

PLANNING POLICY

TO: Council
DATE: May 11, 2021 **DIVISION:** 2
TIME: Morning Appointment
FILE: 1013-220 **APPLICATION:** N/A
SUBJECT: Adoption of proposed Bylaw C-8111-2020 (Elbow View Area Structure Plan)

POLICY DIRECTION:

Direction for preparation of this Area Structure Plan (ASP) came from the Terms of Reference adopted by Council on February 11, 2020; the ASP has been prepared in accordance with that Terms of Reference and with Section 633 (1) of the *Municipal Government Act* (MGA). The Plan was assessed against the Interim Growth Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, and the County Plan.

EXECUTIVE SUMMARY:

The draft Elbow View Area Structure Plan (the Plan) is being proposed to guide future redesignation, subdivision, and development proposals within the Plan area.

Council gave first reading to Bylaw C-8111-2020 on December 22, 2020. The Elbow View ASP (the ASP) has been prepared by a landowner's group following Council's direction in early 2020. The ASP presents a new compact community along the Highway 8 Corridor, approximately 6.45 kms from the western boundary of the city of Calgary. The ASP provides a mixture of residential, commercial, and employment uses, as well as community and recreation services that will serve not only the new residents in the ASP area, but also provide services and amenities for the surrounding communities.

In support of the ASP process, the proponent prepared four technical studies to comprehensively examine transportation, stormwater, environment considerations, water, and wastewater feasibility, strategies and infrastructure requirements for the area. The technical policies of the Plan provide guidance for technical and infrastructure requirements as local plans, redesignations, and subdivisions are prepared.

The Plan was assessed against the Interim Growth Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, and the County Plan. Overall, Administration finds that direction for growth in this area is provided within the County Plan and the draft Municipal Development Plan (MDP), which is not yet adopted. Therefore, Administration recommends the Plan be tabled until adoption of MDP has occurred.

ADMINISTRATION RECOMMENDATION:

- Administration recommends approval in accordance with Option #1.

Administration Resources

Jessica Anderson, Planning Policy

BACKGROUND:

The Elbow View ASP (the ASP) has been prepared by a landowner's group following Council's direction in early 2020. The ASP represents a new compact community along the Highway 8 Corridor; creating a contiguous planned area from the western boundary of the city of Calgary. The ASP provides a mixture of residential, commercial, and employment uses, as well as community and recreation services that will serve not only the new residents in the ASP area, but also provide services and amenities for the surrounding communities that are presently lacking.

Several of the key points outlined in the Terms of Reference were:

- Analyzing existing development within and adjacent to the Plan area to discover development opportunities and constraints;
- To outline appropriate and compatible land uses and density of future development;
- Preparation of a Land Use Strategy and possible sequencing of development;
- Completion of high level technical reviews to support the land use strategy and identify requirements for subsequent planning phases, specifically transportation, servicing and environmental desktop review.

The proposed Elbow View ASP aims to address each of these key points and provide appropriate policy to address them. If approved, the Elbow View ASP would provide policy guidance for the preparation of *local plans* (conceptual schemes and master site development plans) and subsequent applications for redesignation, subdivision, and development within the Plan area.

PLAN PREPARATION:

The Plan was prepared through a collaborative planning process that began early in 2020 and resulted in a draft Plan in fall 2020. Landowners within the study area, stakeholders, Tsuu'ina Nation, and agencies such as Alberta Transportation were involved throughout the Plan's development to provide feedback and input into the plan vision, goals, and policies.

A critical component of plan preparation included the development of supporting technical studies to examine available servicing capacity, transportation requirements, and stormwater infrastructure. These studies were also made available for review and comment by landowners, residents, and stakeholders as part of the process.

PUBLIC ENGAGEMENT:

The proponent undertook public engagement over two phases; the focus of each phase is identified below:

- Phase 1: May 25 to June 8, 2020

Surveys were advertised via roadside signage, targeted Facebook advertisements, and through the County mailing lists. Additionally, over 30 local area landowners and stakeholder groups were informed through direct email correspondence and phone calls. The purpose of the Phase 1 engagement was to provide a forum for public feedback on the draft goals and vision, demonstrate how the draft concept evolved, and garner responses to the draft land use concept.

- Phase 2: late October and throughout November, 2020

Phase 2 engagement focused on a review of a draft of the Elbow View ASP policies, mapping and directions. The online surveys garnered significant attention, with over 500 respondents, and a number of County residents also reaching out directly to the Project Team via e-mail and phone call. The participants varied in their geographic location, with the highest proportion

self-identifying as living in or owning land within the Elbow View ASP Boundary (over 50%), or living in an adjacent community (over 20%).

