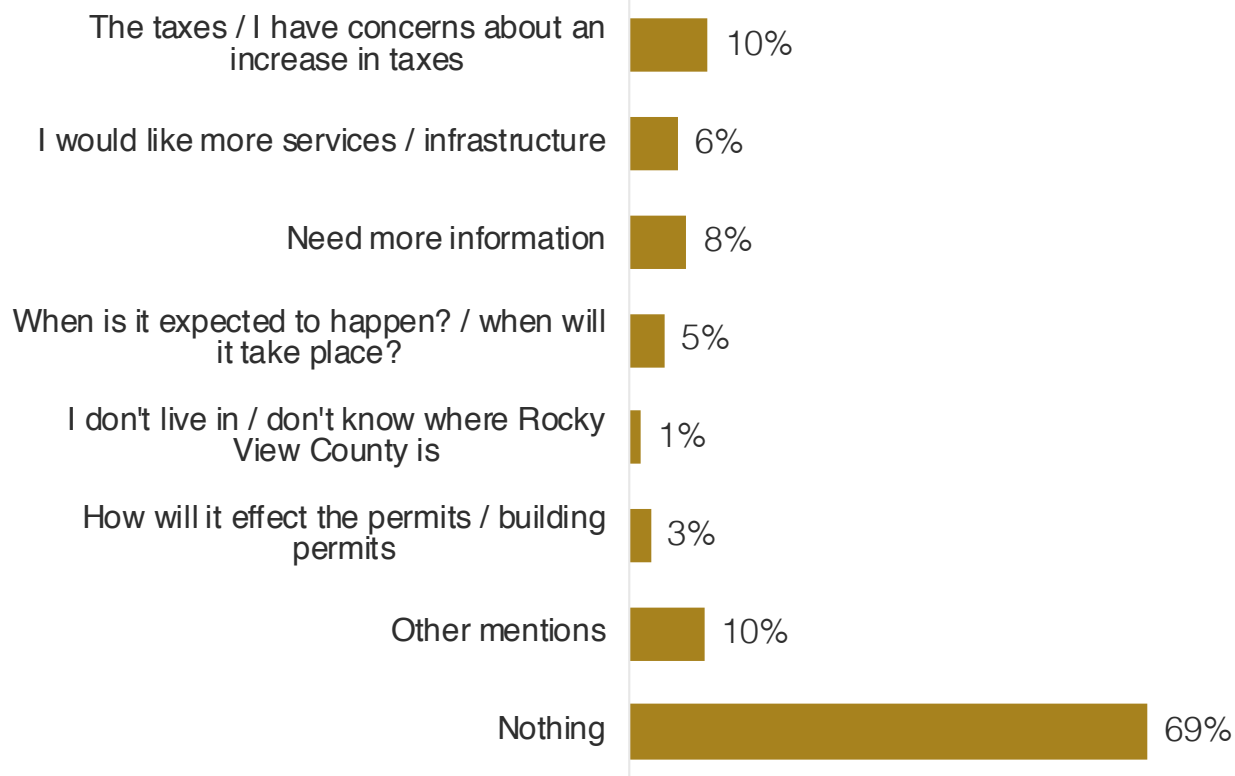
Q17. Below are some impacts of the change from municipal district to specialized municipality. Please indicate how important these impacts would be to you personally.. Base: Residents (n=181)

53

Stone—
Olafson

Few had questions/comments about the reclassification, although the few who did indicate a concern in increased taxes, that they need more information and they would like more services.

Questions/Comments about Reclassification

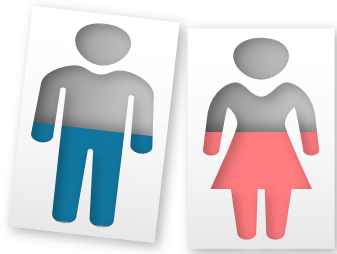


Q17. Below are some impacts of the change from municipal district to specialized municipality. Please indicate how important these impacts would be to you personally.. Base: Residents with comments (n=92)

Stone—
Olafson

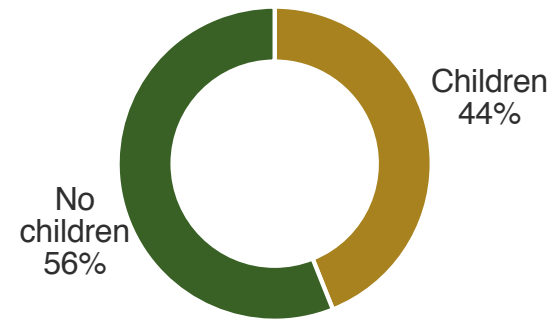
Respondent Profile

Gender

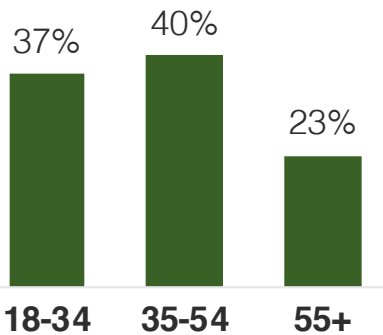


51% 49%

Families

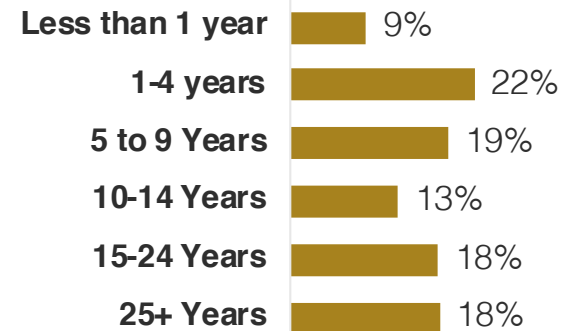


Age



18-34 35-54 55+

Length of Residence



Base: Residents (n=181)

55



ROCKY VIEW COUNTY
Cultivating Communities

THANK YOU

Got questions for us?



Stone —
Olafson



Attachment 'B' – Written Correspondence from Stakeholders

<p>After reviewing the email sent by Rockyview Safe and Sound regarding the new proposed land designations I am wondering if it be possible to see a map with roadways identified? If it does not effect me I likely will not attend a information session.</p>
<p>Can i get a more detailed map for the Conrich region. The blue strip for residential in the entire business area is not clear.</p> <p>Further more if you could please explain why all hamlets and Business areas are separate geographical locations except Conrich, in which residential seems to be surrounded by Business. Being a resident of Conrich please provide with this information prior to me submitting a feedback . Due to current Pandemic i understand that the The drop-in information sessions that were to take place have been cancelled but still believe needs to take place at an appropriate time and can not be completely replaced with video presentations as a lot is at stake.</p>
<p>We came across the message from Safe and Sound about specialized municipal district. We are the residents of Cambridge Park "an acreage community" in Conrich and have some questions and concerns.</p> <ol style="list-style-type: none"> 1. Upon review of the map we have noticed that residential component mentioned in your map for Conrich is very very small and most of it appears to be Commercial. Are you aware that there is Conrich Hamlet conceptual plan for Conrich area which is under review and will be presented to the council in a few months, which talks about more residential development in Conrich. 2. We have a lot of commercial coming in a bunch of corridors around us for example East Hills, All West of 100 St, Calgary from Airport all the way to Balzac, North of Conrich is CN Rail. Why is Conrich being specifically targeted for more commercial. Are you aware of acreage residential development in Conrich is similar to Bearspaw with multi million dollar houses? Have the impacts been accessed on the residents with this proposal? 3. The proposal will create more urban (Industrial and commercial) area in Conrich which is contradicting to the Conrich ASP and to Rocky View principals to limit the development outside of the Conrich Hamlet and limit land use . Please find attached a page from ASP for your reference. Residents of Conrich are mostly working in Urban neighborhoods of Calgary, Chestermer and surrounding areas and moved to Conrich to be away from the industrial/Commercial setting and more into rural setting 4. The change of designation changes the overall outlook of Rocky View County which is currently more geared towards rural. <p>It is quite concerning and sad that the public engagement is being done by the by the way of survey. Most of the questions are misleading and are designed to get answers to fulfill the county's requirements.</p> <p>We at Cambridge Park have a strong voice of 200+ residents who came here to live peacefully away from urban areas. I can assure you that residents of Cambridge Park and surrounding acreages will be strongly opposing the inclusion of Conrich in Business Areas part of Specialized Municipality application.</p> <p>We feel Conrich should be removed from the application as Business Area for specialized municipality.</p> <p>Your comments on the concerns above would be greatly appreciated and will be shared with all the residents in our area.</p>
<p>I apologize for not completing the survey. With the COVID-19 pandemic, there is not much time for anything but essential work.</p> <p>I think that you should delay the survey until at least mid May.</p>

After reviewing the information on Rocky View County's website regarding the subject matter, I would like to see some sort of spreadsheet that shows by proposed Hamlet, Business Area & the rest of the county, the services that are currently provided and/or proposed in the future. Please advise.
Good day. I have completed to survey, and as I wrote in the survey, I support the move IF: it means a REDUCTION in my taxes as I have little services on my acreage, which is fine. And if the move results in more county spending thus burning up more tax income, then no, I would not support it. The comment in the presentation that Rocky View tries to have low taxes is not true. I pay too much, and never received reasons for the spending on changing the name to "county", and the need of the new building. We need reduced taxes, and less wasteful spending.
Hi, I went to do the survey but really felt that there is not enough information on this to make an educated decision. I would encourage you to delay this process until after the pandemic and more information is available to the residents.
I am writing to provide my input to you on the subject matter, which just came to my attention. I request that RVC Council put the process for public consultation on hold regarding the decision on whether RVC should apply to change from a Rural to Specialized Municipality. Once COVID19 restrictions have been sufficiently lifted, I request that RVC Council institute a process that provides the opportunity for meaningful public consultation with RVC residents on this matter. Based on my brief and preliminary review of this matter, there is no need to change from a Rural to Specialized Municipality at this time. The existing Local Improvement Tax mechanism provides RVC and residents with the option to improve service levels if desired in a specified area of RVC. Thank you for your consideration on this matter during the global COVID19 pandemic.
My sense is that people are way behind on on this information due to the pandemic, and the subsequent cancellations of public info sessions. The proposed change to specialized municipality status has huge implications for our county, and I think the citizens of Rockview deserve an appropriate extension on these matters. Maybe there's a possibility for you to disseminate information via a video, or even better, a Zoom meeting where we could interact with each other, and with you? The first link is to an opinion piece asking some very pertinent questions, and the second link is to the Rockyview survey regarding redesignation of Rockyview as 'Specialized Municipality'.
Voicemail*: [RESIDENT] expressed concern that the survey was slanted in favour of the proposal, doesn't believe there was enough time for public engagement, wants a simpler ballot question and does not trust the current Council. Ben Manshanden had a phone conversation with the resident while returning the call.
The deadline for completion of an online survey for our area to become a specialized municipality was yesterday. However, given the information the County has provided, I do not understand the rationale or the implications of the changes that might be undertaken as a specialized municipality. I have only one question to be answered - why would a matter of this importance not wait until public engagements can be held to clarify for the residents who will ultimately be affected by this decision? What is the rush?
Amy, as a rural resident of RVC, I agree with this proposal.
I'm wondering why this seems to be such a rush when we undertook a proposal regarding gravel and such and spent 2 years attempting to draft a suitable action plan only to have it totally crushed by this County's counsel. Given the current issues occurring not only in Alberta but the rest of the country and world - this really needs to be set aside until residents can spend time understanding what in the

hell your actually attempting.to accomplish. Pls help me understand what is critical about this in our municipality that u continue to push it forward at warp speed???
As a resident of Springbank for the last 20+ plus years, I would like to know what a “specialized municipality” re-zoning means of this area.
Why do we need it.
Who does it benefit
Will land owners and homeowners gain from it
Does this give council ability to change the nature of the existing structure without public input, (eg. industrial, commercial development unrestrictive)
How has this proposal been put forward with little notice
<p>I did fill out the survey but it was biased, and offered little opportunity for meaningful feedback covering the issues involved in this move.</p> <p>The description of what the benefits of this proposal may be to citizens was short, vague and incomplete.</p> <p>I see no benefits as Langdon is already paying more for the services they receive and given the current economy and job situation I do not see any need for any kind of massive urban development in Rocky View.</p> <p>This would be a travesty at this time to move in this direction given the chaos and uncertainty of what is involved in our current economy, the minimal public communication of what this involves and opportunity for real informed feedback, and the fact that this compromised council does not have the legitimacy at this time to be making any significant changes to key policy.</p>
Hello Amy, is the Survey still open and if so where can I find a link?
<p>I understand the time for taking the survey expired. With all that has been going on lately I did not get around to doing this, although I have some definite thoughts I would want passed on to the Minister. I watched the video provided by the County as a substitute for public information sessions. My comments are as follows:</p> <ol style="list-style-type: none"> 1. I am incredulous that you would go ahead with such a major initiative without providing for comprehensive public input. I can see no compelling reason why this is so urgent that it has to proceed without that input. This leaves the distinct impression that the County is being opportunistic in avoiding public input by blaming it on COVID. I have attended many public information sessions in the past. Some have been helpful, while others have had the appearance of being a tick the box exercise. The residents of the County deserve better treatment than a video that is skewed to one conclusion and no opportunity for both transparency and accountability. Do the right thing and postpone this until you can provide for meaningful public input. 2. You provide 3 ostensible advantages to the conversion, but don't provide any objective assessments of the disadvantages. This type of presentation doesn't seek meaningful input, but rather begs a foregone conclusion and a rubber stamp exercise. You provide some examples of other specialized areas and it is easy to understand the applicability of that model to areas such as Wood Buffalo and Strathcona. The information provided for comparable reasons for Rocky View are less compelling. To suggest that Harmony, or even Langdon, will in the near or medium term exceed 10,000 seems at best wishful thinking.

3. Of the 3 possible advantages provided, only the tax imperative has any substantive basis. That comes with its own set of issues. To say that the residents should be comforted that differential tax rates would be set equitably and subject to public input provides little comfort to me. We have seen numerous examples of Reeve and Councilors banding together to disadvantage some areas, but provide preferential treatment to their own Divisions. You clearly indicate that you can do differential taxation with subcategories for residential. The argument for business differentiation suggests we conduct major changes to our municipal status for a narrow constituency. I would require a lot more evidence based justification for this before I would be prepared to support it. Your video provides broad brush statements and justifications but is short on statistics, evidence and objective arguments.

4. The Province, and our MD, are in the midst of revolutionary changes such as we have not seen before in our lifetimes. In addition to the Pandemic, our economic situation after the Pandemic will remain very challenging and we will all be forced to rethink our way of conducting business and living our lives. I find it irresponsible that you would press forward with this initiative without being able to assess the possible results of this revolutionary change and take that into consideration before putting forward your proposals. I think you need to sit down, give your heads a shake and take some time to step back and take a much broader view of the paradigm shifts that are happening around us. It is not business as usual and you need to recognize that.

5. Need the end of the video presentation you outline the parameters of what the OC could take into account and modify. This would include electoral boundaries. It seems anomalous that you would send out a separate survey on the issue of an elected major and changing the boundaries, while at the same time pushing forward with this initiative that would mandate changes in that area. It seems like you may be getting the cart before the horse.

I would be happy to discuss these comments with you or speak directly to the Minister about them.

Do not see it on the website can you indicate where it is?

The county has not provided any reason for pursuing specialized status other than:
 "Currently, we can't easily implement the different service levels that are needed across the County."
 The county can do it, but not "easily" is very poor justification.
 More importantly though is the lack of public engagement and consultation. Many residents have far more pressing issues at this time than county governance. Clearly this pursuit of specialized status should be delayed until the ability to engage residents in a more meaningful fashion is restored.

*Contains the full text of written correspondence from residents, businesses and community groups.

Administration responded to all emails except for two.

**This is a summary of the only phone conversation with regards to this initiative.

**VILLAGE OF BEISEKER**
OFFICE OF MAYOR AND MUNICIPAL ADMINISTRATOR

P.O. Box 349 • Beiseker, Alberta T0M 0G0
Tel. (403) 947-3774 • Fax (403) 947-2146

email: beiseker@beiseker.com
www.beiseker.com

April 15, 2020

Office of the Chief Administrative Officer
Rocky View County
262075 Rocky View Point
Rocky View county, AB T4A 0X2

RE: ROCKY VIEW COUNTY SPECIALIZED MUNICIPALITY STATUS APPLICATION

The Council of the Village of Beiseker has reviewed Rocky View County's request for consideration of their application to change their municipal status from a Municipal District to a Specialized Municipality.

The Council of the Village of Beiseker fully supports this application and would like to provide their hopes for a successful transition to this new status.

Sincerely,

Warren Wise

Mayor, Village of Beiseker

April 30, 2020

Sent via email: azaluski@rockyview.ca

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

Attention: Amy Zaluski

Dear Ms. Zaluski:

Re: RVC Specialized Municipality Status Application File# 0230

Thank you for correspondence dated March 26, 2020 with respect to the above noted file. It is our understanding that existing Agreements between us, for example the Intermunicipal Collaboration Framework (ICF), Fire Services Agreement, Road Maintenance Agreement etc. will not be impacted if Rocky View County is successful to obtain Specialized Municipality status. We have no further comments or concerns. Thank you for the opportunity to comment.

Sincerely,

Margaretha Bloem, Director
Planning & Development Services
mb/lg



Development Services
jgreene@okotoks.ca
Phone: (403) 995-2793
Fax: (403) 938-7387

May 5, 2020

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

Attention: Amy Zaluski

Dear Ms. Zaluski:

Re: Rocky View County Specialized Municipality Status Application

Thank you for the opportunity to comment on the County's potential application to Municipal Affairs to change its status from Municipal District to Specialized Municipality. As part of the application, Rocky View County is proposing to designate five hamlets and four business areas as urban service areas, primarily to establish different non-residential assessment classes.

Though Area Structure Plans or Conceptual Schemes are in place to facilitate growth in the proposed nine urban services areas; it is noted that many of these areas have minimal population/development at this time. The County may wish to consider identifying proposed urban service areas based on existing population and development, rather than pre-emptively designating several dispersed and largely undeveloped urban service areas based on plans for growth.

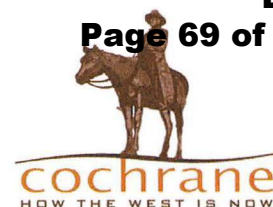
It is noted that section 89(3)(b) of the *Municipal Government Act* (MGA) enables a Specialized Municipality to be fully or partially exempted from the provisions of the MGA or other enactments. Rocky View County is a valued member of the Calgary Metropolitan Region Board (CMRB). The Town respectfully requests that any changes to Rocky View County's municipal status does not impact its continued membership and full participation in developing a long-term plan for sustained and managed growth in the Calgary Region.

Sincerely,

Jeff Greene,
Development Services Director

TOWN OF COCHRANE

101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



May 14, 2020

Amy Zaluski, Intergovernmental Affairs Manager
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: Rocky View County Specialized Municipality Status Application – Town of Cochrane response

Dear Ms. Zaluski,

The Town of Cochrane has reviewed your letter regarding Rocky View County's desire to change your municipal status from Municipal District to Specialized Municipality. This information was presented to Council for their consideration at the May 11, 2020 Regular Meeting of Council.

The resolution of Council, which was carried unanimously, is as follows:

RES#95/05/20 that Council receives the report as information and direct Administration to provide comments to Rocky View County regarding their potential application that Council believes this request is premature and recommends that that Ministerial approval of Specialized Municipality status be contingent on Rocky View County's full support and participation in the CMRB and the completion of the Regional Growth Plan.

While we respect the desire of Rocky View County to modify your current municipal status, we believe this application should proceed after the Calgary Metropolitan Region Board (CMRB) Growth Plan is completed and approved. We believe that this process will ensure that we are all working towards long-term, sustainable growth for the entire Calgary Region.

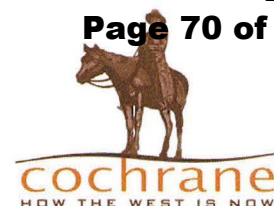
We look forward to continuing to work with Rocky View County, particularly on areas of importance to all of our residents, such as cost sharing of recreation capital and operating costs.

Kind regards,

Drew Hyndman, Interim CAO
Town of Cochrane

TOWN OF COCHRANE

101 RancheHouse Rd.
 Cochrane, AB T4C 2K8
 P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



Cc:

Cochrane Town Council
 Heather Hemingway, Director of Planning, Foothills County
 Heather Leslie, Chief Administrative Officer, Village of Beiseker
 Jared Kassel, Director of Planning Services, MD of Bighorn
 Jeff Greene, Development Services Director, Town of Okotoks
 John Popoff, Director, Community Growth and Infrastructure, City of Chestermere
 Justin Rebello, Manager Development Services, Town of Strathmore
 Kelly Cote, Senior Strategist, Corporate Strategy, City of Calgary
 Ken Bosman, Chief Administrative Officer, Town of Crossfield
 Khalid Mohammed, Manager of Planning and Development Services, Town of High River
 Kieran Dowling, Municipal Advisor, Kananaskis Improvement District
 Laurie Watt, Director of Municipal Services, Kneehill County
 Leona Esau, Intergovernmental Liaison, City of Airdrie
 Liisa Tipman, Project Manager Land Use, Calgary Metropolitan Region Board
 Matthew Boscariol, General Manager of Development & Community Services, Wheatland County
 Margaretha Bloem, Director, Planning & Development Services, Mountain View County
 Ted Coffey, Chief Administrative Officer, Town of Irricana
 Al Hoggan, Chief Administrative Officer

May 25, 2020

Reeve Greg Boehlke
Office of the Reeve
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: Rocky View County's pursuit of specialized municipality status

Dear Reeve Boehlke, 

We appreciate the opportunity to provide feedback to the Council of Rocky View County (the County) regarding your interest in pursuing a change in status from Municipal District to Specialized Municipality. The City of Calgary's Intergovernmental Affairs Committee discussed this matter on 14 May 2020. This letter reflects the consensus of the Committee.

The County's status change application reflects the many changes and pressures that have occurred in the County since the adoption of your County Plan (2013) and the non-statutory Rocky View Growth Management Strategy. The proposed change in municipal status acknowledges both the vision and growth aspirations of the County have evolved, with the recognition that the County desires to become increasingly urban. The urban transition of your municipality provides opportunity to reframe and build a new intermunicipal relationship with The City of Calgary (The City).

With this proposed change comes the obligations and requirements to provide a full range of services to your proposed and growing urban population centres. As you are aware, The City has expressed previous concern about the detrimental impact of the County's uncoordinated urbanization on Calgary's boundary relating to infrastructure and service delivery. The most recent example was the intermunicipal appeal of the OMNI Area Structure Plan to the Municipal Government Board where detrimental impact was found to Calgary road infrastructure and a large majority of that plan was placed in the status of Policy Review.

The City supports the County's interest in pursuing greater property assessment and taxation flexibility to pay for services in your growing urban areas. However, The City is concerned that this application is premature and, in its current form, will add confusion to ongoing regional and municipal planning efforts. This proposed change in municipal status and increased urbanization reflects a significant modification to both the vision and growth aspirations of the County.

Completing both your new Municipal Development Plan (in progress), and the development of the Provincially-required Metropolitan Growth and Servicing Plan (in progress) at the Calgary Metropolitan Region Board (CMRB), should be the foundation for contemplating a status change of this scale. It is anticipated that the Metropolitan Growth Plan will identify growth areas that will ensure efficient use of land, efficient service delivery, preservation of agricultural land and preservation of sensitive environments.