Finally, between November 2020 and May 2021, the final draft of the Plan and supporting technical studies were presented to the public. The final draft of the Plan was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the ASP to Council allowing public comment on the document.

PLAN CONTENT:

The proposed Elbow View ASP proposes a variety of residential, mixed use and commercial areas that are integrated into the natural landscape, flexible enough to respond to the evolving needs of future residents, and efficiently and actively connected to the surrounding landscapes and communities.

Land Use Strategy

The Plan covers an area of approximately 2,200 acres (890 hectares) and proposes a range of residential, commercial and mixed-use forms of development. The Plan proposes appropriate interface and transitional policies to mitigate potential land use conflicts between different land use types. High quality design considerations, as well as appropriate gateway provisions, have also been incorporated into the policies of the Plan.

Residential

Approximately 567 hectares (1,400 acres) of land is proposed for residential development. The development is intended to result in a number of well-balanced neighbourhoods, with a variety of housing types and sizes, to accommodate residents in various stages of life. Residential development will be mainly single family homes. However, the ASP supports the opportunity to consider other housing types and densities that are carefully planned and in keeping with the character of the Elbow View area. Lower density development will provide appropriate transitions from neighbouring communities on the periphery of Elbow View, with increasing densities promoted generally towards the interior of the Plan area. Residential development will be designed to provide significant parks and open spaces, and pathway and trail networks, to actively connect the entire Plan area through a linked green system. Some smaller concentrations of density and small format retail opportunities are promoted to support everyday life. Additional community supportive amenities uses will also be found in the residential area, including schools, recreation facilities, libraries, and health services, among others. The residential portion will support a population of 10,000 to 18,000 upon build-out, with a gross density of 2-4 units per acre.

Core

Approximately 20 hectares (50 acres) of land is proposed for the Core areas which will provide opportunities for gathering spaces and built environments, such as small town main streets, and new Village Centres that overlook the Elbow River and the interconnected internal open space network. The Core areas will act as the social and commercial hubs of the Elbow View community, with a focus on smaller retail and commercial opportunities. Higher density housing options, including duplex/semi, row houses, multiple units/apartments, seniors housing and mixed use developments will provide for a connected and active town centre that is supported by local retail and employment opportunities.

Commercial

Approximately 20 hectares (50 acres) of land is proposed for commercial development to provide the transition between Highway 8 and the Elbow View community. The primary focus is to provide larger commercial and employment opportunities that will support local and regional residents; however the Commercial area will also provide appropriate housing opportunities and will act as the main community entranceway. The Commercial area will provide safe and efficient roadway and active

transportation network transitions and connections from Highway 8, through the Commercial area, and into adjacent land use areas. A primary function of the Commercial area is to provide a practical transition from the Highway into the Core and Residential areas of the Plan.

Natural Environment / Parks and Open Space

Approximately 214 hectares (530 acres) is set aside for natural areas, parks and open spaces. The natural environment represents land with the most sensitive and naturally existing ecological conditions, such as the floodway of the Elbow River, steep the slopes of the Elbow River Valley, and crown claimed lands. These lands will remain undeveloped in a naturalized state and may accommodate pathways and passive recreation opportunities. Parks and open spaces represent land that play an important ecological function, but are not considered part of the most environmentally sensitive land within the ASP area. These areas can accommodate paths, trails, parks and supportive recreation infrastructure, in addition to playing a key role in the management of surface water for the community through utility lots integrated with the open space areas.

Technical Support

Four technical studies were prepared to support the ASP:

- Water and Wastewater Servicing Options Study;
- Desktop Environmental and Historical Baseline Assessment;
- Stormwater Servicing Options Study; and,
- Transportation Servicing Options Study.

The studies identify future infrastructure needs and required upgrades to support the proposed land uses based on preliminary assumptions. As local plans are prepared by development proponents, detailed technical studies would be required to align with and solidify the above master studies. The studies were prepared for the entire study area to ensure comprehensive consideration of infrastructure, particularly for transportation and stormwater. The technical policies of the ASP have been aligned to facilitate comprehensive implementation.

For the Elbow View ASP, the envisioned development of the area is technically feasible. The transportation, servicing, and stormwater policies have been written to ensure the appropriate technical design and implementation of infrastructure as development proceeds. Required infrastructure and servicing acquisition, construction, and upgrades would be the responsibility of the development proponent, who would also be required to pay all applicable County infrastructure levies. A general description of proposed infrastructure for the Plan area is provided below.

Transportation

The future transportation network for the Plan area is depicted on Map 11: Transportation Strategy of the ASP. The map and associated policies identify the ultimate road configuration to support full build, as well as the timing of future road upgrades and connectivity with Highway 8. As part of a *local plan* submission, a transportation impact assessment would be required to determine potential off-site road improvements required to facilitate the proposed development.

Given the Plan area's proximity to the provincial highway network, connectivity to the provincial highway system is an important component of the transportation policies. Future interchanges are identified at Range Roads 32, 33 and 34. The future development of these interchanges would be determined in collaboration with Alberta Transportation. All *local plan* submissions would be required to accommodate any proposed changes to the provincial highway network.

Stormwater

Stormwater servicing will be provided by dual drainage, consisting of a minor and major system. The minor system will be located underground or as ditches and the major system will be overland.

Conceptual stormwater servicing for the Elbow View ASP is shown in Map 13. Stormwater infrastructure will consist of linear and pond storage facilities to meet stormwater quantity and quality requirements. The conceptual stormwater assessment was based on information from surrounding master drainage plans. At the local plan stage, a stormwater master drainage plan will be developed to provide recommendations on release rates, volume control targets, and water quality measures for the ASP area, as directed by the Plan's policies. Exact alignment and extents of the stormwater servicing system will be determined at subdivision, based on further detail provided by local plans with the sub-catchment Master Drainage Plan.

The Elbow View area is made up of several storm water catchment areas flowing north towards the Elbow River. The Elbow River is an important water course that supports many uses. The protection of this important natural resource is imperative for the sustainable growth and development of not only of the County, but all downstream municipalities.

The Plan's stormwater policies direct the development of stormwater management systems for the entire Plan area, to ensure stormwater management would be undertaken in a comprehensive method that avoids the use of individual lot stormwater ponds. Low Impact Development and re-use of stormwater at the local plan level is also encouraged.

Utility Servicing

In support of the Elbow view ASP, a technical assessment of water and wastewater servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The "Water and Wastewater Servicing Options Study" evaluated multiple servicing solutions and determined that there are cost effective and sustainable options available.

Potable water servicing will be provided by on-site treatment and distribution, with raw water sourced from the Elbow River. A raw water intake will run from the Elbow River to raw water storage facilities, for routing to a water treatment plant, providing bulk water storage and distribution throughout the Elbow View area. The treatment plant will also allow for modular upgrades based on growth within the plan area. Conceptual water servicing for the Elbow View ASP is illustrated on Map 12.

The following three wastewater servicing options are viable for the Elbow View ASP. Each of these would facilitate a piped service to the entire Plan area.

- Option 1: onsite collection with onsite treatment, returning to the Elbow River;
- Option 2: onsite collection with offsite routing for treatment via the Harmony facility, and treated effluent returning to the Elbow River in the County; and
- Option 3: onsite collection with offsite routing for treatment via the Bonneybrook facility, returning to the Bow River in The City of Calgary.

Determination of the preferred option will be achieved through additional consultation between the County, applicants, and The City of Calgary. The preferred option will be established in the initial local plan and through agreements with all relevant parties. Map 12 describes the general options for wastewater servicing, however exact alignment and extents of the wastewater servicing system will be determined at subdivision, based on further detail provided under local plans with a Sanitary Servicing Study.

The proposed strategy demonstrates that cost effective servicing opportunities do exist in the Plan area to support the proposed land uses, and can be further explored by development proponents at subsequent development stages. The final utility system would be determined as part of the local plan preparation and would be funded by development proponents.

Plan Implementation

The proposed Plan contains a number of policies to assist with implementation of the Plan as development proposals are received. Plan implementation policies primarily include direction for evaluating applications, phasing, continuing collaboration with the City of Calgary, and clear expectations of developers for infrastructure costs and funding requirements. Policies 26.13 and 26.15 of the proposed Plan clearly outline that the responsibility for front-end costs of transportation or utility service upgrades, both internal and external to a particular development, would be funded at the developers' cost.

Section 27 of the proposed Plan includes a number of policies to direct the on-going collaboration with the City of Calgary as development occurs.

POLICY DIRECTION AND SUPPORT:

The key policy direction for the Elbow View ASP is provided in the Interim Growth Plan, Intermunicipal Development Plan (IDP), and County Plan.

Calgary Metropolitan Region Board Interim Growth Plan (IGP)

The proposed Plan was evaluated in accordance with the Calgary Metropolitan Region Board's (CMRB's) Interim Growth Plan (IGP). The IGP provides guidance for the creation of new settlement areas and for the designation of employment areas in the Calgary Region. The IGP provides policy guidance to plan these types of developments through the preparation of statutory plans, such as an Area Structure Plan (ASP).