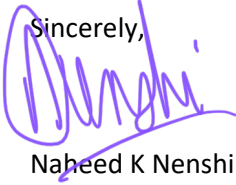
The identification of urban service areas through the status change process appears premature and out of alignment to other critical planning initiatives, even those currently being undertaken by the County. In addition, it is puzzling that the application fails to address many of your existing communities with concentrated populations who live within commuting distance to Calgary such as Elbow Valley, Springbank and Bearspaw. More than ever, coordination and collaboration will be critical to the successful economic recovery of the entire Calgary region.

The City regards the County's contemplation of an application for municipal status change to a Specialized Municipality as an opportunity to re-frame our intermunicipal relationship. Agreements addressing coordinated infrastructure planning, equitable cost sharing, use of City services and revenue sharing do not exist, and conversations have not been contemplated or initiated by either municipality. This is especially important because six of the nine proposed urban service areas are located adjacent to or very near Calgary's boundary. The current *Rocky View and Calgary Intermunicipal Development Plan* is out of date and was prepared under very different expectations and context. City administration requested in a letter dated 21 November 2019 that our municipalities consider a review of our joint Intermunicipal Development Plan and we remain hopeful to hear a response. The City respectfully suggests that future urban service areas should be identified or modified in consultation with neighbouring municipalities to mitigate any potential detrimental impacts.

The City encourages the Province to consider future changes to urban service areas as requiring a change to the Order in Council and that future changes should be aligned to the County's Municipal Development Plan. The City also encourages that the Province evaluate the merits of the proposed status change in consideration that there is both a new County Plan and mandatory Metropolitan Growth Plan currently underway.

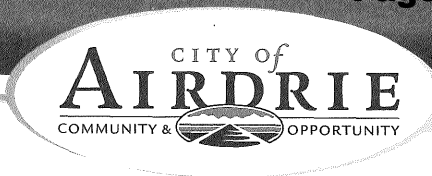
The City supports the County's efforts to secure governance and assessment flexibility and the willingness of the County to pay for urban services for its increasingly intense urban residential and business areas. There are many concerns, however, that are not adequately addressed in this application for municipal status change at this time. As the County becomes increasingly urbanized, we look forward to strengthening our ability to coordinate and collaborate for the benefit of all our citizens. The City remains open to further conversations with the County on this matter and other interrelated considerations.

Sincerely,



Naheed K Nenshi
MAYOR

cc: Hon. Kaycee Madu, Minister of Municipal Affairs
Calgary City Council
CMRB Members
Jordon Copping, Chief Officer, Calgary Metropolitan Region Board



June 1, 2020

Reeve Greg Boehlke
Office of the Reeve
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
E-mail -

Re: Rocky View County Specialized Municipality Status Application

Dear Reeve Boehlke,

Thank you for the opportunity to provide comments on Rocky View County's (RVC) specialized municipality status application. The City of Airdrie understands that RVC sees this as primarily a governance issue and also notes the County's desire to implement a differential tax system that more accurately reflects the level of service residents and businesses are accessing. Airdrie very much supports the ability of Alberta municipalities to utilize tools in the MGA to make their municipalities financially viable.

While the application for change in municipal status is for governance purposes, the City of Airdrie believes that there are a number of unintended consequences that need to be addressed prior to RVC making application for specialized municipality status. The City of Airdrie believes that if these unintended consequences are not addressed that this change in municipal status could undermine regional collaboration, prove detrimental to cost effective and efficient delivery of regional services and bring into question the future viability of the north Calgary region.

Impact of Calgary Metropolitan Region Growth & Servicing Plans

The City of Airdrie is concerned about the premature nature of this application. As members of the Calgary Metropolitan Region Board (CMRB), both our municipalities are currently involved in the creation of a regional growth and servicing plan. The *Regulation* mandates that both must be completed by December 31, 2020. RVC's application contains several urban service areas contiguous to or very near to the larger urban municipalities of Calgary, Airdrie, Chestermere and Cochrane. Although these urban service areas have approved plans in place, a great deal of these areas presently have very small populations and little development. Work needs to be completed at the regional level so that we all better understand how inter-municipal services (water, wastewater, transportation, transit, recreation, library, and emergency services) will be impacted and ultimately see these areas serviced in the most cost effective, efficient way possible.

The discussion on how the region plans for and coordinates growth and servicing in the Calgary region needs to be completed at the regional board level prior to an application being submitted establishing urban service areas within a specialized municipality.

Need for Robust Cost Sharing Agreements

As outlined above, RVC is a neighbour to four larger urban municipalities. Presently, these four municipalities have a patchwork of agreements and IDPs with RVC.

It should be noted that some of these are several years out-of-date and no longer reflect the realities of the cost of growth or how we most effectively service the growth. Ultimately, this creates uncertainty and viability issues not only for our individual municipalities but also for those investing in the region. The work at the regional level will help to establish some common principles upon which regional and inter-municipal servicing agreements can be based, but municipalities will still need to work out the critical cost sharing agreements with their neighbours. It should be noted that all six existing specialized municipalities in Alberta have robust cost sharing agreements between rural and urban neighbours. It is Airdrie's opinion that these agreements need to be in place prior to an application for specialized municipality status being submitted. Only then will all municipalities in the north Calgary region equitably contribute to the cost of growth and create viable communities.

In addition, federal and provincial grant dollars are going to become increasingly scarce over the next number of years. All levels of government will be focusing on how to pay for COVID-19 related costs and impacts. Public money will need to be very strategically directed to those infrastructure projects, roads and water and wastewater services, that are the most cost effective and make the most sense. Robust cost sharing and servicing agreements amongst municipalities are required to ensure public funds are being spent in the most responsible way.

Municipal Viability

In order to ensure individual municipalities, like the City of Airdrie, remain viable growth on municipal borders or near borders, needs to be completed in a well thought out, mutually agreeable approach. One municipality's growth should not negatively impact the viability and sustainability of other municipalities. Very specific to Airdrie, the inclusion of the West Balzac urban service area, without cost sharing agreements and without a review of servicing through an inter-municipal lens creates a situation where servicing growth may not be cost effective.

The City of Airdrie, for the reasons listed above, respectfully requests that we begin conversations on cost sharing agreements for key services. Robust agreements will provide the City of Airdrie with the certainty it needs to be a viable municipality into the future. Absent these agreements, Airdrie may have an interest in further investigating the viability of joining with RVC in a specialized municipality status application. Airdrie does recognize that both of these options will require a great deal of discussion on these important matters.

The City of Airdrie looks forward to working with RVC to address the critical issues outlined in this letter.

Respectfully yours,



Peter Brown,
Mayor
City of Airdrie

CC: CMRB members
Airdrie City Council
CMRB Jordon Copping



Municipal District of Bighorn No. 8

No. 2 Heart Mountain Drive, P.O. Box 310, Exshaw, Alberta T0L 2C0

Phone: (403) 673-3611 • Calgary Direct: (403) 233-7678

Fax: (403) 673-3895 • Email: bighorn@mdbighorn.ca

Website: www.mdbighorn.ca

JUN 03 2020

May 22, 2020

File: 0105-27-01

Amy Zaluski
Intergovernmental Affairs Manager
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Ms. Zaluski:

Re: Rocky View County Specialized Municipality Status Application

The M.D. of Bighorn has reviewed your letter regarding Rocky View County's desire to change its municipal status from Municipal District to Specialized Municipality. This information was presented to Council for their consideration at the May 12, 2020 Regular Meeting.

MD Council unanimously approved Resolution 99/20, as follows:

Moved by Councilor Butters that Council authorize Administration to send a letter of non-objection to Rocky View County regarding its potential application to change its official municipal status from Municipal District to Specialized Municipality.

CARRIED

We look forward to continuing to work with Rocky View County on initiatives and projects of mutual benefit.

Sincerely,

Robert Ellis, CAO

cc: Leslie Rea, Executive Assistant
Jared Kassel, Director of Planning
Dene Cooper, Reeve



June 4, 2020

Amy Zaluski
Intergovernmental Affairs Manager
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RVC File# 0230

RE: Rocky View County Specialized Municipality Status Application Referral

Dear Ms. Zaluski,

Thank you for your recent letter advising the City of Chestermere that Rocky View County is considering an application to Municipal Affairs, to change the County's status from Municipal District, to Specialized Municipality Status.

Please be advised that the proposed status change was reviewed and discussed at the Administrative Level. Administration at the City of Chestermere has not identified any particular concerns with the Specialized Municipality governance structure, and recognizes that it provides additional opportunities for Rocky View County, including expanded taxation options.

At this time, Administration has identified the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan as applicable to both our jurisdiction and other member municipalities of the CMRB.

The CMRB Interim Growth Plan is based on three fundamental principles, two of which may be Relevant to this initiative:

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

Objectives:

- a. Promote the integration of land-use and infrastructure planning
- b. Optimize the use of existing infrastructure when accommodating growth
- c. Encourage higher densities, greater intensity of use, the provision of *Community nodes*, and the leveraging of transit service, where applicable
- d. Protect the function of *regionally significant* mobility and transmission corridors



105 Marina Rd, Chestermere, Alberta T1X 1V7
P: (403) 207-7050 F: (403) 569-0512
www.chestermere.ca

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

Objectives:

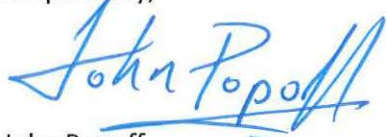
- a. Promote the efficient use of land and cost-effective development
- b. Recognize and complement the Region's diverse community visions and desired scale of development
- c. Ensure Settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context
- d. Plan for community nodes with a mix of uses and range of housing types, mobility choices, including transit (where viable), and community services and facilities, where and as appropriate to the local scale and Context
- e. Ensure the provision or coordination of community services and facilities

Administration at the City of Chestermere, is committed to working within existing legislative frameworks, to achieve exceptional planning, both locally and regionally. Please consider how the proposed change to a Specialized Municipality, may be effectively aligned with the planning efforts of the CMRB.

In addition to Administration's review, the contents of your referral letter were recently presented to our CAO and Council, and they did not provide comments.

The City of Chestermere looks forward to continuing our constructive relationship and working towards positive outcomes to matters which affect our two jurisdictions and the Calgary region.

Respectfully,



John Popoff
Director, Community Growth & Infrastructure
City of Chestermere

CC Bernie Morton, CAO, Chestermere
Mayor Chalmers, Chestermere
City of Chestermere Council
CMRB Member Administrations
CMRB Staff

From: Laurie Watt <laurie.watt@kneehillcounty.com>
Sent: Tuesday, April 14, 2020 11:25 AM
To: Amy Zaluski <AZaluski@rockyview.ca>
Cc: Mike Haugen <Mike.Haugen@kneehillcounty.com>; Barb Hazelton <Barb.Hazelton@kneehillcounty.com>; Carolyn Van der Kuil <Carolyn.VanderKuil@kneehillcounty.com>
Subject: [EXTERNAL] - RE: Rocky View County Specialized Municipality Project

CAUTION: Do not click links, or open attachments unless the sender and content are known to you.

Good morning Amy

I am pleased to advise that Kneehill County Council today approved the following motion:

195/2020 **8.2 Rocky View County Request for Comments**
Councillor Christie moved to direct administration to send a letter to Rocky View County noting that Kneehill County has no concerns with their possible change in municipal classification.

CARRIED UNANIMOUSLY

We will forward a formal letter from our Reeve shortly. Hope you are keeping well!

Thanks Amy



Laurie Watt, CLGM
Director of Municipal Services
Kneehill County

 [403-443-5541](tel:403-443-5541)
 Laurie.Watt@kneehillcounty.com
 www.kneehillcounty.com
 Box 400, Three Hills Alberta, T0M 2A0



From: Matthew Boscariol <matthew.boscariol@wheatlandcounty.ca>
Sent: April 16, 2020 1:35 PM
To: Amy Zaluski
Cc: Ben Manshanden; Belen Scott
Subject: [EXTERNAL] - RE: Rocky View County Specialized Municipality Project

CAUTION: Do not click links, or open attachments unless the sender and content are known to you.

Good afternoon Amy,

I hope all is well on your end! Thanks for forwarding the e-mail off including the letter.

County staff and administration have no concerns.

Kind regards,

Matthew Boscariol, MES, MCIP, RPP

General Manager of Community and Development Services,
Wheatland County



242006 Range Road 243
HWY 1 RR 1, Strathmore AB, T1P 1J6

Phone: 403-361-2005

www.wheatlandcounty.ca



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RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council

DATE: June 23, 2020 **DIVISION:** 4

FILE: N/A **APPLICATION:** N/A

SUBJECT: Langdon Recreation Centre

POLICY DIRECTION:

On April 28, 2020, Council passed the following resolution in relation to the future Langdon Joint Use Facility:

MOVED by Deputy Reeve Schule that Rocky View County fund up to \$100,000.00 dollars for the design of our portion for the joint use facility. Funding can be from the Langdon Special Tax Levy over a period of three years; and that Rocky View County staff work with the Rocky View School Board to develop a joint use agreement.

Furthermore, at the Recreational Governance Committee (RGC) meeting on May 21, 2020, the committee passed the following motions related to Administration's role in the in the project.

THAT Administration be directed to take the lead role in the design efforts of the Langdon Joint Use Facility, including the exploration of projected revenues and expenditures for the facility.

THAT following the completion of the design work associated with the Langdon Joint Use Facility, Administration proceed to work with Rocky View Schools on a Joint Use Agreement, which shall include aspects related to ownership, maintenance, and cost sharing considerations.

Based on the resolutions above, Administration has continued to work closely with the local community, Alberta Infrastructure, and Rocky View Schools (RVS) to determine next steps towards a future joint use facility in Langdon.

EXECUTIVE SUMMARY:

Previous correspondence between the County and Alberta Infrastructure had indicated that, should the County want additional or expanded areas included within the High School for recreational purposes, a financial commitment was needed by April 01 due to project timelines and legalities related to construction contract (private-public partnership – P3). In response to this requirement, Council approved \$100,000 in design funding towards the project; however, no commitment towards construction or long-term maintenance was made.

Continued discussions with Alberta Infrastructure have revealed the need for the County to work closely with RVS in defining the shared components of the High School Facility and the preparation of a Joint Use Agreement. The current high school plans include community-accessible areas and interface opportunities with a future recreation facility; however, no commitment has been made by either RVS or Alberta Infrastructure to include the recreational center as part of the project. The project at this time is solely for a High School; not a joint facility.

Given the progress of the Langdon High School project and expedited construction timelines, it is premature at this time to proceed with the joint use facility designs. Furthermore, Administration is actively preparing the Recreation Master Plan (RMP), which will define an optimal strategy for the provision of recreational amenities in the County including the Langdon area. At this time, Administration is recommending that the previously approved design funding in the amount of \$100,000 be reserved for future use towards the completion of engineering and designs for the

Administration Resources

Gurbir Nijjar, Recreation, Parks & Community Support



Langdon Recreation Centre. The expenditure of these funds shall occur at time when it is feasible to proceed and construction funding sources have been secured for the project.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Early in 2020, the County and local community had initiated discussions with Alberta Infrastructure in relation to an adjoining recreation center with the future Langdon High School. These discussions had revealed the need for the County to make an upfront financial commitment for the design, construction, and long-term maintenance of the recreational component of the facility due to the nature of the contract (P3). Alberta Infrastructure had indicated that a commitment was needed by April 1, 2020, to meet the aggressive timelines set for the delivery of the High School project. Furthermore, the Government of Alberta has also committed construction funding to construct the Langdon High School, which is expected to commence in the spring of 2021.

On April 28, Council approved the expenditure of up to \$100,000 from the Langdon Special Tax to support design work related to the recreational components of the High School project, collectively referred to as the Joint Use Facility. Since that time, Administration has continued to have discussions with all parties to determine next steps for the future recreation facility. These discussions had revealed that Alberta Infrastructure was not in a position to add a community recreational facility to their project. Furthermore, direction was given for the County to work closely with RVS in defining the shared components of the High School Facility and proceed to prepare a Joint Use Agreement for the use of these shared areas. The County received a letter from RVS dated June 1, 2020, expressing their support of this Joint Use Agreement, connectivity to the future recreation center, and their continued partnership in the Langdon Joint Use Site. For reference, this letter has been included as Appendix "A".

Administration is actively preparing the RMP, which will define an optimal strategy for the provision of recreational amenities in the County, including the Langdon area. Key aspects that will be defined in the RMP as it relates to the Langdon area include:

- Definition of the recreational amenities to be provided based on feasibility and needs;
- Determination of the required level of investment relative to the population;
- Short and long term capital and operational requirements;
- An implementation and funding strategy; and
- Definition of the County's role in the delivery of recreational services (i.e.: buyers, providers, or a combination of both).

Given the status of the high school project and the comprehensive direction forthcoming in the RMP as it relates to the provision of recreational amenities throughout the County, including the southeast area, the expenditure of the \$100,000 in design funding is premature at this time. It is recommended that the this \$100,000 be reserved at this time and be used in the future once the Langdon Recreation Center is nearer to realization and construction funding sources have been secured for the project.

Furthermore, Administration will continue to work with RVS on the preparation of a Joint Use Agreement for the Langdon High School and will present the draft agreement for Council's consideration in the fall of 2020.

BUDGET IMPLICATIONS:

Should Council proceed with Option #1, the \$100,000 is to be earmarked within the Tax Stabilization Reserve and repaid by the Langdon Special Tax Levy over a period of three (3) years following the commencement of the project.



OPTIONS:

- Option #1 Motion #1 THAT the previously approved design funding in the amount of \$100,000 be earmarked and reserved within the Tax Stabilization Reserve for future use towards the completion of engineering and designs for the Langdon Recreation Centre project.
- Motion #2 THAT the Tax Stabilization Reserve be reimbursed in the amount of \$100,000 from the Langdon Special Tax Levy over a period of three (3) years following the commencement of the project.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

GN/rp

APPENDICES:

APPENDIX ‘A’ – Letter from Rocky View Schools

Superintendent of Schools

June 1, 2020

Mr. Al Hoggan
Chief Administrative Officer
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: Langdon Middle/Senior High School

Dear Mr. Hogan,

Since the initial joint Rocky View County (RVC)/Rocky View Schools (RVS) purchase of 40 acres in Langdon, 20 years ago, RVS has strongly supported a collaboration, through the Langdon Joint Use (JU) Committee, to develop the site to provide educational, social, and recreational services to Langdon and area citizens. While the timing and funding for both a school and a recreation centre has been difficult to predict, the goal of a coordinated effort has always remained a priority for RVS.

On January 30, 2020, RVS received a letter from Minister LaGrange with the exciting information that RVS was approved for design funding of a new middle/senior high school in Langdon. Since that time, RVS, Alberta Infrastructure, and the architects have been meeting regularly to design the new school. Our focus has been on achieving the Government of Alberta's expectation of submitting the plans for a development permit by mid-July. During this period, the community and RVC have been invited to commit funding for the design and construction of a recreation centre. We recognize that given the short timeline for confirmation of these funds to Alberta Infrastructure, it has been challenging to meet the schedule. RVS has since received written confirmation from the Government of Alberta that construction funding is in place which means the school portion of the project will be proceeding under the supervision of Alberta Infrastructure.

Throughout the design process, RVS has not lost sight of the larger goal of the Langdon JU Committee. RVS administration has advocated for the school design to respect two important principles – association and/or connection with a future recreation centre; and consideration of after-hours use of the school. Alberta Infrastructure has been supportive of these goals throughout this process. RVS shared during the May 8th Langdon JU Committee meeting, some ideas on how the current design honours these principles. The design features the potential for a future raised link (+15), breeze way, or recreation addition to the north end of the gymnasium. RVS also highlighted elements being incorporated into the school's design that will facilitate after-hour community use when the school is not using the spaces. With RVC looking at ways to address recreational needs,



along with the coordinated effort of RVS and the Government of Alberta addressing educational needs, it is promising to see the original intention of this site gradually becoming a reality.

Moving forward, Larry Paul, RVS Associate Superintendent of Business and Operations, will coordinate with RVC staff to ensure a thoughtful Joint Use Agreement can be established that considers possible options of joint use of the parking lot, play fields, and after hours use of different amenities within the school building. Once a recreational facility is built by RVC the Joint Use Agreement can be amended to reflect additional opportunities for both students and the community.

If you have any questions please do not hesitate to reach out to me at gluterbach@rockyview.ab.ca or 403-945-4002.

Sincerely,



Greg Luterbach

cc: Fiona Gilbert, RVS Board Chair
Theresa Cochran, Rocky View County
Gurbir S. Nijjar, Rocky View County
Members of the Langdon JU Committee



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: June 23, 2020 **DIVISION:** All

FILE: N/A

SUBJECT: Potential Joint Assessment Review Board

POLICY DIRECTION:

On February 11, 2020, Council directed Administration to bring back options for a joint Assessment Review Board (ARB) once Administration had concluded preliminary discussions with potential partner municipalities.

EXECUTIVE SUMMARY:

Administration's discussions regarding a joint ARB with potential partner municipalities have stalled due to the COVID-19 situation. As a result, Administration recommends moving forward with the ARB's current structure for hearing 2020 assessment complaints.

There is currently one vacancy on the ARB. Administration recommends appointing a Councillor with the required ARB training to ensure there are enough trained members and provide continuity for the 2020 complaint season. There are currently 62 complaints for the ARB to hear.

Should a Councillor be appointed to the ARB, amendments to Assessment Review Boards Bylaw C-7778-2018 are needed to ensure the Councillor is appointed as chair, as required in Procedure Bylaw C-7907-2019. Other bylaw amendments are proposed to help with staggering members' terms and ensure open complaints can be finalized even if ARB members change. Administration also recommends that Board and Committee Remuneration Policy C-221 be reviewed and returned to Council with recommended amendments.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

The County's ARB currently has one vacancy and four members: Don Kochan and David Sheridan (terms expire October 2020), Ken Sawatzky (term expires October 2021), and Clayton Tychkowsky (term expires October 2022). The County has received a record number of assessment complaints and with the delay in discussions with partner municipalities about a joint board, Administration is taking proactive steps to ensure there are enough trained ARB members to hear all complaints. The 2020 complaints will be heard in July and September through November. Administration is mindful that Council's October organizational meeting may change who is appointed to the ARB due to term limits, interest of expiring ARB members to be reappointed, etc. Filling the vacancy on the ARB with a Councillor will help ensure continuity in the ARB throughout the 2020 complaint season.

Section 8 of the Assessment Review Boards Bylaw states that the chair and vice-chair are elected by the majority of the ARB members. Section 15(3)(a) of the Procedure Bylaw states that if a Councillor is appointed to a committee, then Council appoints the chair and vice-chair from its members. The Assessment Review Boards Bylaw requires amendments to align with the Procedure Bylaw when it comes to appointing chair and vice-chair.

Administration Resources

Kristen Tuff, Municipal Clerk's Office

Other proposed amendments to the Assessment Review Boards Bylaw include section 6.1 which ensures open complaints can be finalized even if there is turnover in ARB members. Council included a similar clause in 2017 to the Appeal and Review Panel Bylaw C-7717-2017, which governs the Subdivision and Development Appeal Board. Section 4 is proposed to be amended to allow for terms “up to” three years to aid Council in staggering the terms of ARB members.