The Interim Growth Plan was prepared by the CMRB to guide land use, growth, and infrastructure planning on an interim basis, prior to the development and approval of the long-term Growth and Servicing Plan (expected March 2021). Any amendments to statutory plans prepared after January 1, 2018, must conform to the IGP. As the proposed Elbow View ASP is a statutory document, it was evaluated in accordance with the applicable policies of the IGP.

The IGP provides policies to guide planning and development based on the following development types:

- intensification and infill development in existing settlement areas;
- expansion of settlement areas;
- new freestanding settlement areas;
- country residential development; and
- employment areas.

The IGP requires statutory plans to be prepared for the above-listed development types, which is consistent with the direction of the County Plan.

Section 3.4 of the IGP, provides criteria for *New Freestanding Settlement Areas*, including an efficient use of land, providing a mix of uses, community nodes, and to make efficient and cost-effective use of existing and planned infrastructure, community services and facilities. New areas with 500 or greater dwelling units shall also consider employment uses, future transit connections, a range of housing forms, and protection of environmentally sensitive areas.

The proposed Elbow View ASP is consistent with these policies because it achieves an efficient use of land through mixed forms of development, includes community nodes and servicing efficiencies.

The proposed Elbow View ASP also includes *Employment Areas* consistent with the IGP. The IGP states the importance of planning for employment and job growth and provides guidance for creation of employment areas, which includes:

- planning employment areas through statutory plans (IGP Section 3.4);

- planning in a manner that is efficient and cost-effective, using existing and planned infrastructure and services (IGP Policy 3.4.5.1).

The identified employment areas in the Elbow View ASP are consistent with the IGP as they encourage business development, but still require certain criteria to be met to ensure efficient and cost-effective use of services.

The IGP provides policy direction on Intermunicipal collaboration in Section 3.2.2. Collaboration processes undertaken with the City of Calgary are detailed in Section 5 of the Plan. In particular, Administration has executed a structured engagement process, which included notification and circulation of materials as the Plan was developed, meetings, and data sharing. Administration provided all technical studies for review and comment, and the proponent revised both the draft Plan and technical studies to respond to comments received during circulation. The intermunicipal aspect of the project and resulting Plan are consistent with the goals of the IGP to ensure coordination to collaborate on matters of regional significance.

The IGP includes key Region-Wide Policies on collaboration (3.2.2), and sourcewater protection (3.2.3) to be considered for new ASP's. The proposed ASP has addressed these matters through specific policies.

The proposal is consistent with the Mobility Corridors policies in Section 3.5; the proposal sufficiently demonstrates that the proposed land use, built form, and density optimizes the proximity and adjacency to regionally significant mobility corridors. The proposal also provides mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors.

It is Administration's assessment that the proposed land use strategy aligns with the IGP direction for the *New Freestanding Settlement Area* and *Employment Area development types*. Administration's assessment concludes that the proposed Elbow View ASP would fulfill the policy requirements of the IGP.

Rocky View County / City of Calgary Intermunicipal Development Plan

Further policy guidance for the development of the proposed ASP is also contained within the IDP. Map 4 of the IDP identifies the Highway 8 Corridor as a Rocky View County Growth Corridor with a residential designation. In addition to Map 4, Policy 8.1.2 of the IDP directs that Rocky View County Growth Corridors be developed in accordance with the Rocky View County Growth Management Strategy and other County statutory plans.

Provided with policy support from the IDP and the historic Growth Management Strategy, the County has prepared updates to the Municipal Development Plan (MDP) to formally recognize the Highway 8 Corridor, and specifically the Elbow View ASP, as an area for planned growth. With this guidance in-place, Council directed the landowners' group to prepare the Elbow View ASP.

The proposed Plan is consistent with the IDP and seeks to maintain a collaborative approach to matters of mutual interest through actions of the Plan, local plan requirements, future amendments to the Plan, and related policy work on specific matters such as source water protection.

Despite fulsome engagement and collaboration with The City during development of the Plan, The City does not support the Plan at this time. Details of the extended collaboration efforts are detailed in Section 5 of the Elbow View ASP, and the most recent feedback received from The City is included in Attachment 'D'. Administration and the proponent has sought to incorporate The City's feedback into the development of the Plan where comments were material to intermunicipal matters and necessary to ensure compliance to the guiding statutory framework; Administration considers that the resulting policy additions and amendments ensure that specified concerns are appropriately mitigated.