The Board and Committee Remuneration policy C-221 does not currently reflect the possibility that a Councillor may be appointed to the ARB. Administration recommends that this policy be reviewed to allow for a Councillor member and to also address other gaps in the policy.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1:

- | | |
|-----------|---|
| Motion #1 | THAT Bylaw C-8062-2020 be given first reading |
| Motion #2 | THAT Bylaw C-8062-2020 be given second reading. |
| Motion #3 | THAT Bylaw C-8062-2020 be considered for third reading. |
| Motion #4 | THAT Bylaw C-8062-2020 be given third and final reading. |
| Motion #5 | THAT Councillor _____ be appointed to the Assessment Review Board for a term expiring at the 2020 Organizational meeting of Council. |
| Motion #6 | THAT Councillor _____ be appointed as Chair of the Rocky View County Assessment Review Board. |
| Motion #7 | THAT Administration be directed to review Board and Committee Remuneration Policy C-221 and return to Council on July 14, 2020 with recommended amendments. |
| Motion #8 | THAT Administration be directed to bring back options for a joint Assessment Review Board for the 2021 assessment complaint year once Administration has concluded preliminary discussions with potential partner municipalities. |

Option #2: THAT alternative direction be given.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director, Corporate Services

Chief Administrative Office

ATTACHMENTS:

Attachment ‘A’: Bylaw C-8062-2020



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-8062-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend the *Assessment Review Boards Bylaw*.

WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8062-2020*.

Definitions

- 2 Words in this bylaw have the same meaning as those set out in the *Municipal Government Act* except as follows:
 - (1) **“Assessment Review Boards Bylaw”** means Rocky View County Bylaw C-7778-2018, being the *Assessment Review Boards Bylaw*, as amended or replaced from time to time; and
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

Effect

Definitions

- 3 Add a new definition to section 2 of the *Assessment Review Boards Bylaw* with the following wording:

““Councillor” means a duly elected member of Council;”
- 4 Re-number and re-alphabetize the definitions in section 2 of the *Assessment Review Boards Bylaw* as necessary

Appointment of Members

- 5 Section 4 of the *Assessment Review Boards Bylaw* is amended as follows:

“At its Annual Organizational Meeting, Council appoints up to five Members for a **term up to** three years ~~term~~ and in a manner that the expiry dates of their appointments are staggered.”

- 6 Add a new section 6.1 to the *Assessment Review Boards Bylaw* with the following wording:

“Notwithstanding any other provisions in this Bylaw, if a Member’s term expires or the Member ceases to be a resident of Rocky View County before a decision is issued on a complaint heard by the Member, the Member remains a duly appointed Member for the purpose of completing the complaint hearing and issuing a decision in that complaint.”

Appointment of Chair

- 7 Section 8 of the *Assessment Review Boards Bylaw* is amended as follows:

~~“Within thirty days of the annual Organizational meeting of Council, the appointed Members of the Assessment Review Boards will convene to elect a Chair and Vice Chair for the ensuing year from among the appointed Members. If the Chair or Vice-Chair of the Assessment Review Boards has not been appointed by Council, the Members must convene within sixty days of the annual Organizational meeting of Council to elect a Chair and Vice Chair for the ensuing year.”~~

- 8 Section 8.1 of the *Assessment Review Boards Bylaw* is amended as follows:

“If Council has not appointed the Chair, t”The Municipal Clerk or their designate will preside over the election of the Chair of the Assessment Review Boards.”

Remuneration

- 9 Section 10 of the *Assessment Review Boards Bylaw* is amended as follows:

“Remuneration and traveling expenses for Members are as ~~set out in Rocky View County Council Policy C-221, “Council Committee Remuneration.~~ established by Council policy.”

Transitional

- 10 Bylaw C-8062-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



MUNICIPAL CLERK'S OFFICE

TO: Council
DATE: June 23, 2020 **DIVISION:** All
FILE: N/A
SUBJECT: Response to Motion – Options for a Third Council Meeting

EXECUTIVE SUMMARY:

At the March 10, 2020 Council meeting, Administration was directed to prepare options for a third Council meeting each month. The dissolution of the Governance and Priorities Committee (GPC), which convened once per month, provides Council with the opportunity to consider whether that time can be used for Council business.

The discussion at Council revolved around two main points: whether to hold an additional Council meeting each month, as well as whether to hold meetings in the evening. Both of these points are addressed in more detail later in this report, but the following is provided in summary:

- Council meetings involve extensive pre- and post-meeting work. Scheduling a third Council meeting each month would draw resources away from other projects, initiatives, and functions across the municipality. Should Council decide to pursue an additional Council meeting each month, it should consider the scope of those meetings.
- Evening meetings provide residents who are unable to attend during regular work hours to participate in Council meetings. The challenges of holding evening meetings revolve around the length of meetings and balancing the availability of staff to participate in those meetings. Should Council decide to proceed with evening meetings, the types and numbers of items scheduled for those meetings would need careful consideration.

Based on Administration's analysis, the elimination of the GPC does not necessitate an additional Council meeting. The GPC's workload has been reallocated to other committees, and the creation of the Municipal Planning Commission (MPC) and the Recreation and Governance Committee (RGC) has reduced the number of items that need to be presented to Council.

ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1.

BACKGROUND AND ANALYSIS:

Rocky View County has traditionally held its Council meetings twice a month, with an additional committee of the whole meeting once a month. In early 2020, Council dissolved the GPC and directed Administration to prepare a report on the possibility of holding a third Council meeting each month.

Third Meeting Each Month:

Most GPC meetings involved two types of business: presentations from community groups and organizations, as well as the consideration of Council policies. Near the end of the GPC's lifespan, Council policies shifted back to Council meetings and the committee received fewer presentation requests. The establishment of the Recreation Governance Committee (RGC) has provided a forum to hear many of the presentations that would have otherwise been considered by the GPC.

Administration Resources

Tyler Andreasen, Michelle Mitton, & Erin McGuire, Municipal Clerk's Office



In addition, the creation of the MPC earlier this year removed the need for Council to consider subdivision applications. These recent committee changes have effectively redistributed the amount of reports sent to Council.

Evening Meetings:

Rocky View County has traditionally scheduled its Council and committee meetings to begin in the mornings. When Administration was directed to prepare this report on March 10, 2020, one of the discussion points was holding Council meetings in the evening to provide better opportunities for public participation to those unable to attend meetings during the day.

One important consideration for evening sittings is the length of Council meetings. If Council wishes to pursue evening meetings, the type and number of items would need to be limited to ensure that the meeting adjourns in a reasonable time. The average length of a Council meeting is 5 hours and 20 minutes (after removing time for lunch breaks and recesses), and the average time spent in public hearings is 2 hours and 21 minutes, which means that on average 44% of each meeting is spent in public hearings and 56% is spent on regular business.

Another important consideration is staffing requirements. Since 2017, Council meetings have involved an average of 16 different staff members, some whose attendance is mandatory and others who provide support. A typical meeting involves the Chief Administrative Officer, four Executive Directors, two members of the Municipal Clerk's Office, and the remaining staff are report presenters and subject matter experts. In addition, staff need to be available to address IT and facility requirements during those times.

In order to have staff available for evening meetings, accommodations would need to be made outside of their regular working hours, which could be accomplished through paying overtime or flexing work schedules. Many of the same staff who are involved with Council meetings are also involved with Municipal Planning Commission meetings the day before, as well as Subdivision and Development Appeal board meetings the day after, which draws resources away from other functions.

Jurisdictional Review:

Administration conducted a review of other municipalities across Alberta and the results are provided in Attachment 'A' of this report. Of the 20 municipalities surveyed, 18 hold Council meetings twice a month, and only two hold more than two meetings per month. Administration also considered whether these municipalities hold additional committee of the whole meetings each month, similar to the former Governance and Priorities Committee. Of the twenty municipalities surveyed, only 8 are confirmed to hold extra committee of the whole meetings on a regular basis. To summarize, the frequency of the County's Council meetings is in line with other municipalities in Alberta.

OPTIONS:

If Council wishes to proceed with an additional Council meeting each month, Administration recommends that Council consider the following options:

- Business as Usual (Scenario 1):

Under this option, the third Council meeting would be scheduled in the same manner as they are now, with a mix of public hearings and general business items. With an additional Council meeting, items and time could be distributed more equitably across more meetings.



- Dedicated Public Hearing or General Business Day (Scenario 2):

Under this option, the additional Council meeting could be scheduled with only public hearing items, which would reduce the number of public hearing items needed to be scheduled during other council meetings. Alternatively, it could be scheduled with only non-public hearing items, which would reduce the number of general business items needed to be dealt with at other council meetings.

- Flex Day (Scenario 3):

Under this option, there would be no additional Council meeting each month. The first or third Tuesday of each month would not be actively used, but may be used from time to time as needs arise. Council could also use this day to schedule emergent or special Council or committee business, similar to the way the upcoming Land Use Bylaw public hearing was scheduled on its own day rather than incorporated into a regularly-scheduled Council meeting. These types of meetings, which would focus on one or two specific items, could be scheduled in the evenings.

BUDGET IMPLICATIONS:

Regardless of the option Council proceeds with, an additional meeting would have resourcing implications. The pre-meeting processes required to produce agendas and conduct Council meetings are extensive, as well as the post-meeting processes required after Council decisions are made.

Proceeding with a third Council meeting would draw resources away from the other projects that Administration is working on in favour of producing report and attending additional meetings.

OPTIONS:

- | | | |
|-----------|---|---|
| Option #1 | Motion 1: | THAT the Options for a Third Council Meeting report be received as information. |
| | Motion 2: | THAT additional or evening meetings be considered at the October, 2020 organizational meeting for the 2021 calendar year. |
| Option #2 | THAT alternative direction be provided. | |

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Comparisons with other Municipalities



Attachment 'A' – Comparison with other Municipalities

Municipality	# of Monthly Meetings	Meeting Start Time	Additional Committee Meeting
Specialized Municipalities			
Strathcona County	2	Morning	Once a month
Regional Municipality of Wood Buffalo	2	Evening	As needed
Municipality of Crowsnest Pass	2	Evening	Once a month
Cities			
City of Calgary	2	Morning	None
City of Edmonton	4	Morning	None
City of Lethbridge	2	Afternoon	Twice a month
City of Red Deer	2	Afternoon	None
City of Medicine Hat	2	Evening	None
Towns			
Town of Okotoks	2	Afternoon	Once a month
Town of Cochrane	2	Evening	As needed
Town of Stony Plain	2	Evening	Once a month
Town of Coalhurst	2	Evening	As needed
Town of Bowden	2	Evening	None
Town of Sylvan Lake	2	Evening	Once a month
Counties			
Foothills County	4	Morning	None
Mountain View County	2	Morning	None
Wheatland County	2	Morning	As needed
Parkland County	2	Morning	Once a month
County of Warner	2	Morning	As needed
Clearwater County	2	Morning	Four times a year



NOTICE OF MOTION

**Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019**

Presented By: Councillor Kim McKylor, Division 2
Seconded By: Councillor Jerry Gautreau, Division 5

This notice of motion is read into the Council record on **June 9, 2020**. The motion as read into the record will be debated on **June 23, 2020**.

TITLE: **Facilitating High-Speed Internet for Residents of RVC**

WHEREAS Rocky View County Council passed the following resolution at the May 26th Council Meeting directing Administration to hold a workshop on High Speed Internet with Council, *"MOVED by Councillor Hanson that the matter be referred to Administration until such time as a workshop is scheduled with Council to further discuss and educate ourselves on the practical aspects of providing internet in fringe rural/urban areas by September 30, 2020."*;

AND WHEREAS Rocky View County Council is determining County vision for high speed internet that would meet the needs or desires equally for residents and/or businesses in Rocky View County;

AND WHEREAS Rocky View County, due to its geographical size, large rural/semi-rural population, and areas of urban settlement, is a challenging environment for private sector investment in the required infrastructure capital that is needed to provide high speed internet;

AND WHEREAS Rocky View County residents, continue to advocate for better service;

AND WHEREAS The Municipal Government Act of Alberta, allows for a resident driven, area specific local improvement tax, which could be used to facilitate the capital investment for locally defined areas, to fund the construction costs to construct the needed infrastructure to access high speed internet;

AND WHEREAS The policy would require and be contingent on a third party contractual agreement to provide service;

AND WHEREAS Many new grants both at the Federal and Province level may be accessible by Municipalities to further reduce the amount of the local improvement tax;

THEREFORE BE IT RESOLVED THAT: Administration be directed to develop a fulsome policy, which would clearly define a process by which local communities could pursue the finance, construction, and operation of high speed internet connectivity through a community led initiative, and that this policy be brought for Council consideration at a workshop to be held in September of 2020.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 23, 2020
FILE: 02329001
SUBJECT: First Reading Bylaw – Direct Control District Amendment

DIVISION: 4
APPLICATION: PL20200045

PURPOSE: To amend the uses and regulations within Direct Control District 124, to facilitate the development of an agro-tourism operation.

GENERAL LOCATION: Located 0.81 kilometers (1/2 mile) east of the city of Calgary and at the northwest junction of Township Road 224 and Range Road 284.

APPLICANT: Mark Muchka

AFFECTED AREA: ± 160.00 acres

POLICY DIRECTION: The Rocky View/Calgary Intermunicipal Development Plan (IDP), the County Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8047-2020 be given first reading.

Option #2: THAT application PL20200045 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

CL/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8047-2020 & Schedule A

APPENDIX ‘B’: Proposed Amendments to DC-124 (redline version)

APPENDIX ‘C’: Map Set

Administration Resources

Christina Lombardo, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8047-2020**A Bylaw of Rocky View County to amend Direct Control Bylaw C-6635-2008**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8047-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6635-2008 is hereby amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8047-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04
File: 02329001 / PL20200045

READ A FIRST TIME IN COUNCIL this	day of	, 2020
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2020</i>
READ A SECOND TIME IN COUNCIL this	day of	, 2020
READ A THIRD TIME IN COUNCIL this	day of	, 2020

Reeve

CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8047-2020

Schedule of textual amendments to Direct Control Bylaw C-6635-2008.

Amendment #1: Add and remove the following provisions2.2.0 List of Uses**ALL DEVELOPMENT CELLS**

- 2.2.1 Accessory Buildings**
- ~~2.2.2 General Agriculture~~ **Agriculture, General**
- 2.2.3 Fencing**
- 2.2.4 Horticultural Development, where there is a surface supply of water**
- 2.2.5 Landscaping**
- 2.2.6 Maze Feature**
- ~~2.2.7 Agricultural Tourism Use~~ **Tourism Uses/Facilities, Agricultural**

CELL A

- ~~2.2.5 Accessory Buildings~~
- 2.2.8 Dwelling, single-detached**
- 2.2.9 Food and Beverage Services, ancillary to the Agricultural Tourism use**
- 2.2.10 Market Garden, ancillary to the Agricultural Tourism Use**
- 2.2.11 Parking Area**
- 2.2.12 Principal Building**
- 2.2.13 Retail Store & Market Stand, ancillary to the Agricultural Tourism use**
- 2.2.14 Signage**

CELL B

- ~~2.2.9 Accessory Buildings~~
- 2.2.15 Amusement and Entertainment Services, ancillary to the Agricultural Tourism use**
- 2.2.16 Dwelling, single-detached**
- 2.2.17 Food and Beverage Services, ancillary to the Agricultural Tourism use**
- ~~2.2.12 Landscaping~~
- 2.2.18 Market Garden, ancillary to the Agricultural Tourism Use**
- 2.2.19 Parking Area**
- 2.2.20 Principal Buildings**
- 2.2.21 Retail Store & Market, ancillary to the Agricultural Tourism use**
- 2.2.22 Signage**

CELL C

- 2.2.23 Horticultural Development, where there is a surface supply of water**

2.3.0 Minimum and Maximum Requirements

- 2.3.1 Minimum Parcel Size: 32.3 hectares (80.0 acres)
- ~~2.3.2 Maximum Number of Freestanding Signs: 1~~
- 2.3.3 Maximum Height of Freestanding Signs: 5.5m (18.0 ft)
- 2.3.4 Maximum Area of a Sign is ~~4.6mm² (50 ft²)~~ **9.29 sq. m. (100.0 sq. ft.)**
- 2.3.5 Minimum Setback from any Road for Sign: ~~30 m (98.4 ft.)~~ **15.0 m (49.21 ft)**
- ~~2.3.6 Maximum Number of Principal Buildings: 1~~
- 2.3.7 Maximum Building Height:
 - a) ~~10.0 meters (32.8 feet)~~ **for Principal Buildings 12.0 m (39.37 ft)**
 - b) ~~5.5 meters (18.0 feet)~~ **for Accessory Buildings**
- ~~2.3.8 Maximum Number of Dwelling Units: (not including principal and/or accessory buildings) 1~~



- ~~2.3.9 Maximum combined area of Principal Buildings shall not exceed 232.3 m² (2,500 sq. ft.)~~
~~2.3.10 Maximum combined area of Accessory Buildings associated with Agricultural Tourism Use, Maze Feature and/or Horticultural Development shall not exceed 464.5 m² (5,000 sq. ft.)~~
~~2.3.11 Maximum combined area of Accessory Buildings associated with Dwelling, single detached shall not exceed 185.8 m² (2,000 sq. ft.)~~
 2.3.12 Minimum Front/**Side/Rear** Yard for all Buildings ~~and Parking area:~~ 30 m (98.4 ft.)
~~2.3.13 Minimum Side Yard for all Buildings and Parking Area: 30 m (98.4 ft.)~~
~~2.3.14 Minimum Rear Yard for Buildings and Parking: 30 m (98.4 ft.)~~
2.3.15 Minimum Front/Side/Rear Yard for all Parking Areas: 15.0m (49.2 ft.)

Amendment #2: Include Cell A in provision 3.4.2

- 3.4.2 A Parking Area shall be provided for within Cell **B and/or A** in accordance with the requirements of the Land Use Bylaw, as amended. The Parking Area shall be screened from adjacent building sites by implementing landscaping treatments required by 3.3.3 of this Bylaw.

Amendment #3: Amend a provision in regards to capacity and Hours of Operations

- ~~3.5.4 The seating area associated with Food and Beverage Services shall be limited to a maximum capacity of 150 people.~~
 3.5.5 Hours of Operation – ~~Uses listed in 2.2.1, 2.2.4, 2.2.7, 2.2.8, 2.2.11, 2.2.14 & 2.2.15 of this Bylaw shall operate seasonally between April 15 – November 15 and only between the hours of 8:00 am and 9:00 p.m. Uses listed in this bylaw shall comply to the Rocky View County's Noise Control Bylaw (C-5772-2003)~~

Amendment #4: Amend Section 4.0.0

- 4.1.0 Unless otherwise defined in this Bylaw, all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.
- ~~4.2.0 **Agricultural Tourism Use** – means a business facility that provides for tourism ventures related to agriculture, such as petting zoos, wagon rides and other activities that are similar in character.~~
- 4.2.0 Agriculture, General** – means the raising of crops or the rearing of livestock, either separately, or in conjunction with one another, and includes buildings and other structures incidental to the operation, except where the operation is intensive.
- 4.3.0 **Food and Beverage Services** – means a facility where food and ~~non-alcoholic~~ beverages are served or offered for sale for consumption within a *Principle or Accessory Building* whose seating area may be contained outside a *Principle or Accessory Building*.
- 4.3.0 **Maze Feature** – means a development featuring a maze (or labyrinth) that defines movement corridors using plants or other non-permanent material and may include picnic areas and other similar ancillary uses.
- 4.4.0 Market Garden** – means the use of land for the commercial growing of vegetables or fruit.
- 4.5.0 Retail Store** - means a building or part thereof in which foods, wares, merchandise, substances, articles, or things are offered or kept for sale directly to clientele at retail.
- 4.2.0 Tourism Uses/Facilities, Agricultural** - means a business facility that provides for tourism ventures related to agriculture. This may include the provision of accommodation, retail establishments, food and beverage services, entertainment, agricultural tours, classes, workshops, retreats, outdoor and wildlife-related recreation, festivals and events, and demonstrations, as described by Alberta Agriculture and Forestry.

Amendment #5:

Minor spelling, punctuation, renumbering and formatting amendments throughout.

ROCKY VIEW COUNTY
BYLAW C-6635-2008

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6635-2008	Original Bylaw	September 14, 1999
C-8047-2020	X	_____, 2020

DC - 124**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44****BYLAW C-6635-2008**

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

WHEREAS the Council deems it desirable to amend the said Bylaw, and

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to amend Part 5; Land Use Map No. 23 of Bylaw C-4841-97 to redesignate a portion of the SE-29-22-28-4 from Ranch and Farm District to Direct Control District, and a portion of the SE-29-22-28-4 from Ranch and Farm District to Ranch and Farm Two District as shown on the attached Schedule "A", attached to and forming part of this Bylaw; and

WHEREAS a notice was published April 29, 2008 and May 6, 2008 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for June 10, 2008; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Map No. 23 of Bylaw C-4841-97 be amended by redesignating a portion of the SE-29-22-28-4 from Ranch and Farm District to Direct Control District and a portion of the SE-29-22-28-4 from Ranch and Farm District to Ranch and Farm Two District, as shown on Schedule "A" and Schedule "B" attached to and forming a part of this Bylaw; and
2. That a portion of the lands within the SE-29-22-28-4 are hereby redesignated to Direct Control District, as shown on Schedule "A" and Schedule "B" attached to and forming a part of this Bylaw; and
3. That the regulations of this Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations
 - 3.0.0 Development Regulations
 - 4.0.0 Definitions
 - 5.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" and Schedule "B" attached hereto and forming part hereof.
- 1.2.0 The Operative and Interpretative Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable, unless otherwise stated in this Bylaw.
- 1.3.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Sections 2 and 3 herein are completed in form and substance, satisfactory to the Municipality.

DC - 124

- 1.4.0 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5.0 Proposals for uses and subdivision beyond that provided by this Bylaw shall require an amendment to this bylaw to be permitted.

2.0.0 LAND USE REGULATIONS**2.1.0 Purpose and Intent**

The purpose and intent of this District is to provide for the development of a corn maze attraction and related agricultural tourism uses on portions of the Lands and general agricultural with a related dwelling on other portions of the lands, while ensuring high quality, attractive and aesthetically pleasing development.

2.2.0 List of Uses**ALL DEVELOPMENT CELLS**

- 2.2.1 Accessory Buildings**
- 2.2.2 General Agriculture Agriculture, General**
- 2.2.3 Fencing**
- 2.2.4 Horticultural Development where there is a surface supply of water**
- 2.2.5 Landscaping**
- 2.2.6 Maze Feature**
- 2.2.7 ~~Agricultural Tourism Use~~ Tourism Uses/Facilities, Agricultural**

CELL A

- ~~2.2.5 Accessory Buildings~~
- 2.2.8** Dwelling, single-detached
- 2.2.9** Food and Beverage Services, ancillary to the Agricultural Tourism use
- 2.2.10 Market Garden, ancillary to the Agricultural Tourism Use**
- 2.2.11 Parking Area**
- 2.2.12 Principle Building**
- 2.2.13** Retail Store & **Market Stand**, ancillary to the Agricultural Tourism use
- 2.2.14 Signage**

~~CELL B~~

- ~~2.2.9 Accessory Buildings~~
- 2.2.15 Amusement and Entertainment Services, ancillary to the Agricultural Tourism use**
- 2.2.16** Dwelling, single-detached
- 2.2.17** Food and Beverage Services, ancillary to the Agricultural Tourism use
- ~~2.2.12 Landscaping~~
- 2.2.18 Market Garden, ancillary to the Agricultural Tourism Use**
- 2.2.19** Parking Area
- 2.2.20** Principal Buildings
- 2.2.21** Retail Store & **Market**, ancillary to the Agricultural Tourism use
- 2.2.22** Signage

CELL C

- 2.2.23** Horticultural Development, where there is a surface supply of water

DC - 124

2.3.0 Minimum and Maximum Requirements

2.3.1 Minimum Parcel Size: 32.3 hectares (80.0 acres)

~~2.3.2 Maximum Number of Freestanding Signs: 1~~

2.3.3 Maximum Height of Freestanding Signs: 5.5m (18.0 ft)

2.3.4 Maximum Area of a Sign is ~~4.6mm² (50 ft²)~~ **9.29 sq. m. (100.0 sq. ft.)**

2.3.5 Minimum Setback from any Road for Sign: ~~30 m (98.4 ft.)~~ **15.0 m (49.21 ft)**

~~2.3.6 Maximum Number of Principal Buildings: 1~~

2.3.7 Maximum Building Height:

a) ~~10.0 meters (32.8 feet) for Principal Buildings~~ **12.0 m (39.37 ft)**

b) ~~5.5 meters (18.0 feet) for Accessory Buildings~~

~~2.3.8 Maximum Number of Dwelling Units: (not including principal and/or accessory buildings) 1~~

~~2.3.9 Maximum combined area of Principal Buildings shall not exceed 232.3 m² (2,500 sq. ft.)~~

~~2.3.10 Maximum combined area of Accessory Buildings associated with Agricultural Tourism Use, Maze Feature and/or Horticultural Development shall not exceed 464.5 m² (5,000 sq. ft.)~~

~~2.3.11 Maximum combined area of Accessory Buildings associated with Dwelling, single detached shall not exceed 185.8 m² (2,000 sq. ft.)~~

2.3.12 Minimum Front/**Side/Rear** Yard for all Buildings ~~and Parking area:~~ 30 m (98.4 ft.)

~~2.3.13 Minimum Side Yard for all Buildings and Parking Area: 30 m (98.4 ft.)~~

~~2.3.14 Minimum Rear Yard for Buildings and Parking: 30 m (98.4 ft.)~~

2.3.7 Minimum Front/Side/Rear Yard for all Parking Areas: 15.0m (49.2 ft.)

3.0.0 **DEVELOPMENT REGULATIONS**

3.1.0 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:

3.1.1 The Owner has prepared and submitted an Overall Site Development Plan, which includes an illustration of the vehicular and pedestrian movement corridors, parking and loading facilities as well as all other facilities that are to be located on the site, and a development phasing plan, to the satisfaction of the Development Authority.

3.1.2 The Owner has submitted a Construction Management Plan satisfactory to the Municipality, which details amongst other items, erosion, dust and noise control measures and stormwater management during construction.

3.1.3 The Owner has submitted a Traffic Impact Analysis to assess the capacity of transportation routes proposed to be utilized and a strategy to implement improvements to same should additional traffic anticipated by the development warrant road improvements.

3.1.4 All other requirements of this Bylaw have been completed to the satisfaction of the Development Authority.

3.2.0 Water Supply and Sewage Treatment Requirements

3.2.1 Potable water for all development on the site shall be provided via a well, licensed and approved for use by Alberta Environment, or hauled to the site and stored in cisterns, to the satisfaction of the Calgary Health Region.

3.2.2 Certified documentation is provided identifying the location of any existing septic fields/tanks and location of any existing water wells.

DC - 124

- 3.2.3 Disposal of wastewater shall be subject to all requirements of the Safety Codes Act, as amended, pursuant to this Bylaw.
- 3.2.4 Solid waste shall be disposed of on a regular basis at an approved disposal site.
- 3.3.0 Landscaping Requirements
- 3.3.1 Landscaping shall be provided in accordance with a Landscape Plan. The Landscape Plan shall be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type and extent of all hard and soft landscaping proposed for the lands, the plant material proposed, the methods of irrigation and maintenance, and shall require that a minimum of 10% of the lands within the development area shall be landscaped, excluding all areas not associated with permanent structures.
- 3.3.2 The quality and extent of landscaping established on site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating any soft landscaping and maintaining both hard and soft landscaping shall be detailed in the Landscape Plan.
- 3.3.3 Landscaping treatment within the Plan Area means the modification and enhancement of the surface area of a site through the use of any or all of the following elements:
- i) Soft landscaping consisting of vegetation such as berms, trees, shrubs, hedges, grass and ground cover; and,
 - ii) Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.
- 3.3.4 Any landscaping that dies shall be replaced by June 30 the following year.
- 3.3.5 All areas of the site not disturbed as part of the Development Permit shall be maintained in a natural state or under cultivation.
- 3.3.6 All area of the site has a weed control program in accordance with the Weed Control Act of Alberta, and confirmed in a Development Permit
- 3.4.0 Controlled Appearance
- 3.4.1 The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the lands must be acceptable to the Development Authority having due regard to the compatibility with and the effect on adjacent properties and the surrounding rural area.
- 3.4.2 A Parking Area shall be provided for within Cell **B and/or A** in accordance with the requirements of the Land Use Bylaw, as amended. The Parking Area shall be screened from adjacent building sites by implementing landscaping treatments required by 3.3.3 of this Bylaw.
- 3.4.3 Signage shall be considered concurrently with a Development Permit application and may be integrated into building architecture and shall be consistent with the overall development theme.
- 3.4.4 There shall be no flashing or animated signs.

DC - 124

- 3.4.5 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
- 3.5.0 Performance Standards
- 3.5.1 Garbage Storage - Garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority.
- 3.5.2 Fire Protection - Fire protection measures shall be provided, as may be required, by the Municipality and included in a Development Permit.
- 3.5.3 The provision of Food and Beverage Services within the site must be approved by all relevant provincial and Municipal authorities.
- ~~3.5.4 The seating area associated with Food and Beverage Services shall be limited to a maximum capacity of 150 people.~~
- 3.5.5 Hours of Operation – ~~Uses listed in 2.2.1, 2.2.4, 2.2.7, 2.2.8, 2.2.11, 2.2.14 & 2.2.15 of this Bylaw shall operate seasonally between April 15 – November 15 and only between the hours of 8:00 am and 9:00 p.m. Uses listed in this bylaw shall comply to the Rocky View County's Noise Control Bylaw (C-5772-2003)~~

4.0.0 DEFINITIONS

- 4.1.0 Unless otherwise defined in this Bylaw, all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.
- ~~4.2.0 **Agricultural Tourism Use** – means a business facility that provides for tourism ventures related to agriculture, such as petting zoos, wagon rides and other activities that are similar in character.~~
- 4.2.0 Agriculture, General** – means the raising of crops or the rearing of livestock, either separately, or in conjunction with one another, and includes buildings and other structures incidental to the operation, except where the operation is intensive.
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- 4.2.0 Tourism Uses/Facilities, Agricultural** - means a business facility that provides for tourism ventures related to agriculture. This may include the provision of accommodation, retail establishments, food and beverage services, entertainment, agricultural tours, classes, workshops, retreats, outdoor and wildlife-related recreation, festivals and events, and demonstrations, as described by Alberta Agriculture and Forestry.

DC - 124

5.0.0 IMPLEMENTATION

5.1.0 The bylaw comes into effect upon the date of its third reading.

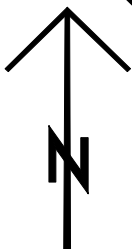
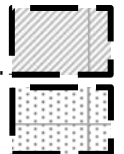
BYLAW: C-6635-2008

A large sheet of graph paper with a grid pattern, partially covered by a dark, textured material on the left side. The grid consists of small squares, and the dark material appears to be a piece of fabric or paper with a fine, woven texture. The overall image is in grayscale.

RGE. RD. 284 (Undeveloped)

TWP. RD. 224

FROM Ranch and Farm District TO Direct Control District
FROM Ranch and Farm District TO Ranch and Farm Two District
Subject Land _____



LEGAL DESCRIPTION: SE 29-22-28-W4M



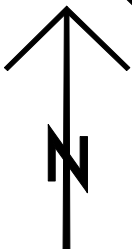
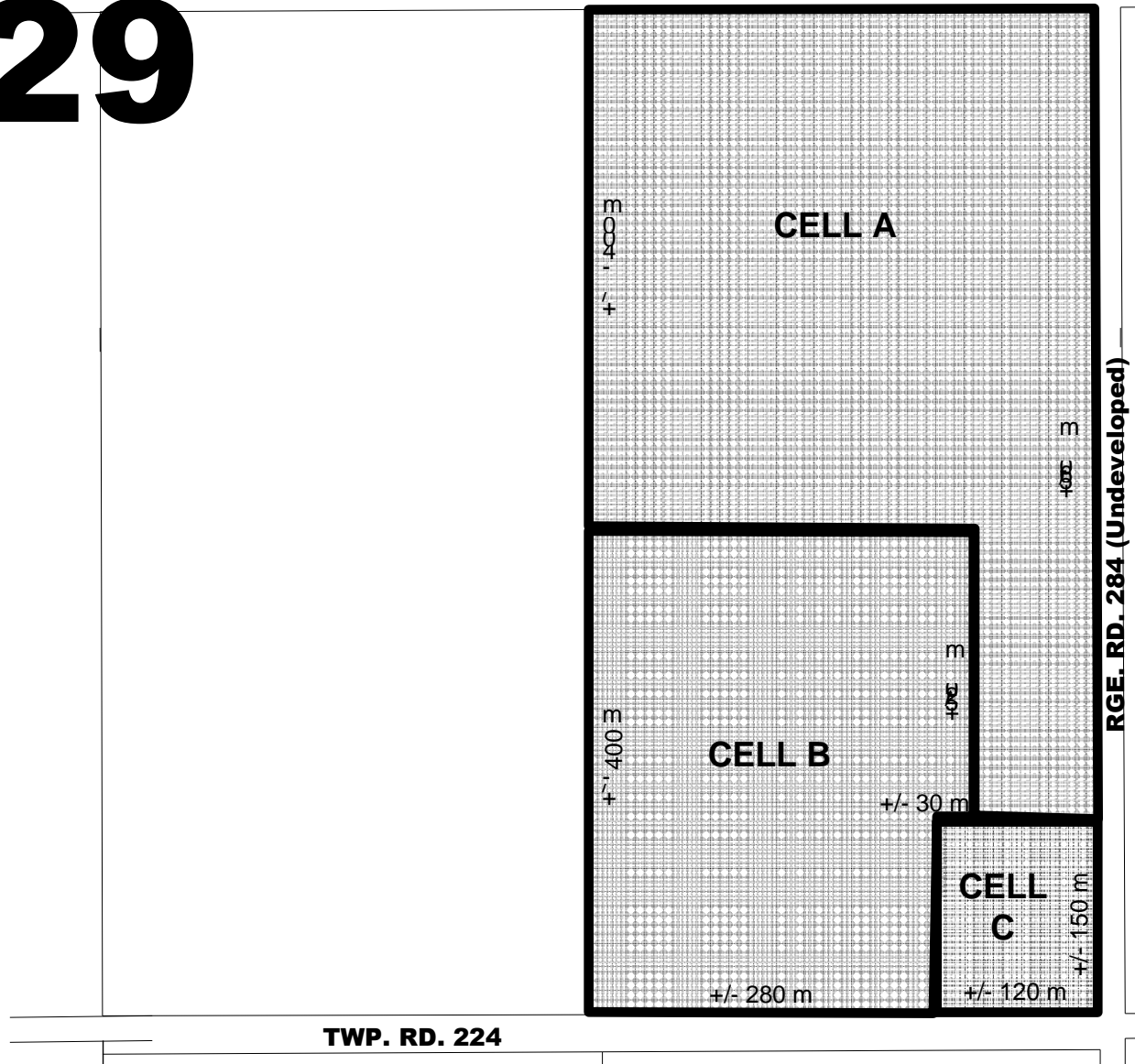
FILE: 02329001-2007-RV-480

DIVISION: 4

"SCHEDULE B" DEVELOPMENT CELLS

BYLAW: C-6635-2008

29

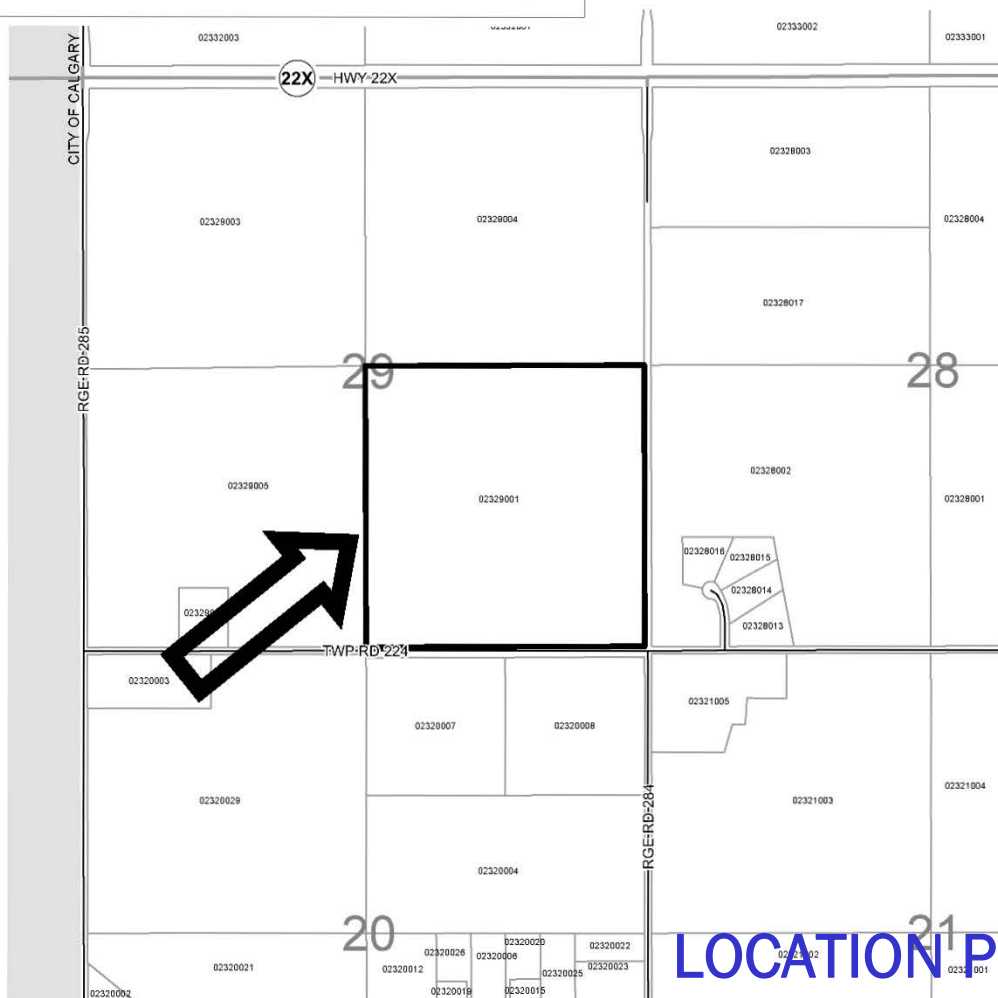
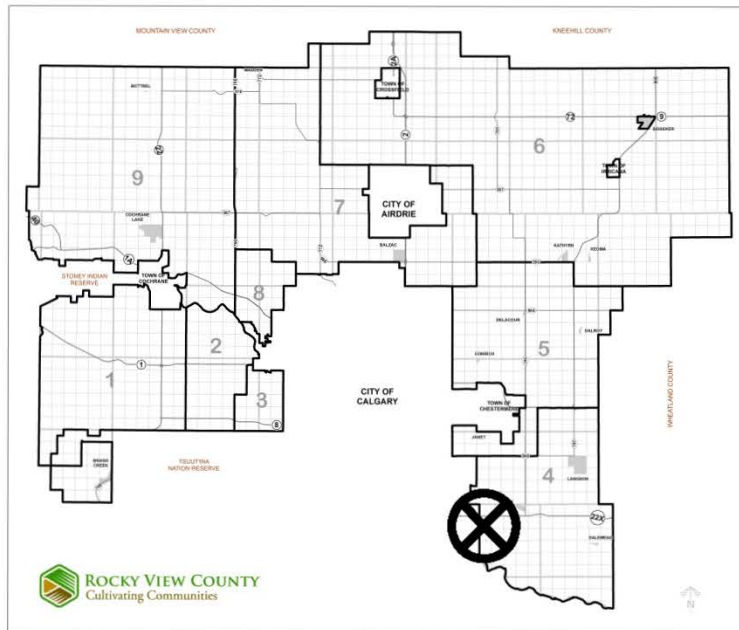


LEGAL DESCRIPTION: SE 29-22-28-W4M



FILE: 02329001-2007-RV-480

DIVISION: 4



SE-29-22-28-W04M

Date: April 6, 2020

Division # 4

File: 02329001

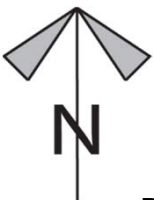
Development Proposal: To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.

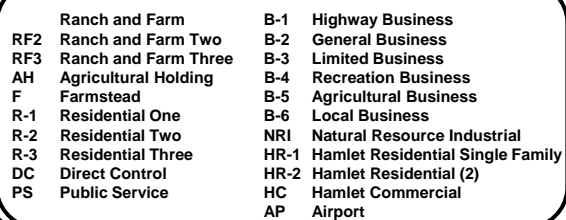
29

DC 124 → DC 124
(Amended)
±64.75 ha (±160.00
ac)