County Plan

The County Plan identifies areas for residential growth on Map 1 (Managing Growth). The proposed Elbow View ASP is not located within an identified Hamlet Growth Area; however, Policy 5.4 of the County Plan provides criteria for new hamlet developments. The specific considerations include consistency with the County's residential population goals, location within an existing settlement pattern, community input, meeting the goals of the County Plan and market demand. Further, Policy 5.5 provides considerations for hamlet size such as population goals, community input, local commercial service requirements infrastructure capacity and the retention of rural character.

The proposed Elbow View ASP is consistent with the criteria for new Hamlet development because it focuses residential growth adjacent to an existing settlement pattern, was developed with community input, meets the financial, environmental and community infrastructure goals of the County Plan, and the proponent as identified a market demand. Consideration was given to the ultimate size of the Hamlet and although the upper population limit is identified as 10,000 (the proposed ASP provides for up to 18,000) the Plan indicates that community input, commercial needs and infrastructure capacity are also important considerations. In this case, the proposed commercial areas will contribute to the County's fiscal goals and the proposed infrastructure improvements for servicing, stormwater, and transportation warrant a hamlet of this size.

Further, in February 2021 a new MDP was prepared and Council granted second reading of the Bylaw. The proposed MDP has been referred to the Calgary Metropolitan Region Board for review and approval. Figure 2 of the draft MDP identifies the Elbow View ASP area (including the adjacent Highway 8 corridor communities) as a Hamlet Growth Area. The Draft MDP prioritizes Hamlet Growth Areas for infrastructure upgrades to enable sustainable growth and redevelopment, and identifies that these areas will support residential, commercial and employment uses, as well as community amenities. Figure 3 of the draft MDP further identifies Elbow View and the adjacent communities as a Future Planning Area, which are areas where new growth is supported, where a mixture of land uses should be provided, and where an ASP is required to facilitate development. The concept proposed for the Elbow View ASP is consistent with the proposed MDP and fulfills the direction to develop a Hamlet in this location.

Therefore, Administration considers that the direction provided within the existing County Plan for new Hamlet areas is sufficient to recommend approval. However, if Council wishes to await formal adoption of the MDP, to ensure the policy framework supporting the Plan is more clearly established, Option 2 is also presented.

CHANGES SINCE FIRST READING:

- Minor text amendments to address typos and improve clarity and interpretation throughout the document;
- Additional policies to detail further studies required at the local plan stage;
- Additional policies to address intermunicipal cooperation requirements at the local plan stage;
- Policy and mapping amendments to address feedback received through public consultation and agency circulation; and,
- Minor wording amendments to improve clarity and alignment with the Interim Growth Plan throughout the Plan.

All changes are detailed in Schedule 'A' of the Bylaw (see Attachment 'A').

PUBLIC SUBMISSIONS:

Public Hearing notices for the draft Elbow View ASP were sent to 344 properties within, and adjacent to, the proposed Plan area. One hundred thirteen (113) letters were received in response, 11 in opposition and 102 in support and can be viewed in Attachment 'C'.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8111-2020 be amended in accordance with Attachment 'A'.
- Motion #2 THAT Bylaw C-8111-2020 be amended to insert the required CMRB maps into Appendix C and that any minor spelling, grammar, mapping or formatting amendments, to satisfy CMRB referral criteria, be completed.
- Motion #3 THAT Bylaw C-8111-2020 be given a second reading, as amended.
- Motion #4 THAT Bylaw C-8111-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.
- Option #2: Motion #1 THAT Bylaw C-8111-2020 be tabled pending adoption of the draft new Municipal Development Plan.
- Option #3: THAT Bylaw C-8111-2020 be refused.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/sl

ATTACHMENTS

- ATTACHMENT 'A': Bylaw C-8111-2020 and Schedule "A": Elbow View Area Structure Plan Redline
ATTACHMENT 'B': City of Calgary Comments January 20, 2021
ATTACHMENT 'C': Public Submissions

May 11, 2021 Council Meeting Staff Report Correction

Item E-2 – Adoption of the Elbow View Area Structure Plan Public Hearing for Proposed Bylaw C-8111-2020

Please note the following update to the staff report for item E-2 on the May 11, 2021 Council meeting agenda. The update is to the last paragraph of the executive summary found on page 62 of 566 of the agenda package or page 1 of the staff report. This was a typographical error made by Administration. The last paragraph should read as follows:

*The Plan was assessed against the Interim Growth Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, and the County Plan. Overall, Administration finds that direction for growth in this area is provided within the County Plan and the draft Municipal Development Plan (MDP), which is not yet adopted. Therefore, Administration recommends the Plan be ~~tabled until adoption of MDP has occurred~~ **approved in accordance with Option #1.***



January 20, 2021

City File: RC20-20

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

SUBJECT: Elbow View Area Structure Plan Circulation - December 2020

Dear Mr. Kazmierczak,

The City would like to thank Rocky View County Administration for circulating the draft Elbow View Area Structure Plan (the ASP). City of Calgary Administration has undertaken a review of the draft plans in consideration of Rocky View County/City of Calgary Intermunicipal Development Plan ("IDP") and the Calgary Metropolitan Region Board Interim Growth Plan ("IGP").