TWP•RD•224

DEVELOPMENT PROPOSAL

**SE-29-22-28-W04M**Date: April 6, 2020Division # 4File: 02329001



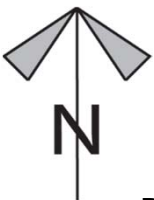
SE-29-22-28-W04M

File: 02329001



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

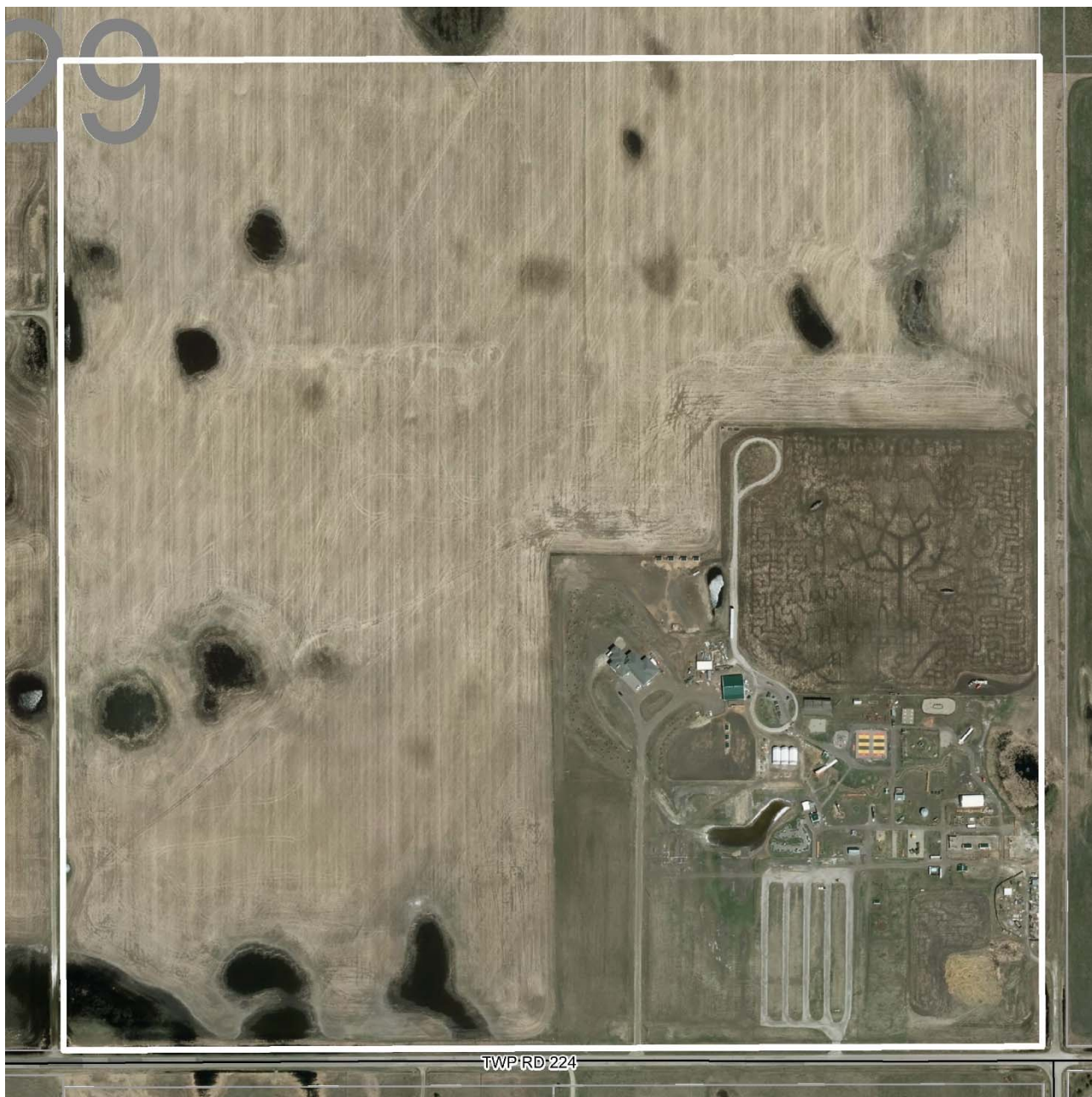


SE-29-22-28-W04M

Date: April 6, 2020

Division # 4

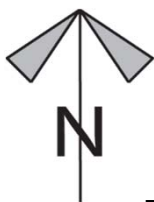
File: 02329001



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

AIR PHOTO

Spring 2018

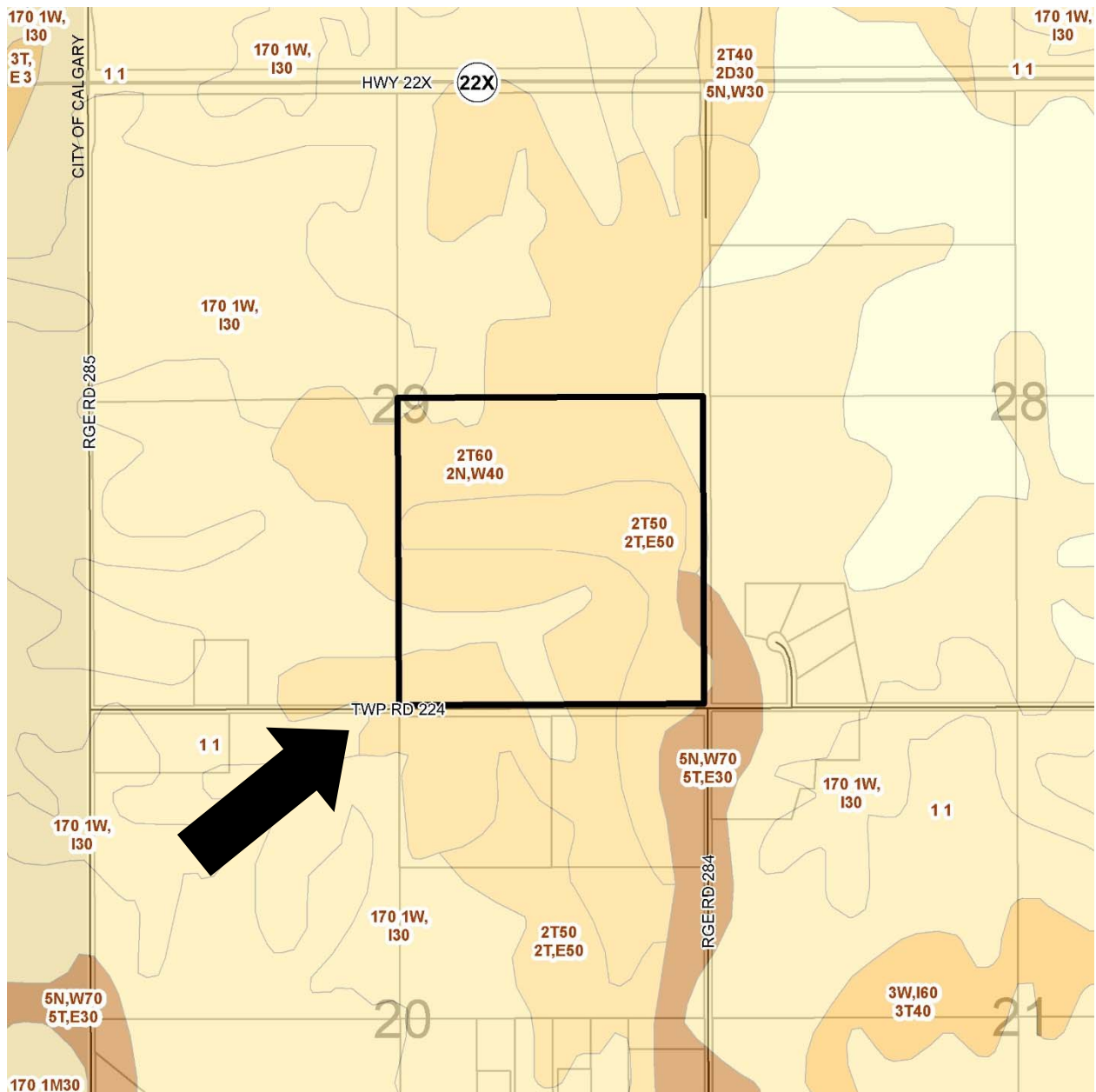


SE-29-22-28-W04M

Date: April 6, 2020

Division # 4

File: 02329001



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

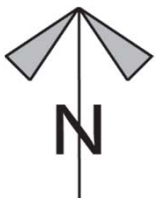
CLI Class

- 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

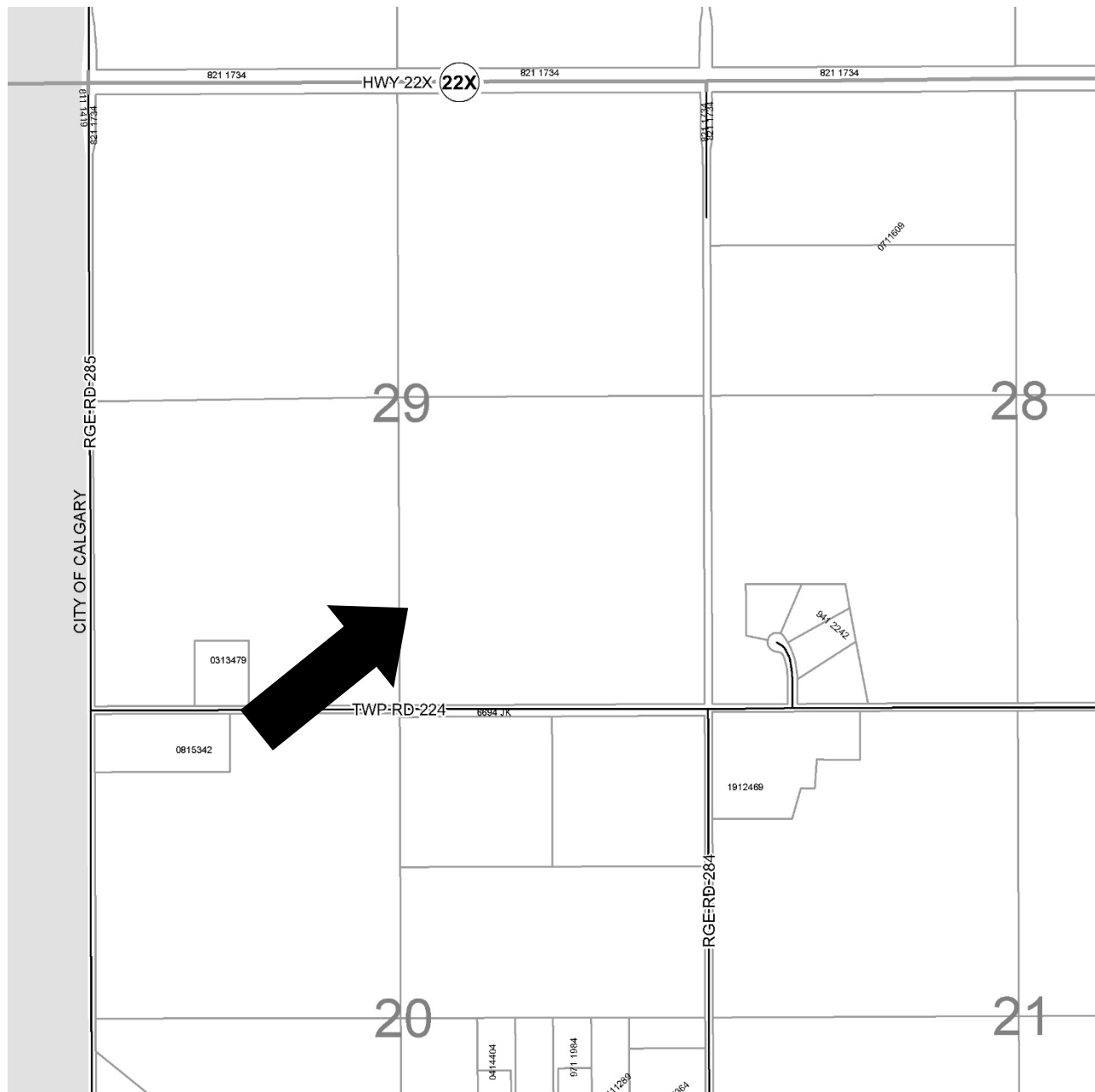


SE-29-22-28-W04M

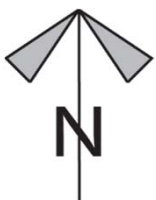
Date: April 6, 2020

Division # 4

File: 02329001

**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**SE-29-22-28-W04M**Date: April 6, 2020Division # 4File: 02329001





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 23, 2020
FILE: 06635006
SUBJECT: First Reading Bylaw – Agricultural Redesignation

DIVISION: 7
APPLICATION: PL20200052

PURPOSE: To redesignate a portion of the subject land from Ranch and Farm District (RF) to Ranch and Farm Two District (RF-2) in order to facilitate the creation of a \pm 50.00 acre parcel with a \pm 52.96 acre remainder.

GENERAL LOCATION: Located at the southwest junction of Highway 772 and Highway 567.

APPLICANT: Clint & Sherry McLeod

OWNERS: Clint & Sherry McLeod

POLICY DIRECTION: The County Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8058-2020 be given first reading.

Option #2: THAT application PL20200052 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested upon further assessment of the application.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SKh/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8058-2020 & Schedule A

APPENDIX 'B': Map Set

Administration Resources

Sandra Khouri, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8058-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8058-2020.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 48 of Bylaw C-4841-97 be amended by redesignating a portion of NE-35-26-02-W05M from Ranch and Farm District to Ranch and Farm Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-35-26-02-W05M is hereby redesignated to Ranch and Farm Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8058-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7

File: 06635006 / PL20200062

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

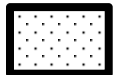
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

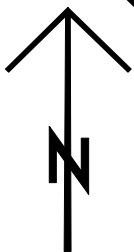
Reeve

CAO or Designate

Date Bylaw Signed

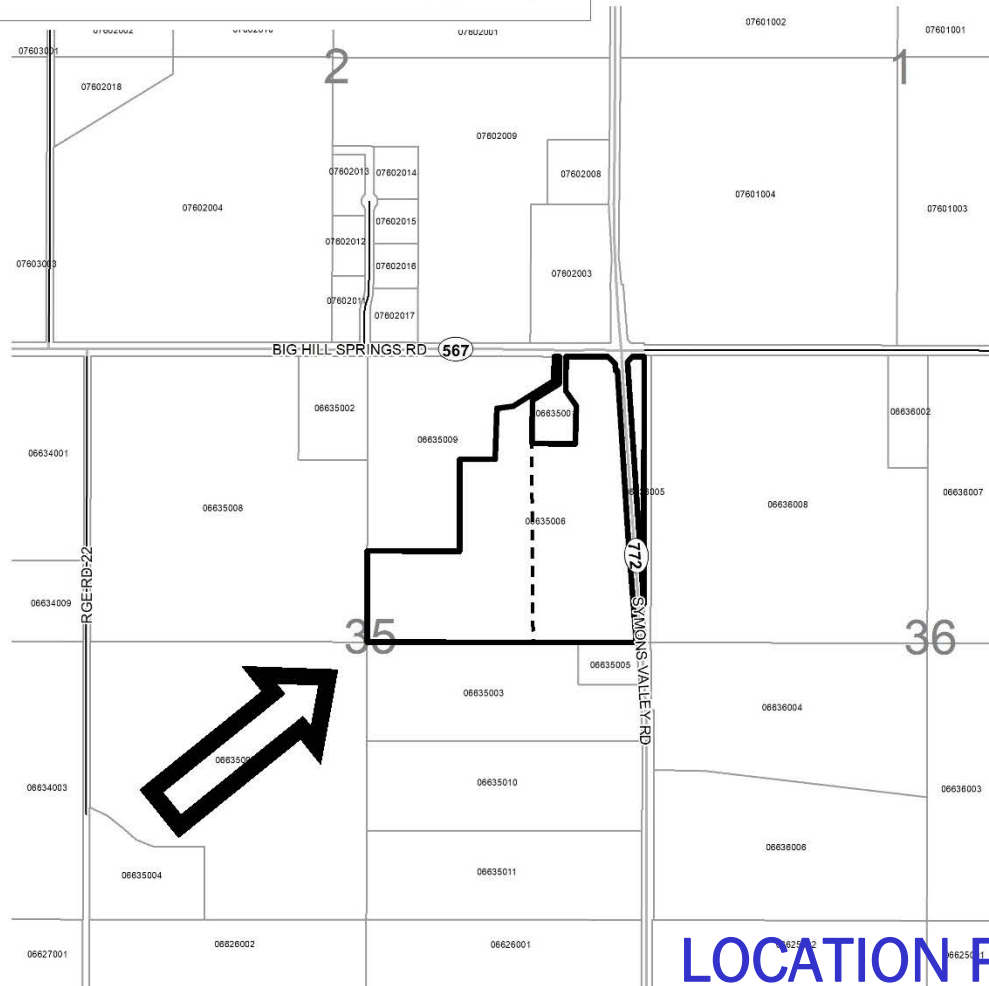
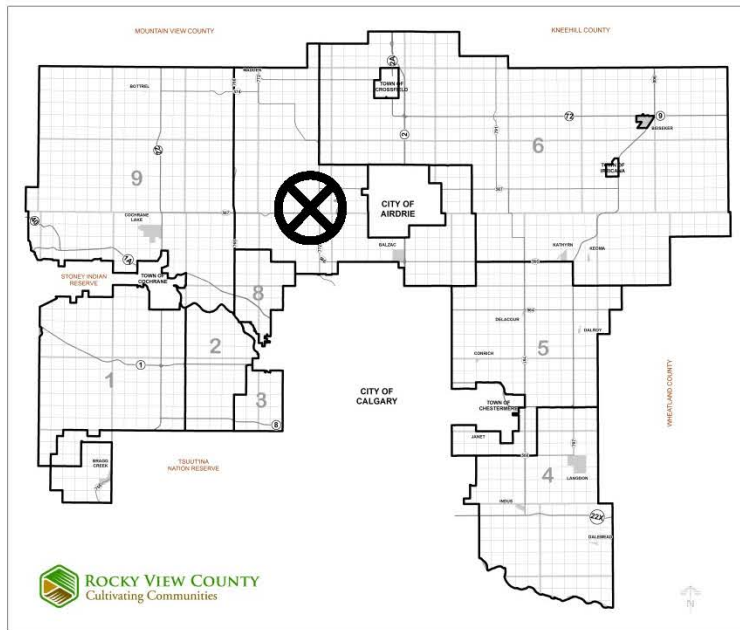
SCHEDULE "A"**BYLAW:** C-8058-2020**AMENDMENT****FROM** Ranch and Farm District **TO** Ranch and Farm Two District

Subject Land _____

LEGAL DESCRIPTION: NE-35-26-02-W05M

ROCKY VIEW COUNTY

FILE: 06635006**DIVISION:** 7



NE-35-26-02-W05M

Date: May 6, 2020Division # 7File: 06635006

Development Proposal: To redesignate a portion of the subject lands from Ranch and Farm District to Ranch and Farm Two District to accommodate the creation of one new lot.

567 BIG HILL SPRINGS RD

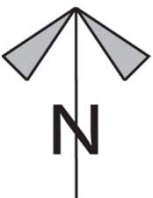
772 SYMONS VALLEY RD

RF → RF-2
± 20.23 ha
(± 50.00 ac)

RF Remainder
± 21.43 ha
(± 52.96 ac)

35

DEVELOPMENT PROPOSAL

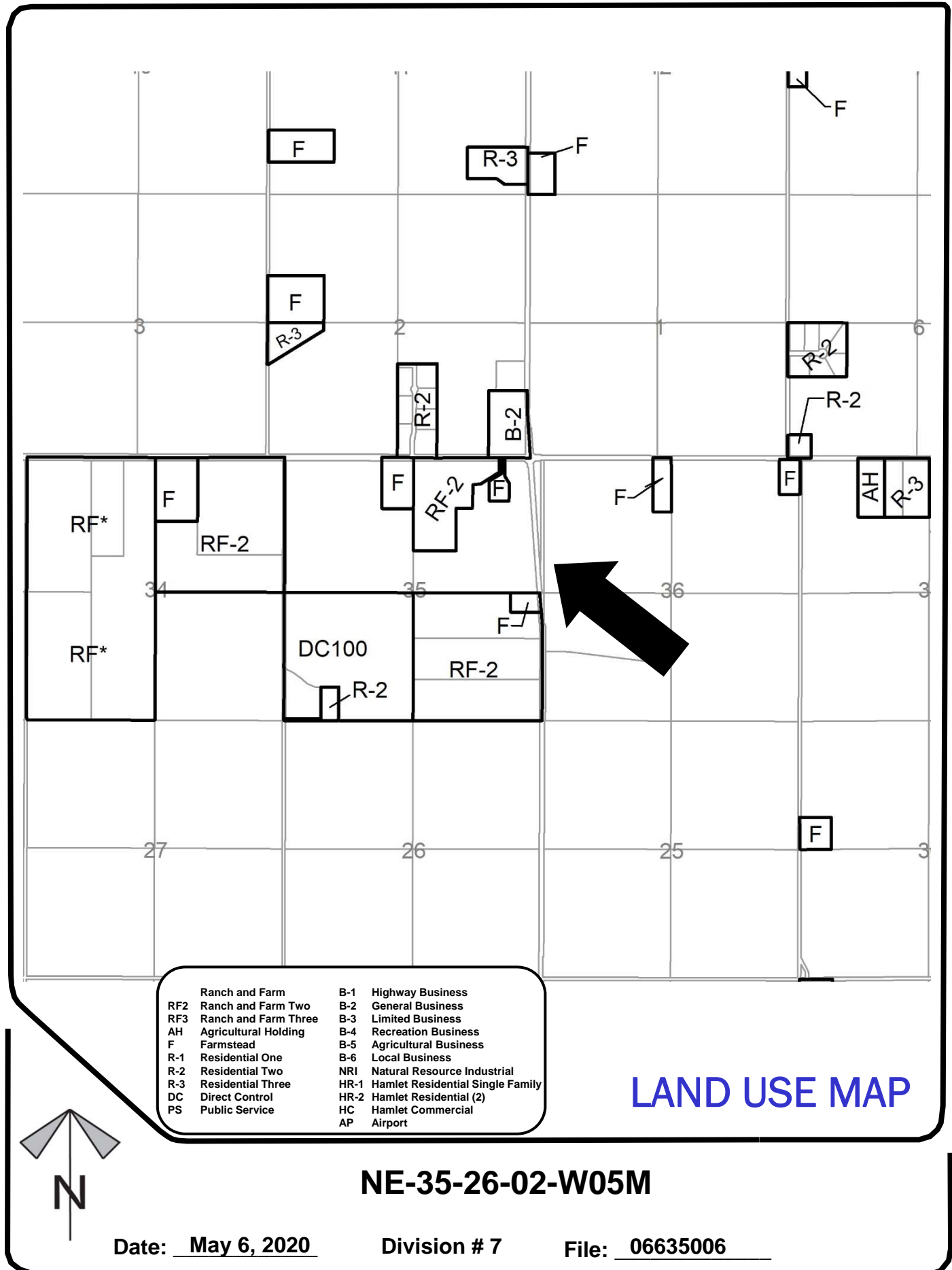


NE-35-26-02-W05M

Date: May 6, 2020

Division # 7

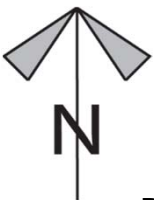
File: 06635006





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



NE-35-26-02-W05M

Date: May 6, 2020

Division # 7

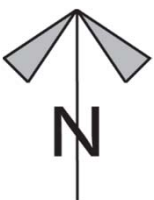
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

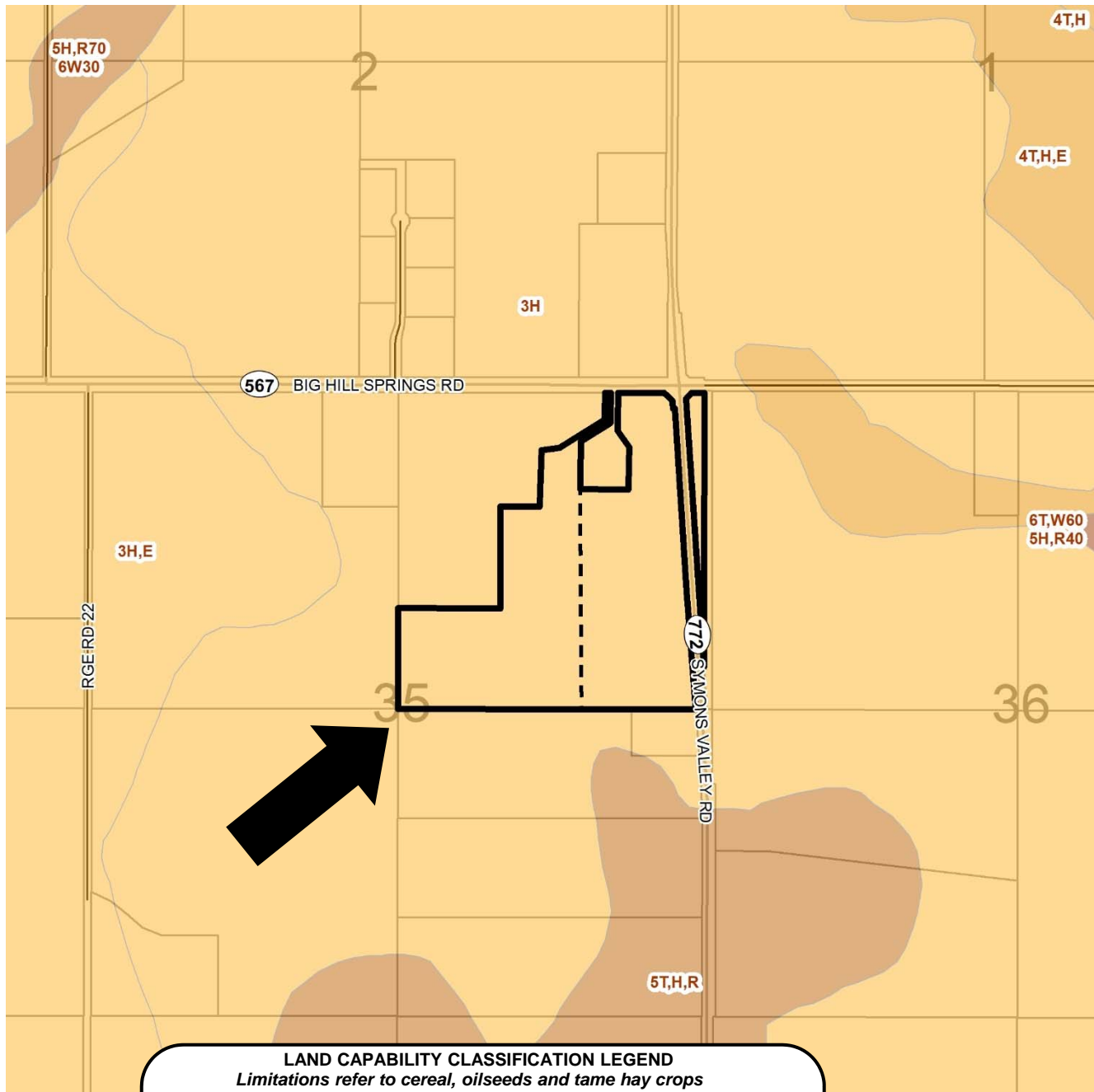


NE-35-26-02-W05M

Date: May 6, 2020

Division # 7

File: 06635006



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

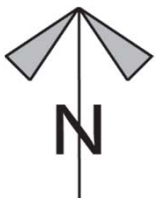
CLI Class

- 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

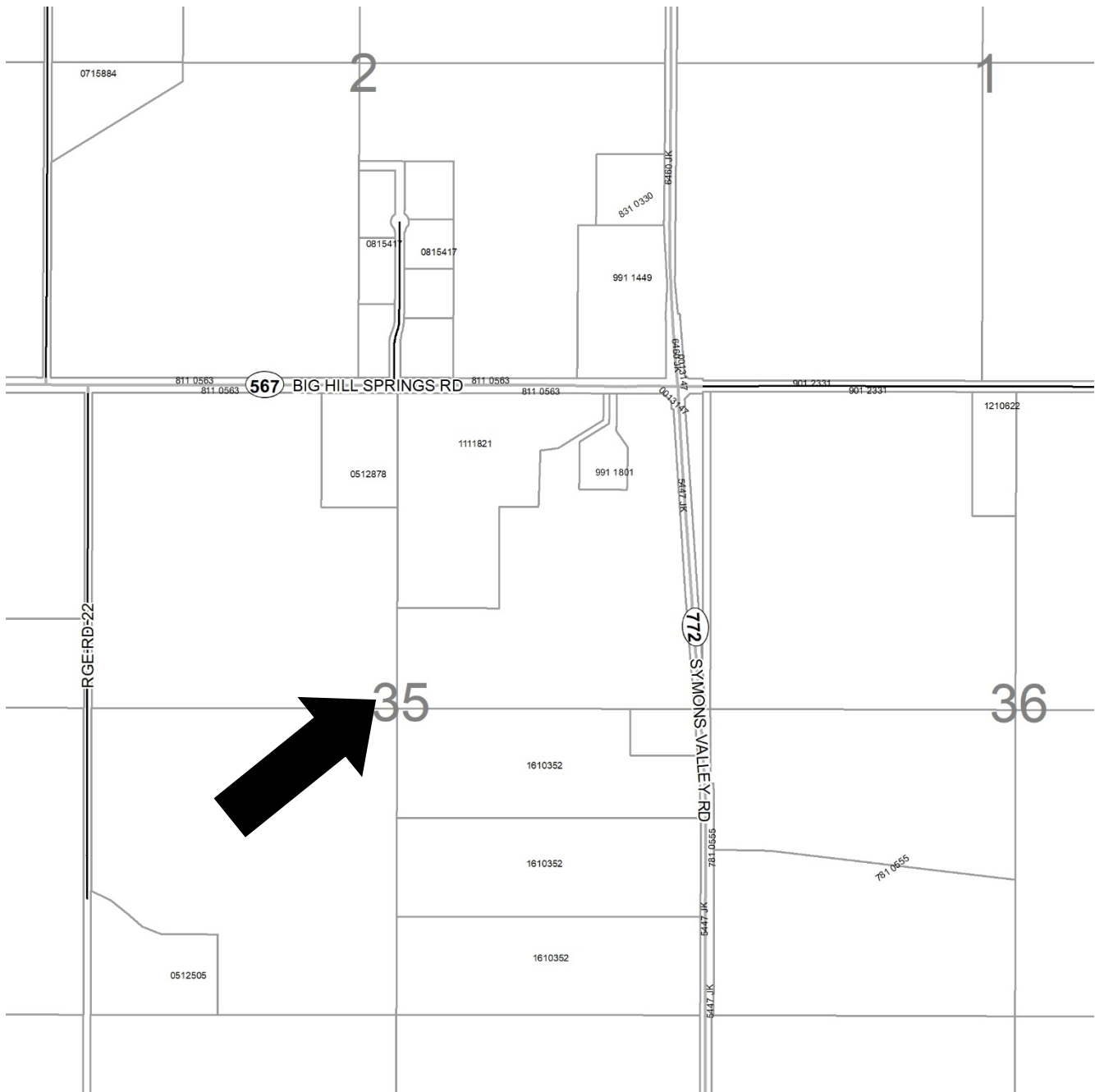


NE-35-26-02-W05M

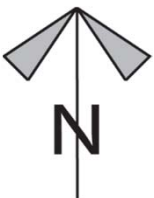
Date: May 6, 2020

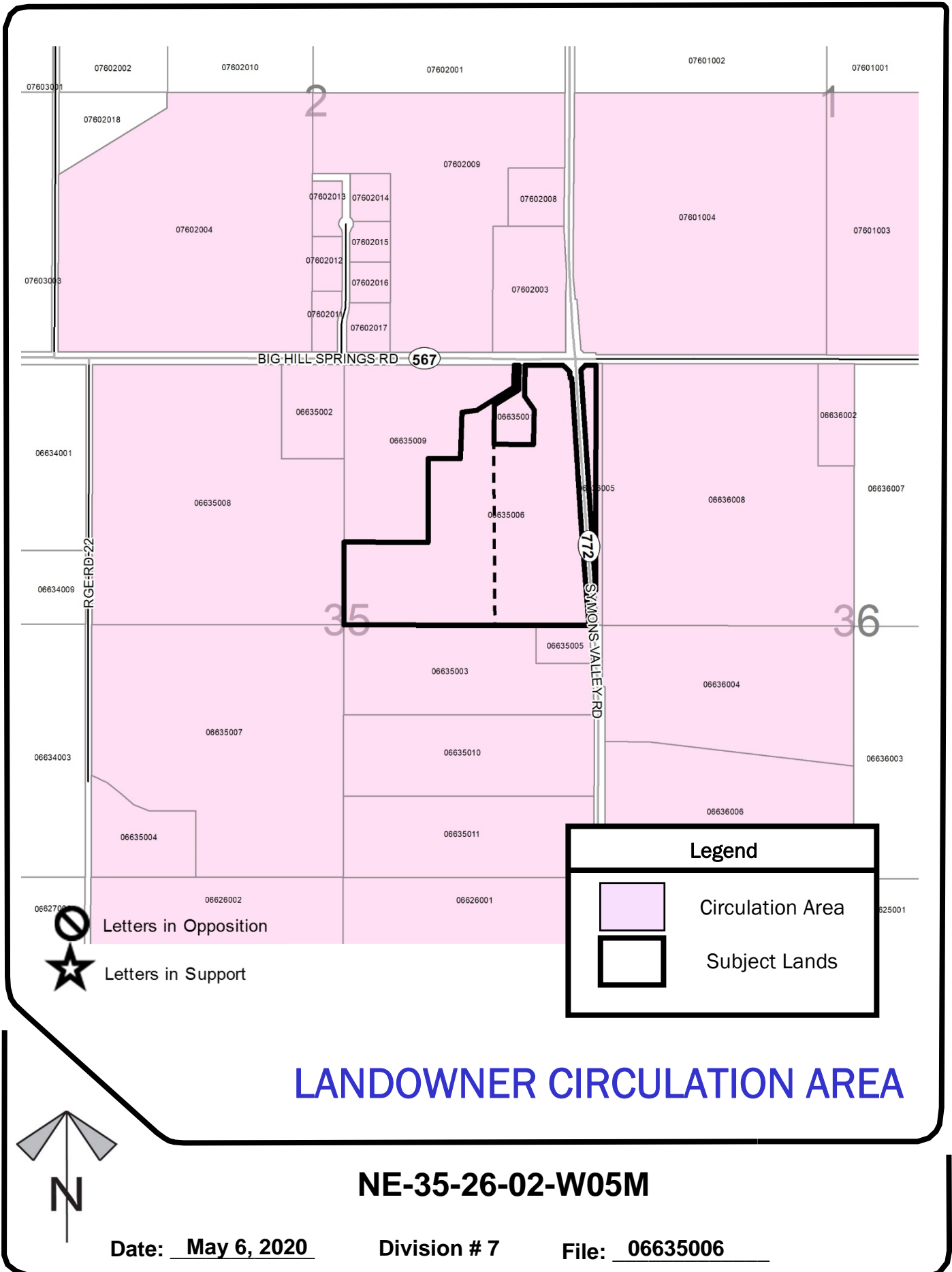
Division # 7

File: 06635006

**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**NE-35-26-02-W05M**Date: May 6, 2020Division # 7File: 06635006



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 23, 2020
FILE: 03308007
SUBJECT: First Reading Bylaw – Business Redesignation

DIVISION: 4
APPLICATION: PL20200061

PURPOSE: To redesignate the subject lands from Residential Two District (R-2) to Business – Industrial Campus District (B-IC), in order to facilitate the operation of a landscaping business.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Twp Rd 232 and west of Rge Rd 284.

APPLICANT: Paul Schneider

OWNERS: Korrie Ainsworth and John Beck

POLICY DIRECTION: The Interim Growth Plan (IGP), the County Plan, and the City of Calgary/Rocky View County Intermunicipal Development Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8059-2020 be given first reading.

Option #2: THAT application PL20200061 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested upon further assessment of the application.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

AB/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8059-2020 & Schedule A

APPENDIX ‘B’: Map Set

Administration Resources

Andrea Bryden, Planning and Development Services



BYLAW C-8059-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be know as Bylaw C-8059-2020.

PART 2 - DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No.33 and No.33-SW of Bylaw C-4841-97 be amended by redesignating Block 2, Plan 911 1084 within SE-08-23-28-W04M from Residential Two District to Business – Industrial Campus District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 2, Plan 911 1084 within SE-08-23-28-W04M is hereby redesignated to Business – Industrial Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8059-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 4
File: 03308007/PL20200061

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-8059-2020

± 3.63 ha
(± 8.98 acres)

RGE RD-284

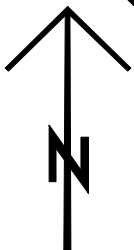
AMENDMENT

FROM Residential Two District **TO** Business – Industrial Campus District



Subject Land _____

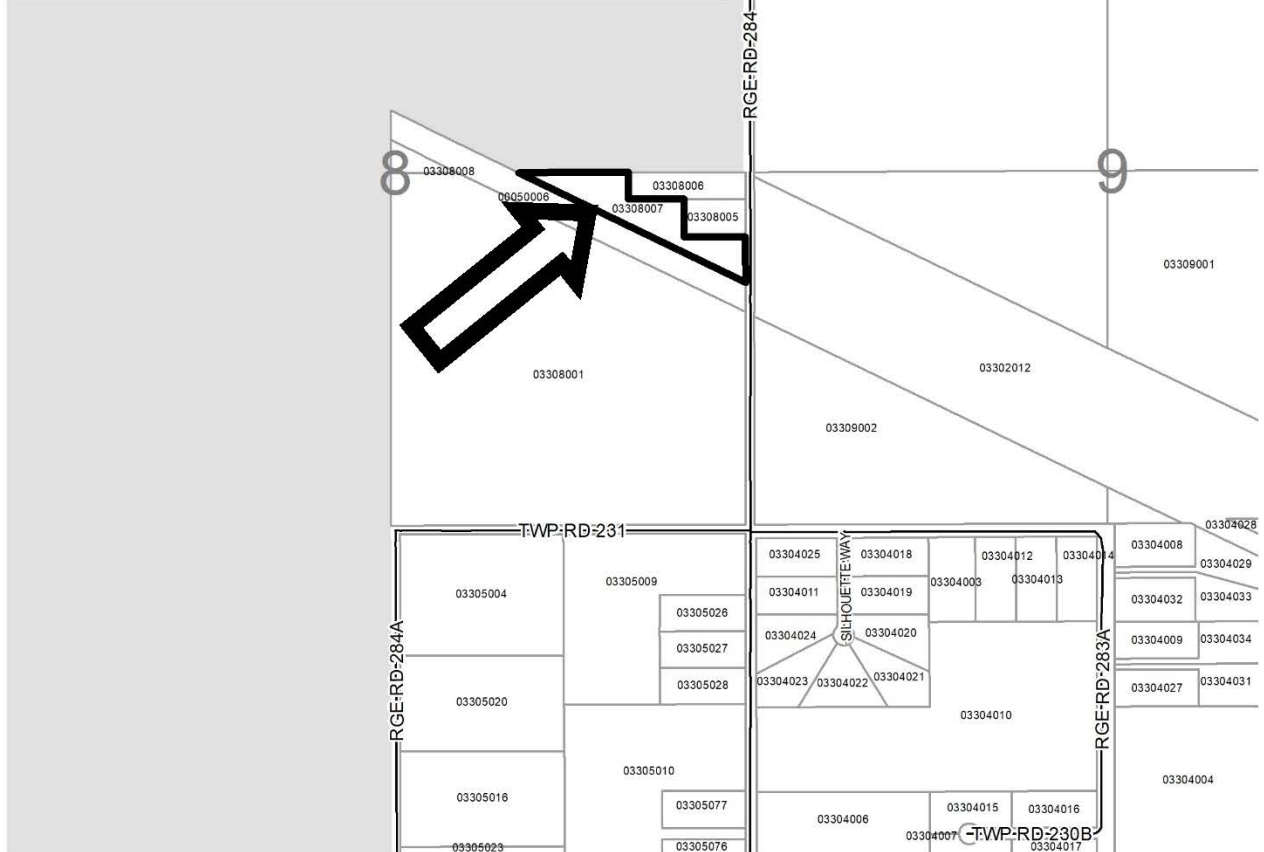
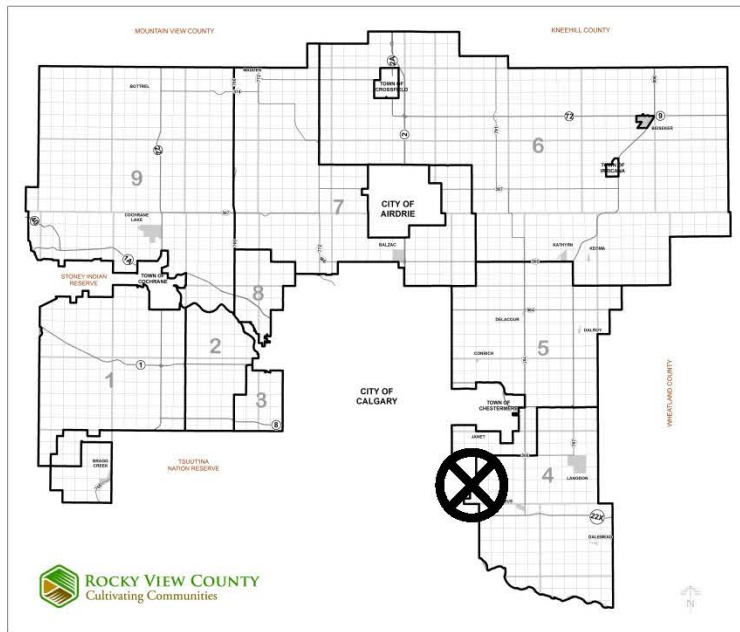
LEGAL DESCRIPTION: Block 2, Plan 9111084



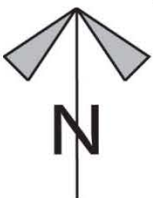
ROCKY VIEW COUNTY

FILE: 03308007 - PL20200061

DIVISION: 4



LOCATION PLAN



SE-08-23-28-W04M
Block: 2 Plan: 9111084

Date: May 20, 2020

Division # 4

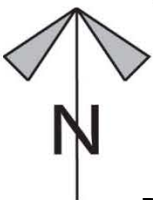
File: 03308007

Redesignation proposal: To redesignate the subject lands from Residential Two District (R-2) to Business – Industrial Campus District (B-IC) to accommodate a landscaping business.

CITY OF CALGARY

RGE-RD-284

DEVELOPMENT PROPOSAL

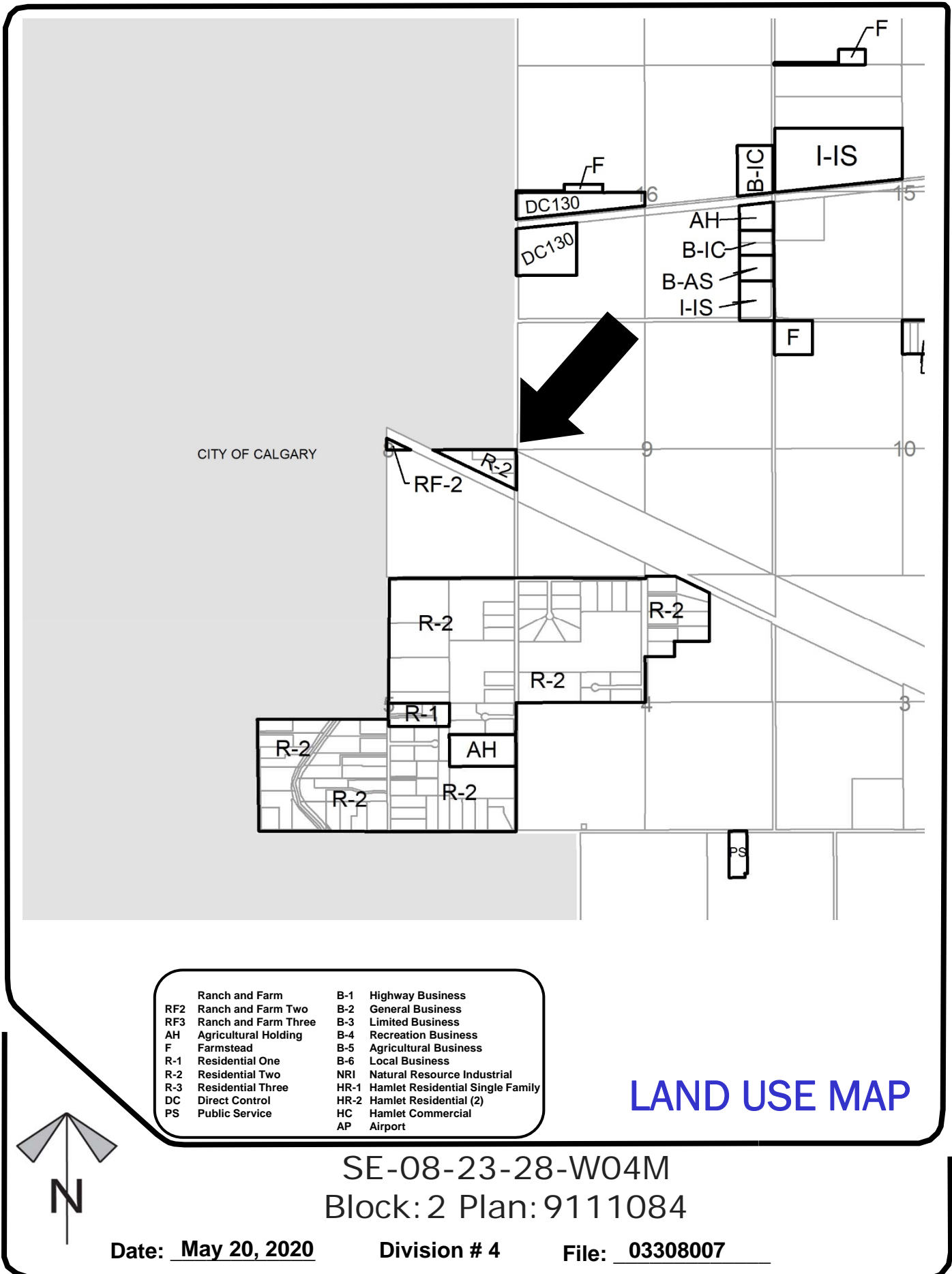


SE-08-23-28-W04M
Block: 2 Plan: 9111084

Date: May 20, 2020

Division # 4

File: 03308007

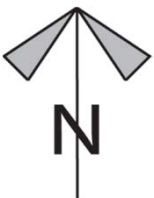




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

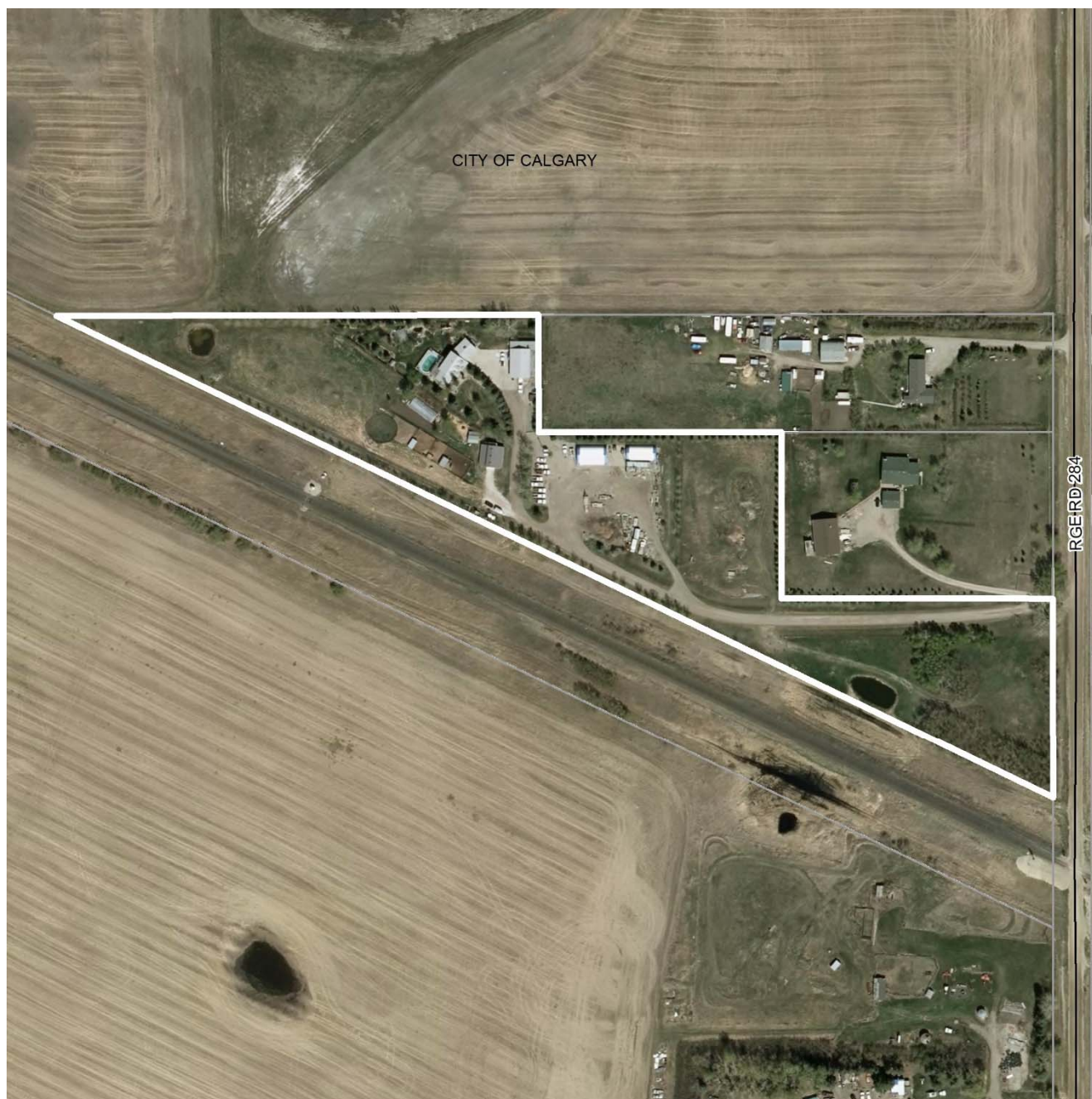


SE-08-23-28-W04M
Block: 2 Plan: 9111084

Date: May 20, 2020

Division # 4

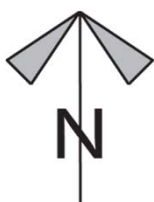
File: 03308007



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

AIR PHOTO

Spring 2018

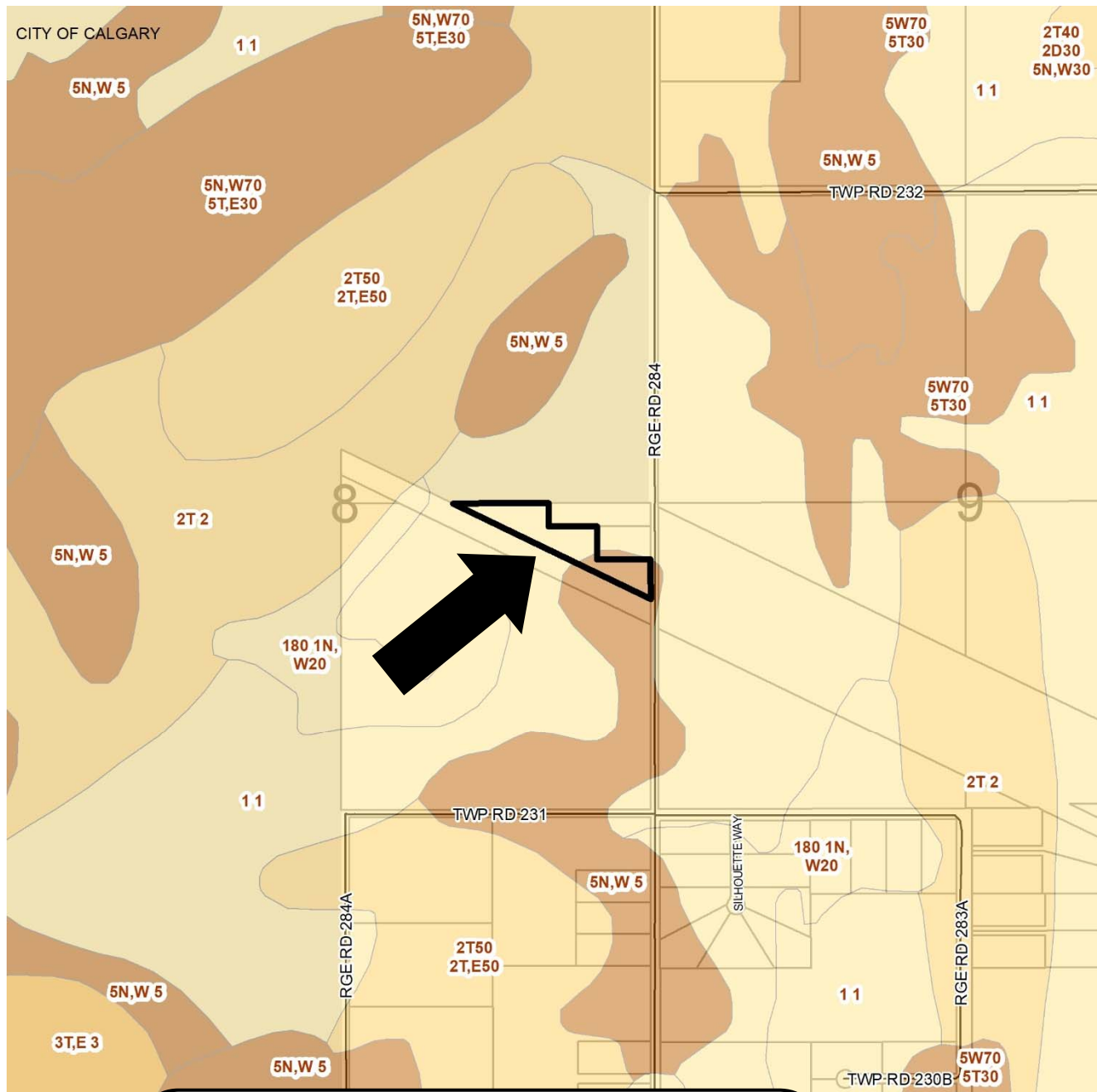


SE-08-23-28-W04M
Block: 2 Plan: 9111084

Date: May 20, 2020

Division # 4

File: 03308007



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

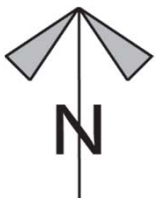
CLI Class

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- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
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SOIL MAP