At this time, The City of Calgary does not support the Elbow View Area Structure Plan and the due to the potential significant transportation, servicing, and stormwater impacts that could cause detriment to The City of Calgary.

The City of Calgary requests that the ASP not be considered for approval until such time that the impacts to Calgary associated with the full build out of the plan are addressed. The City is requesting that administrative meetings to collaborate further on this work occur prior to 2nd reading and that The County and City utilize the provisions outlined within IDP section 15.3 Resolution of Intermunicipal Matters. The City anticipates that with further intermunicipal collaborations and further studies identifying impacts and cost sharing, The City's concerns can be addressed. The City of Calgary has also provided additional comments in the attachment to this letter.

Thank you for the opportunity to review and comment on the Elbow View ASP. At this time, The City does not support the proposed plan and requests further collaboration between the municipalities occur to address The City's concerns. Please feel free to contact me at the number below if you have any questions or concerns regarding this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Atkinson".

Matthew Atkinson

Planning and Policy Strategist | Strategic Initiatives
Calgary Growth Strategies
The City of Calgary



ATTACHMENT: ADDITIONAL COMMENTS

Elbow View Area Structure Plan Additional Comments

Summary

The draft ASP envisions approximately 10,000 to 18,000 population within the plan area; a substantial population that will require recreational, institutional and transportation services. The cumulative effects of full build out of the ASP and its unintended consequences on Calgary's infrastructure, services and amenities has not been sufficiently explored or addressed throughout the plan and supporting technical studies. As drafted, the ASP will have detriment to the City of Calgary's infrastructure. The Interim Growth Plan outlines that impacts to regionally significant infrastructure must be identified and mitigated through the plans, the plan has not sufficiently addressed this. Also, the Interim Growth Plan outlines that municipalities must provide policies on the protection of source water quality, water conservation, storm water management and efficient use of infrastructure.

The draft plan does not align with the existing County Municipal Development Plan. The draft plan should not be considered until the Municipal Development Plan has been amended to recognize the Elbow View ASP as a growth area. The Municipal Government Act (MGA) Section 633(3) (b), outlines an area structure plan must be consistent with any municipal development plan.

Water

The City has the following general concerns related to water below:

- 1) The City would suggest the ASP is premature without having secured a water license for the development prior to approval.
- 2) The City has concerns around source water impacts due to land conversion to more intensive use. It is not clear how The County has addressed source water protection in the ASP as there is no directing policy.
- 3) The City would suggest The County complete a Cumulative Effects Assessment of residual and cumulative effects of all The County's development and land use at full build out to be included in the ASP and as an implementation action to ensure that the development will not negatively impact The City's source water quality. Particularly if the development is discharging wastewater from private wastewater treatment facility.

Servicing:

The County has proposed three sanitary system options in the circulation package. It is The City's opinion that option 2 is likely the most preferred, however, The City would await further direction from The County on how they plan to proceed.

- 4) Option 2 involves tying into an existing HAWSCo facility upstream. This is an existing system in The County which would not involve modification to the existing Master



Servicing Agreement between The County and The City. Responsibility of treatment would remain The County's through an already approved system.

- 5) The County should indicate what water licenses will be used to support the proposed densities. Without this information and the assurance that there is a water supply, we are unsure how The County could approve the ASP. It is our opinion that this is the responsibility of the municipality as the development authority.
- 6) There is the potential for wastewater to be discharged into the Elbow River upstream of The City of Calgary raw water supply. Generally, this is a concern for The City as it is increasing the risk of degraded water quality upstream of our raw water intakes. Policy should be added to the ASP to ensure consistent water quality is achieved, including how system failures would be mitigated if they were to occur.