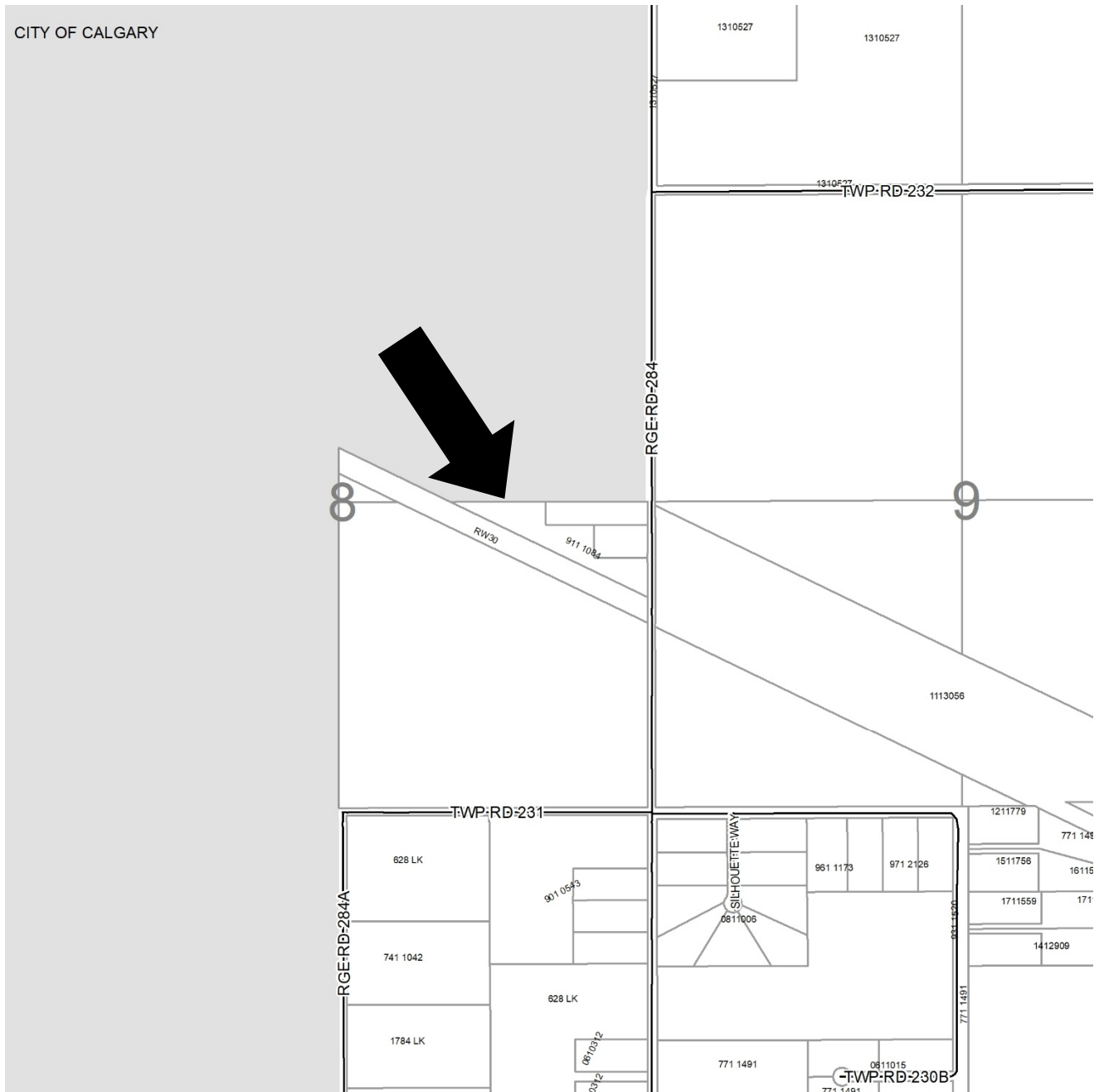


SE-08-23-28-W04M
 Block: 2 Plan: 9111084

Date: May 20, 2020

Division # 4

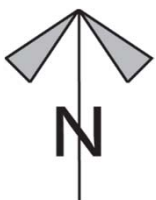
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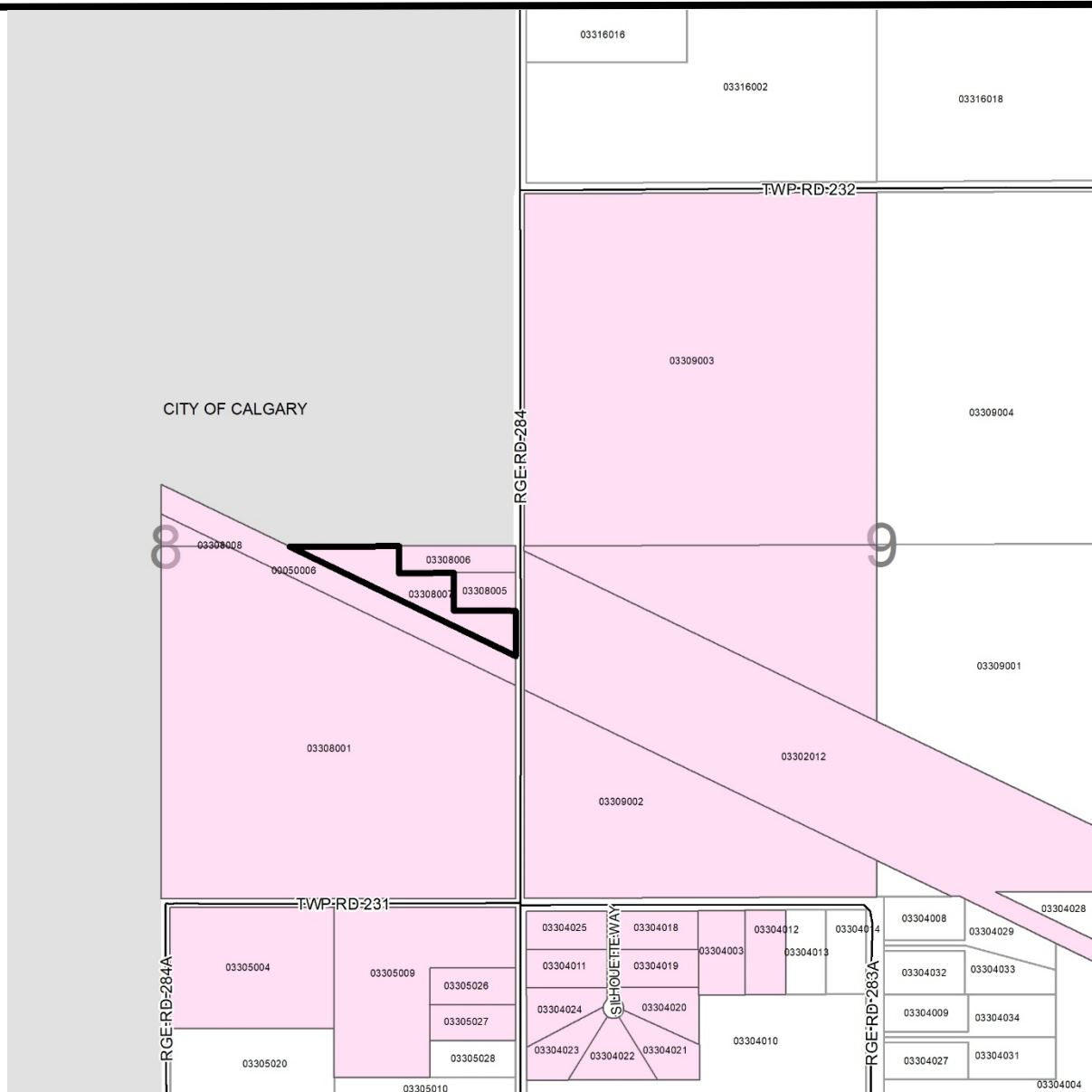
**Legend – Plan numbers**

- 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

SE-08-23-28-W04M
Block: 2 Plan: 9111084

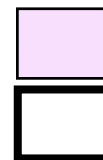
Date: May 20, 2020Division # 4File: 03308007



Letters in Opposition

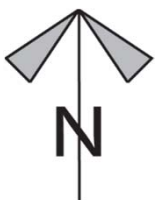
Letters in Support

Legend



Circulation Area

Subject Lands



LANDOWNER CIRCULATION AREA

SE-08-23-28-W04M
Block: 2 Plan: 9111084

Date: May 20, 2020

Division # 4

File: 03308007

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 23, 2020
FILE: 03927001
SUBJECT: First Reading Bylaw – Agricultural Redesignation

DIVISION: 1
APPLICATION: PL20200064

PURPOSE: To redesignate a portion of the subject land from Ranch and Farm District (RF) to Ranch and Farm Three District (RF-3), in order to facilitate the creation of a \pm 60 acre new lot (Lot 1) with a \pm 80.7 acre remainder.

GENERAL LOCATION: Located within the Greater Bragg Creek Area Structure Plan, 0.5 miles north of Township Road 234 and north west of Range Road 52.

APPLICANT: Jillian Perras and Jaro Wardwell

OWNERS: Jillian Perras and Jaro Wardwell

POLICY DIRECTION: The County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8061-2020 be given first reading.

Option #2: THAT application PL20200064 be denied.

APPLICATION REQUIREMENTS:

None.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX 'A': Bylaw C-8061-2020 & Schedule A

APPENDIX 'B': Map Set



ROCKY VIEW COUNTY

BYLAW C-8061-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-8061-2020.

PART 2 - DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.39 and No.39 NE of Bylaw C-4841-97 be amended by redesignating a portion of NE-27-23-05-W05M from Ranch and Farm District (RF) to Ranch and Farm Three District (RF-3), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-27-23-05-W05M, is hereby redesignated to Ranch and Farm Three District (RF-3), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-8061-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 1

File: 03927001 / PL20200064

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

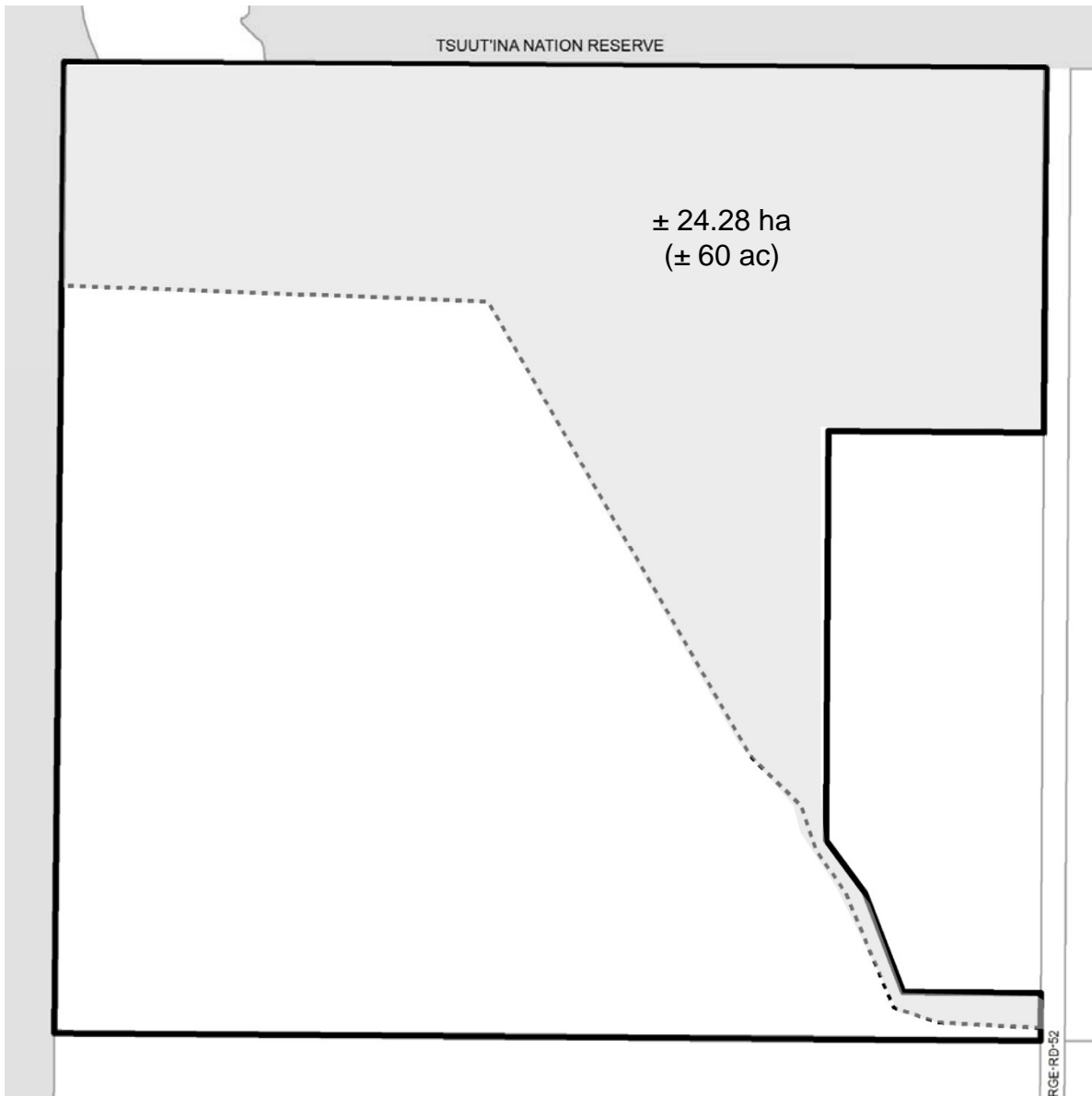
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

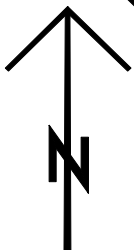
Reeve

CAO or Designate

Date Bylaw Signed

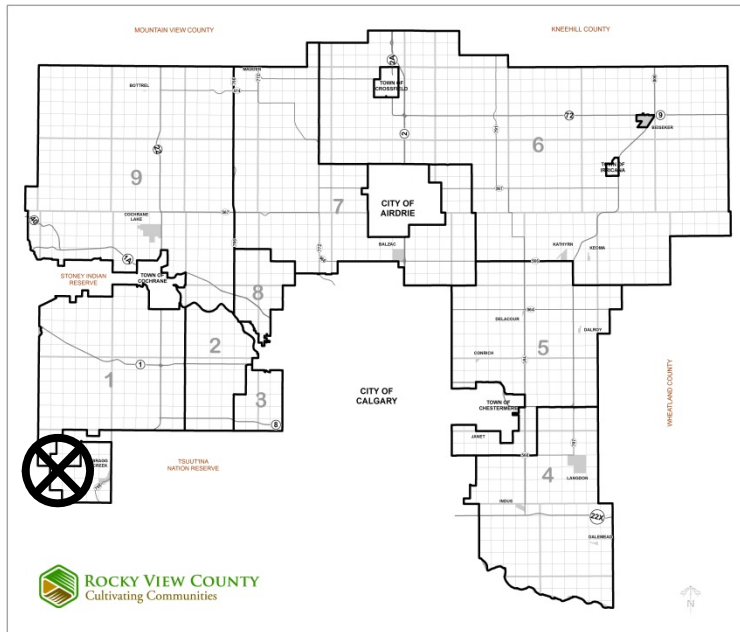
SCHEDULE "A"**BYLAW:** C-8061-2020**AMENDMENT****FROM** Ranch and Farm District **TO** Ranch and Farm Three District

Subject Land _____

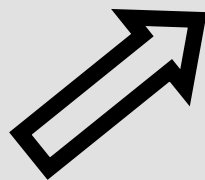
LEGAL DESCRIPTION: A Portion of NE-27-23-05-W05M

ROCKY VIEW COUNTY

FILE: 03927001 - PL20200064**DIVISION: 1**



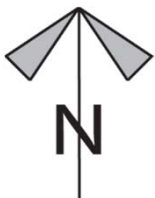
TSUUT'INA NATION RESERVE



27

26

LOCATION PLAN



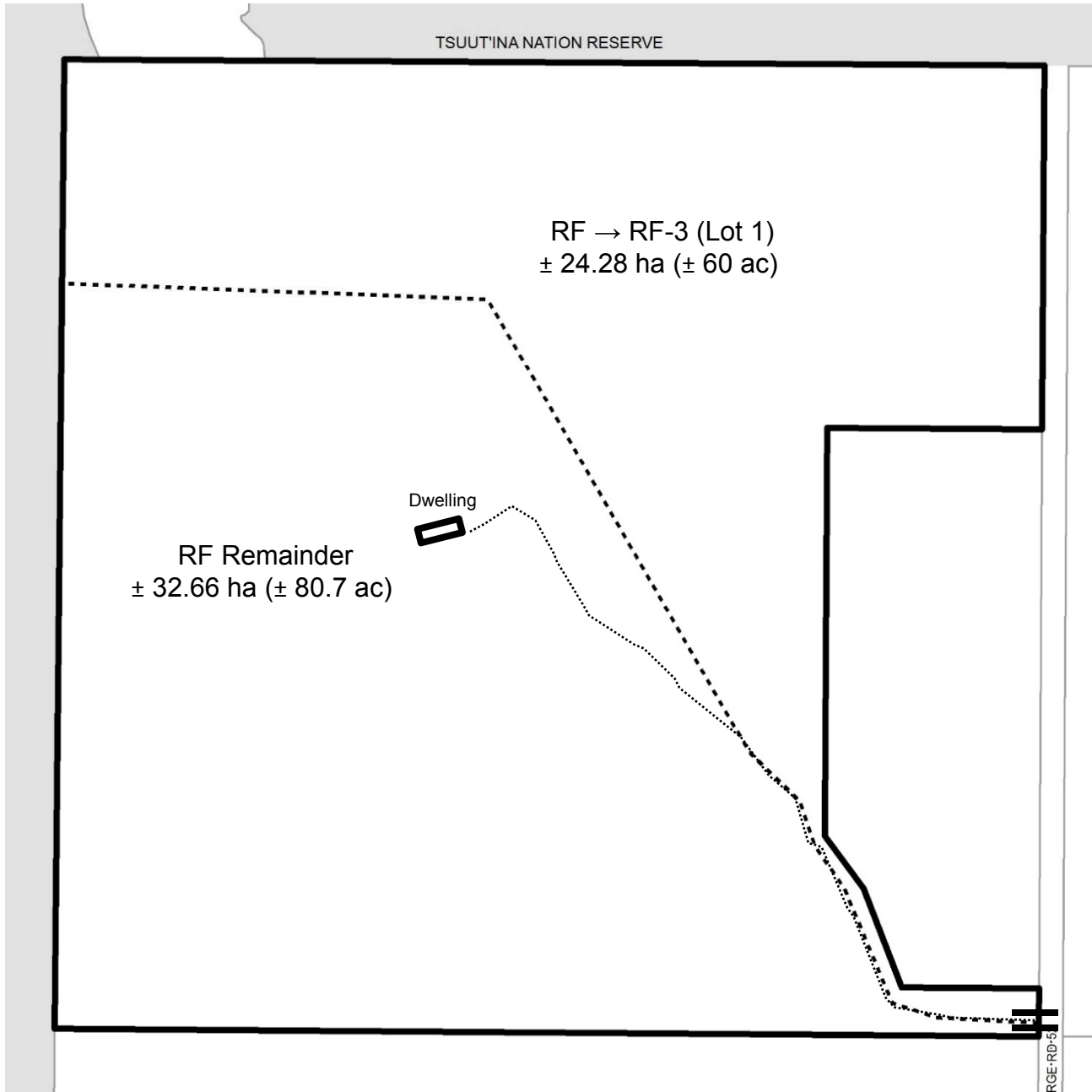
NE-27-23-05-W05M

Date: May 27, 2020

Division # 1

File: PL20200064 - 03927001

Redesignation Proposal: To redesignate a portion of the subject land from Ranch and Farm District (RF) to Ranch and Farm Three District (RF-3), in order to facilitate the creation of a ± 24.28 hectares (± 60 acres) new lot (Lot 1) with a ± 32.66 hectares (± 80.7 acres) remainder.