Stormwater:

Servicing report

- 7) The report does not consider discharges from upstream areas which will need to be accommodated in the future. This is a relatively large gap that needs discussion.
- 8) Given the proposed water management concept does not achieve 45 mm per year runoff, additional LID controls such as permeable pavement, bioretention and underground storage should be considered.
- 9) LID absorbent landscaping is embedded within the 100 ha catchments. This requires the original catchment percentage impervious be re-calculated. It would be helpful for review if the report had the before and after LID impervious calculations summarized.
- 10) There appears to be a typo in section 4.3. The UARR is first stated as 1.71 l/s/ha. This changes later in the section to 1.17 l/s/ha. Please verify as the lower (incorrect) value was used to size the storm ponds.
- 11) Table B.2 – The report total irrigation demand in the first row (residential – 30% imp.) works out to 70,862 m³/year. This value may be too high and leads to a non-conservative design basis. Based on precedent of other studies.
- 12) Report should describe the hydrogeology and water table in the area to identify potentially adverse surface water / groundwater interactions eg. Inflows to storm ponds.
- 13) The report does not include a stream erosion assessment, which was recommended for this area by MPE ('16).
- 14) The report does not consider climate change but should.

Source Water and Environment:

Desktop Environmental and Historical Baseline Assessment:

- 15) While a desktop environmental assessment is a good start, the document provided falls short of addressing cumulative environmental impacts on the sensitive environment of the Elbow River and Lott Creek, particularly in the area of water quality. The City strongly recommends field verification of natural hydrology, riparian extents and buffers and water quality sampling to establish baselines. Analysis should inform mapping accompanied in the ASP. This work should be completed prior to The County considering the ASP.



- Pg 13 – The report downloads this requirement to later in the process by stating: *if development is proposed in the valley, additional hydrology, hydrogeological and biophysical work should be conducted to determine appropriate mitigation measures. Special care should be taken to reduce direct or indirect impacts to the alluvial aquifers.*
 - *Withdrawal from or outfall into the Elbow River, should include mitigation measures to protect water quantity and quality. At a minimum, they should include contingency if drought conditions require a reduction in withdrawal rate and outfall of stormwater or wastewater should meet stringent quality standards.*
 - *A detailed wetland assessment should be completed as per the AB Wetland Policy.*
 - *A detailed assessment of Lott Creek and the unnamed tributary should be completed to classify the areas of Crown-owned.... And non-Crown ownership...*
- 16) The City would suggest that the cumulative effects assessment on Pg 12 is incomplete and misleading as it states that most environmental impacts are unknown or insignificant. The City would request that a more rigorous environmental assessment is required as outlined above.

Source Water

The ASP considers lands within The City's source watershed. This area includes lands immediately adjacent to the Elbow River. Source water protection policy in the ASP and a strategy to mitigate negative source water impacts is required to ensure detriment to the City's source water (quantity and quality) does not occur. The ASP is currently silent on source water protection as a priority in the area. Policy direction could be taken from *The SSRP, Calgary Metropolitan Region Board Interim Growth Plan* or *City's Source Water Protection Plan*.

Given the size of the Plan area several of The *City of Calgary's Source Watershed Vulnerability Index* values appear. Generally, the closer lands are to rivers, streams and water bodies the more vulnerable / impactful development could be on source water.

Classifications include:

Very Low: Negligible potential for contaminants to be mobilized and transported downstream, or to enter connected aquifers.

Low: Contaminants could be mobilized and transported downstream during high precipitation events, with low potential for movement under most climatic conditions. Low likelihood of contaminants reaching connected acquirers.

Moderate: Contaminants could be mobilized and transported downstream during most runoff-producing precipitation and snowmelt events, but the time for runoff to reach a stream is long enough for mitigative measures to be implemented. Spills and other accidental releases could enter watercourses or connected aquifers if not contained.

High: Contaminants likely to be mobilized and transported downstream during most runoff producing precipitation or snowmelt events. The time for runoff to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours.



Very High: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the river is potentially very short, making response to an event difficult. Spills and other accidental releases would likely enter watercourses or connected acquirers if not contained immediately.

- 17) The City would suggest The County engage with City Administration on the *Source Water Protection Plan* and supporting Council Policy. The City recommends a joint meeting with TsuuT'ina, The City and The County to discuss cumulative environmental concerns with the ASP.

General Comments:

- 18) Amend all maps to include Elbow River and sub-watersheds.
- 19) Provincial / Calgary Metropolitan Region Board flood mapping should be included in the ASP with specific relevant provincial policies being mirrored.
- 20) Cumulative Effects Assessment of residual and cumulative effects of all The County's development and land use at full build out should be included in the ASP and as an implementation action; rather than defer responsibility to developers and Alberta Environment and Parks at a later state of development. The City suggests that it is The County's municipal responsibility to be accountable and monitor source water quality impacts to Calgary and other downstream users, as per the South Saskatchewan Regional Plan, Calgary Metropolitan Region Board Growth Plan, Alberta Environment and Parks and related Council Policies. The underlying goal of the cumulative effects' assessment is to maintain baseline water quality upstream of The City, not improve water quality.