DEVELOPMENT PROPOSAL

NE-27-23-05-W05M

Date: May 27, 2020

Division # 1

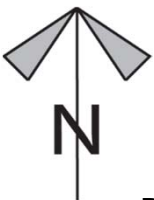
File: PL20200064 - 03927001



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

AIR PHOTO

Spring 2018

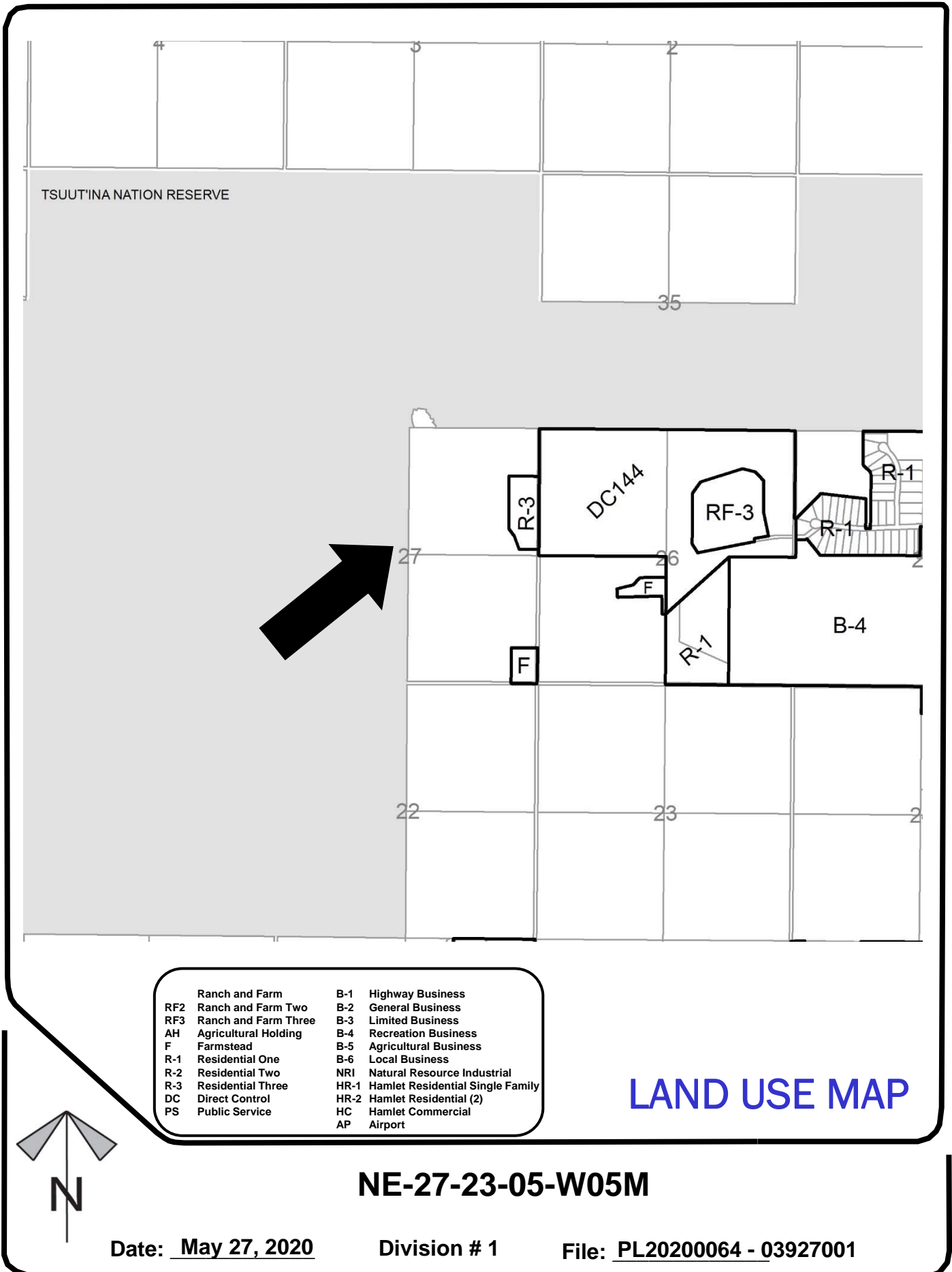


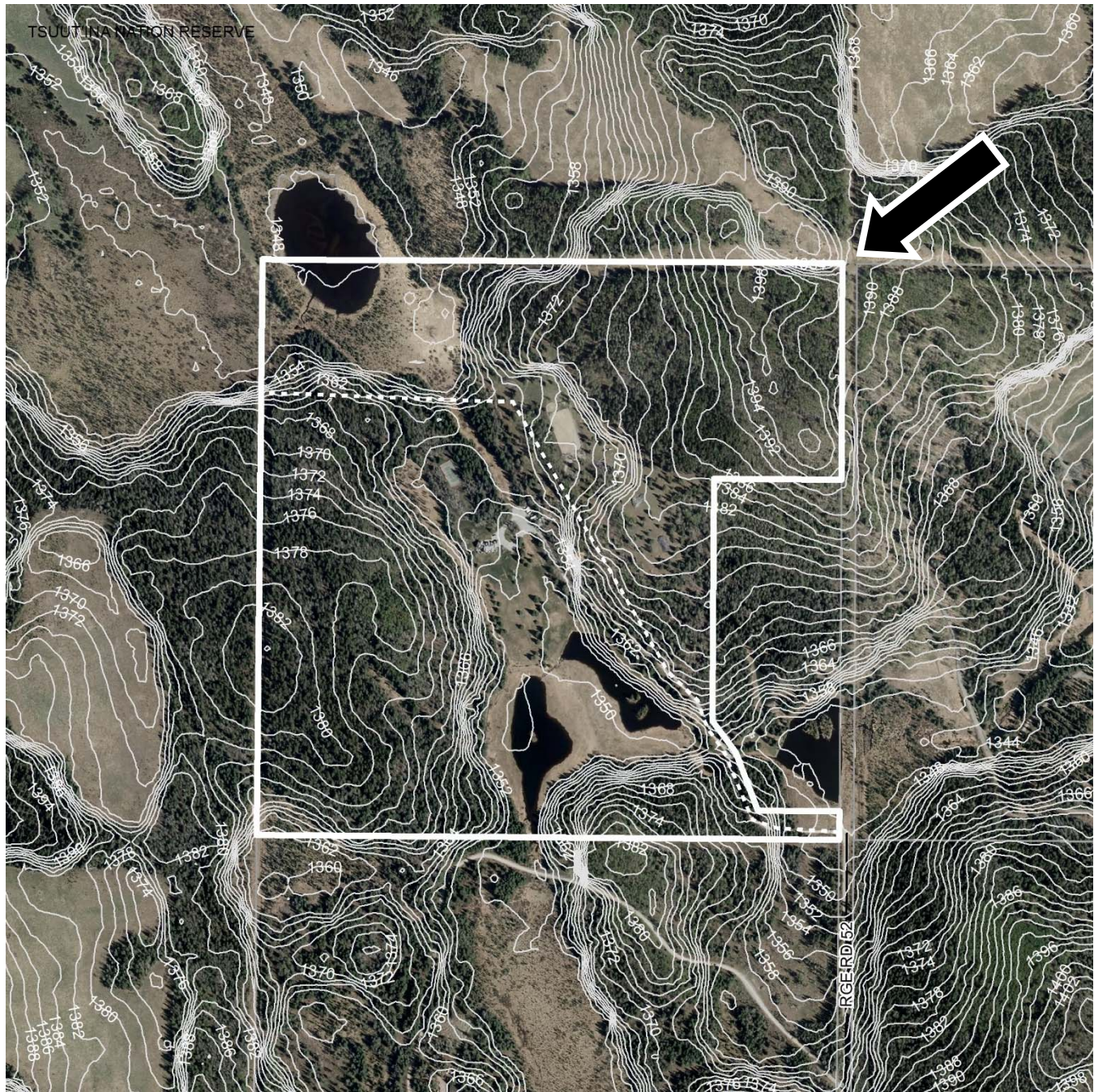
NE-27-23-05-W05M

Date: May 27, 2020

Division # 1

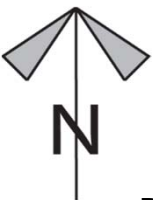
File: PL20200064 - 03927001





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TOPOGRAPHY
Contour Interval 2 M

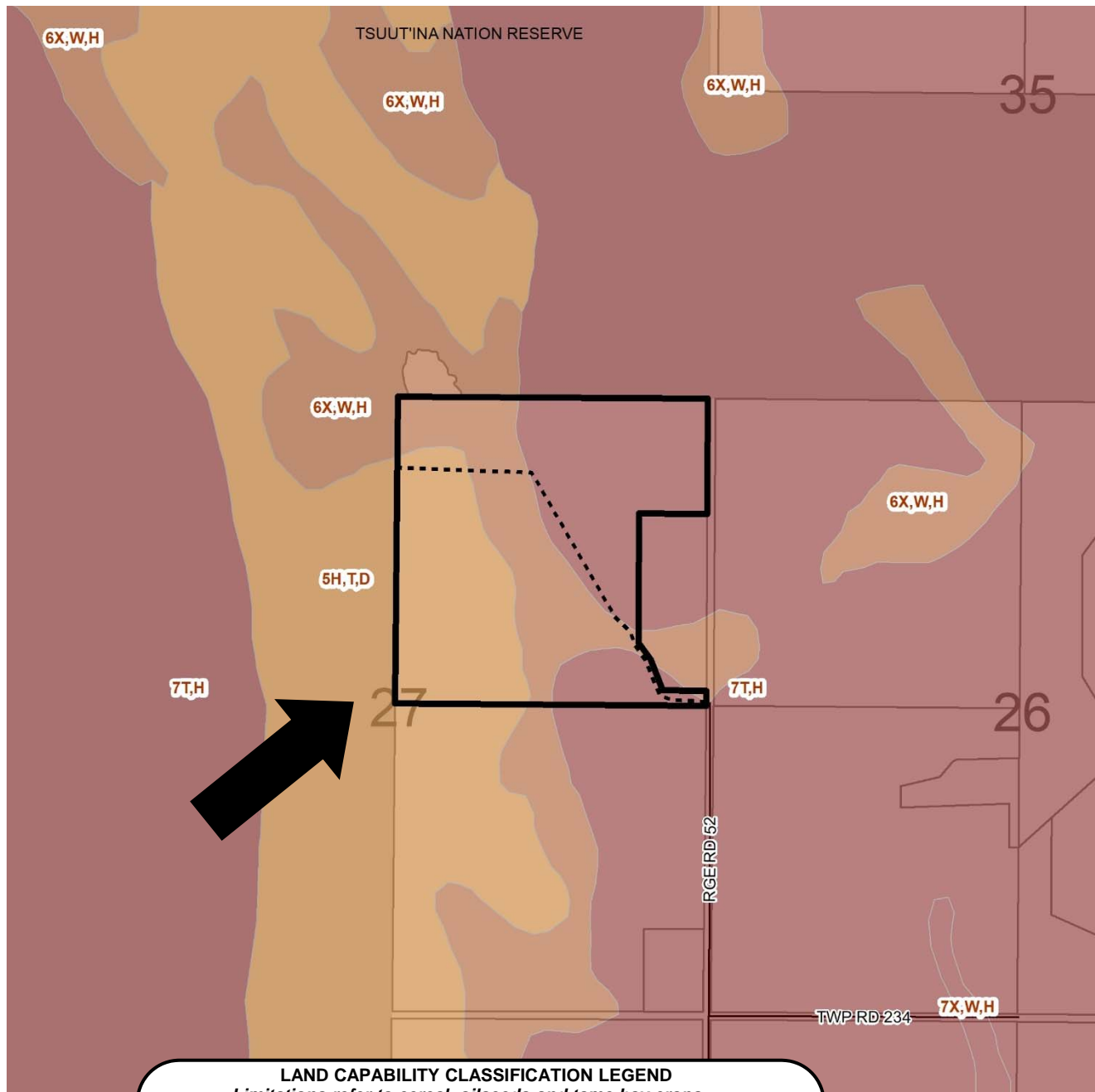


NE-27-23-05-W05M

Date: May 27, 2020

Division # 1

File: PL20200064 - 03927001



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

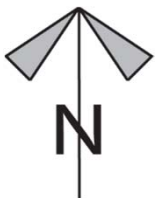
CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
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- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
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- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP

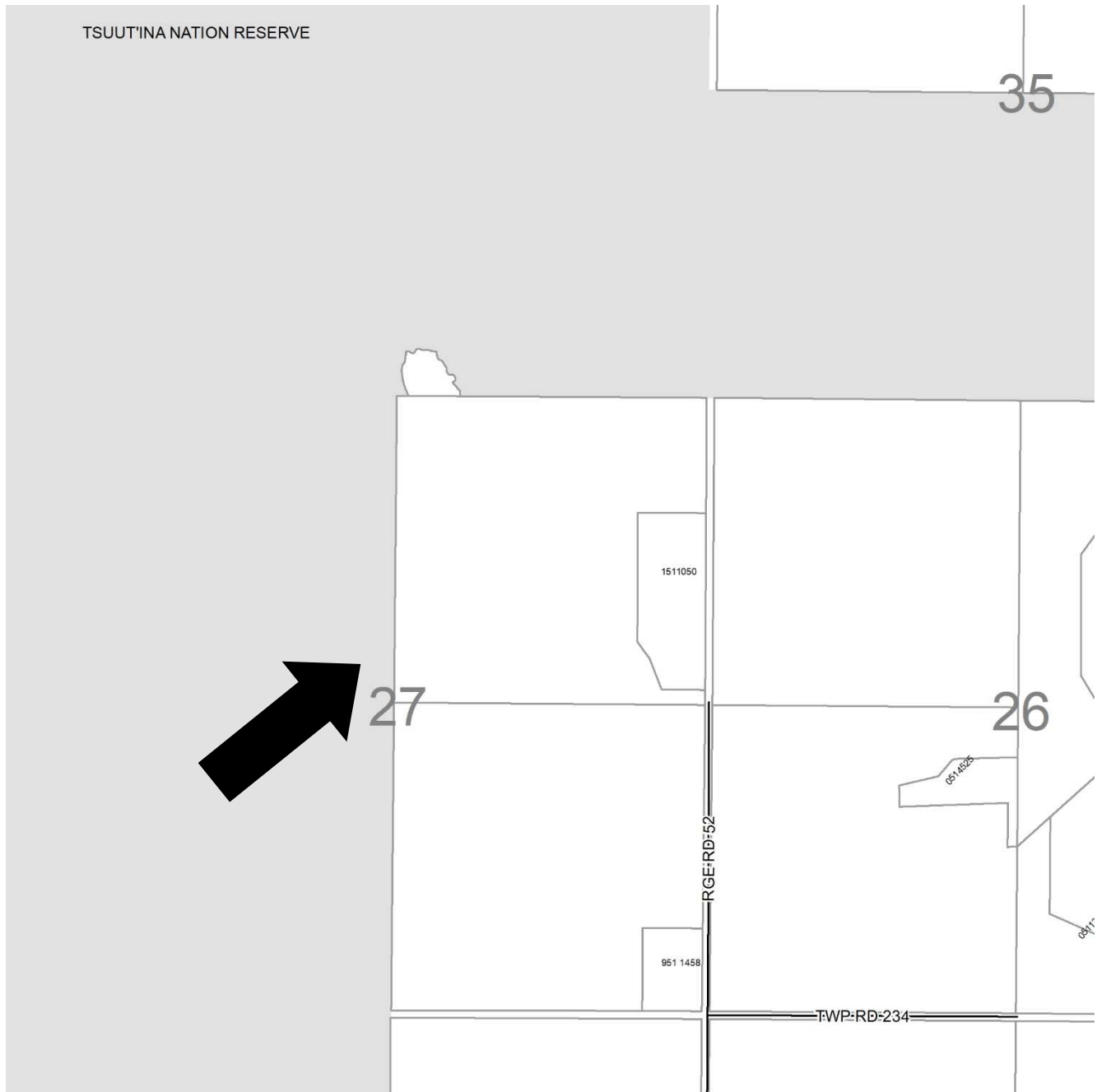


NE-27-23-05-W05M

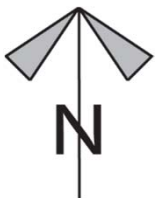
Date: May 27, 2020

Division # 1

File: PL20200064 - 03927001

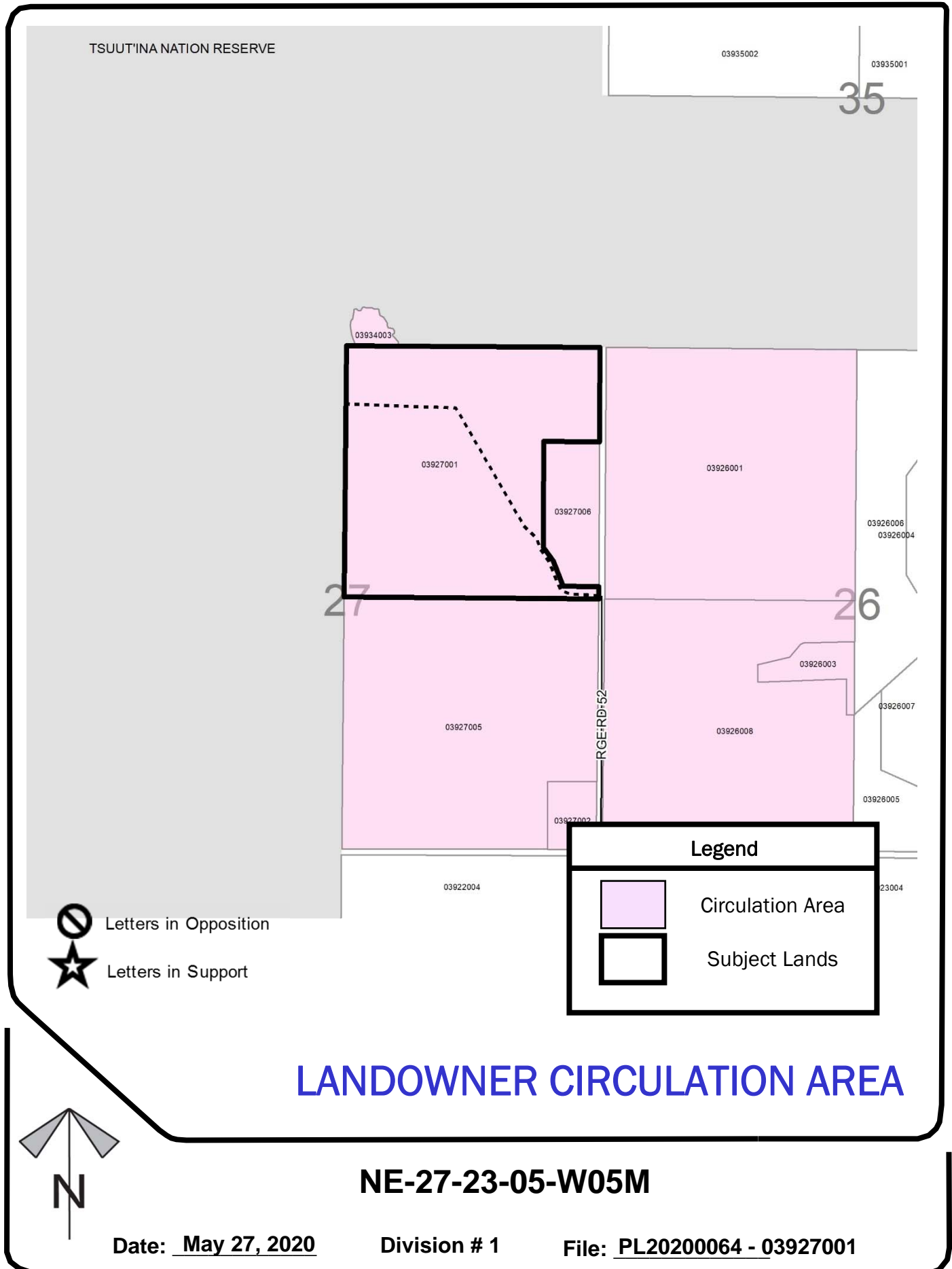
**Legend – Plan numbers**

- 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**NE-27-23-05-W05M**Date: May 27, 2020

Division # 1

File: PL20200064 - 03927001



Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Explore Offering Payment of Property Taxes through Credit Cards	Administration was directed at the April 28, 2020 Council meeting to explore offering payments through credit card for property taxes and to bring a report back to Council. Administration was further directed at the June 9, 2020 Council meeting to bring an update back to Council by the end of October, 2020.	28-Apr-20	27-Oct-20	Financial Services
All	Active	Specialized Municipality Status	Administration was directed at the March 26, 2019 Council meeting to proceed with an analysis of the benefits of specialized municipality status. Administration was directed at the December 19, 2019 Council meeting to begin the formal application process to change the status of Rocky View County from Municipal District to Specialized Municipality in accordance with the <i>Municipal Government Act</i> .	10-Dec-19	6/23/2020 7/14/2020	Intergovernmental Affairs
All	Active	Electoral Boundaries and Governance Review	Administration was directed at the November 22, 2016 Council meeting to prepare a terms of reference for an electoral boundary review. Administration was further directed at the November 22, 2016 Council meeting to develop an electoral boundary review policy. Administration was further directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review. Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation. Council approved the project terms of reference at the January 28, 2020 Council meeting.	26-Nov-19	31-Jul-20	Municipal Clerk's Office
	Active	Potential Joint Assessment Review Board	Administration was directed at the February 11, 2020 Council meeting to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities.	11-Feb-20	23-Jun-20	Municipal Clerk's Office
All	Active	Report/Options on a Potential Third Council Meeting	Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month.	10-Mar-20	23-Jun-20	Municipal Clerk's Office
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Summer 2020	Municipal Enforcement

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Fall 2020	Operational Services
5	Active	Creation of Authorized Truck Routes/Truck Haul Agreements	Administration was directed at the November 26, 2019 Council meeting to assess the feasibility of authorized truck haul routes or agreements for Burma Road, Weedon Trail, and Horse Creek Road.	26-Nov-19	23-Jun-20	Operations Division
All	Active	Transportation Offsite Levy Bylaw Report on Special Levy Areas	Administration was directed at the June 9, 2020 Council meeting to bring a report back by the end of October, 2020 regarding "12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use."	9-Jun-20	27-Oct-20	Operations Division
4 and 5	Active	Joint Highway 1 Corridor Area Structure Plan	Administration was directed at the December 10, 2019 Council meeting to prepare terms of reference for a proposed Area Structure Plan along Highway 1, and to return to Council within three months. This item was tabled until the May 12, 2020 Council meeting at the March 10, 2020 Council meeting. This item was further tabled until the end of September, 2020 at the May 26, 2020 Council meeting.	10-Dec-19	22-Sep-20	Planning and Development Services
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	Fall 2020	Planning and Development Services
All	Active	Springbank Area Structure Plan	Council tabled this item at the April 28, 2020 Council meeting and directed Administration to hold an additional workshop to determine whether the proposed ASP could be better served through two or more separate ASPs.	28-Apr-20	28-Jun-20	Planning and Development Services
All	Active	Conrich Area Structure Plan Amendments	Council tabled this item at the April 28, 2020 Council meeting so that Administration can look into buffer areas on TWP Rd 250 and 284.	28-Apr-20	28-Jul-20	Planning and Development Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	Summer 2020	Planning and Development Services
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	Summer 2020	Planning and Development Services
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	Summer 2020	Planning and Development Services
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting. The proposed resolution was tabled until the May 26, 2020 Council meeting at the May 12, 2020 Council meeting. The proposed resolution was referred to Administration to hold a workshop with Council by the end of September, 2020.	28-Apr-20	30-Sep-20	TBD
All	Hold	Improved Protection of Agricultural Lands	Administration was directed at the July 25, 2017 Council meeting to review current soil importation practices and develop a more comprehensive development permit process, and bring recommendations back to Council.	25-Jul-17	Summer 2020	Planning and Development Services
All	Hold	Beekeeping in Rocky View County	Administration was directed at the December 5, 2017 PPC meeting to bring back a report to Council regarding beekeeping in the County and potential amendments to the Land Use Bylaw.	5-Dec-17	Summer 2020	Planning and Development Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Hold	Recreation and Parks Foundation	<p>Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County.</p> <p>Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.</p>	24-Sep-19	Spring 2021	Recreation, Parks and Community Support
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	<p>Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands.</p> <p>At the June 9, 2020 Council meeting, Council declined a letter of intent received.</p>	25-Feb-20	Ongoing	Legal and Land Administration
All	Ongoing	Sale of the Chestermere Regional Recreation Center	<p>Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility.</p> <p>Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration.</p> <p>At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.</p>	28-Jan-20	Ongoing	Legal and Land Administration

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
1	Ongoing	Garden of Peace Chapel Lease	Administration was directed at the February 25, 2020 Council meeting to negotiate a 5-year lease for the Garden of Peace Chapel and related lands.	25-Feb-20	Ongoing	Legal and Land Administration
All	Ongoing	Sale of the Indus Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Indus Gravel Pit Lands.	25-Feb-20	Ongoing	Legal and Land Administration