Planning

- 1) The Elbow View ASP should not proceed for consideration until such time that the County Municipal Development Plan has been amended as there would be a conflict between the plans.
- 2) The City commends Rocky View County for proposing a phasing strategy within the ASP.
- 3) The Interim Growth Plan outlines that settlement areas shall be planned to provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where and when appropriate. The Plan does not sufficiently address this and outlines that recreational services should be considered at further stages of planning. The plan must be bolstered to address this gap. If the Plan does not address this, a detrimental impact could occur on City services.
- 4) Mapping of riparian areas has occurred for contributories, however, riparian areas associated with the Elbow River have not been mapped or contained within the ASP. This should be addressed in the ASP.



- 5) On page 17, The Elbow View ASP ~~promotes the vision shared by the City of Calgary and Rocky View County for this important growth corridor~~ while contributing integral community, recreational, and commercial amenities to the broader community.
- 6) The wording of this sentence could imply Calgary's endorsement of a shared vision. As this part is redundant to the first sentence in the overall section, it could be removed without losing key information.
- 7) Throughout the document - when referring to the corporation, "the city of Calgary" should be corrected to "The City of Calgary".
- 8) Include units of measure when discussing density in the text.

Transportation

The City has concerns with potential downstream mobility impacts on City and regional infrastructure.

- 1) The Elbow View Area Structure Plan Transportation Servicing Options Study (Rev 1) by EXP Services Inc, dated November 20, 2020 is not stamped by the Professional Engineer(s) and doesn't contain Permit to Practice, as per typical practice. Authentication for the document should be provided and study resubmitted for review
- 2) The study identifies trip generating potential of approximately 62,950 additional vehicle trips per day on full buildout. These trips would predominantly use Highway 8 near the Calgary Ring Road and is in close proximity to the City's mobility network. There are large potential downstream impacts on the City that should be identified and specifically mitigated through specific commitments to fund needed infrastructure.
- 3) The Interim Growth Plan outlines that impacts to regionally significant infrastructure must be identified and mitigated through the plans, the plan has not sufficiently addressed this
- 4) Provide documentation of support from Alberta Transportation for all upgrades, improvements to Highway 8. Will the developer and or County be constructing improvements identified in the study?
- 5) Provide specific documentation and methodology for trip distribution as 19% of traffic going to/from Calgary using 22 X doesn't align with typical expectations. These trips should be assigned to/from the east on Highway 8 with minimal heading to 22 X to get back to/from Calgary.
- 6) Provide daily volume plots for all time horizons with expected daily capacities for Highway 8 as a 2-lane highway and 4 lane highway, especially to east of ASP area. Are daily post development volumes on Highway 8 within Alberta Transportation expected AADT for the 2 lane and 4 lane highway?
- 7) Provide Synchro and Sidra outputs for all three intersection(s) analysis for all time horizons for AM/PM peaks, specifically identifying all movements, LOS and vehicle delays
- 8) How will the developer and or County incorporate public transit into the development? Will the County or developer be funding transit provision or linking to private regional transit identified in the CMRB's Interim Growth Plan?

Transit

- 1) The City recommends that a Global TIA be required for this ASP that considers all modes of transportation. This TIA should estimate the impact of all proposed



development on the regional transportation network, including the network within Calgary, to accurately capture transportation impacts to the entire network.

- a. If the global TIA identifies increased congestion on major transit routes as a result of Elbow View building out, the cost of required infrastructure shall be funded by the applicant.
- 2) Calgary Transit appreciates that the proposed development is heavily conducive to transit and future regional transit connections. Transit is identified as highly possible for the area; therefore, planning for transit now ensures transit service can be implemented when required with minimal retrofitting.
 - a. Suggest adding ASP policies which reflect considerations in the Transportation Servicing Options Study for how to serve the plan area with transit. For example, the Transportation Study mentions park'n ride locations, potential transit corridors, connections to Calgary Transit's MAX service, and options for the evolution of transit service. This information should be reflected in ASP policies and on the ASP maps. More explicit transit policies lead to improved access for residents and reduce vehicle traffic.
 - 3) Suggest mentioning which road types are appropriate for transit. Range roads, collector streets, and urban boulevards should be designed to be able to accommodate transit in the future.
 - a. "Local Road" policy sections should identify the transit infrastructure required on each road type.

Recreation

The ASP's Recreation and Community Plan Policies Section identifies that providing public and private space for recreation, culture, and community uses is a Plan objective. The policies, as they are written, defer recreation planning for this large area to future local plans. There is concern, however, that delaying all recreation planning to local plans will create uncertainty for regional recreation planning and delayed or uncoordinated service delivery due to the timing of local plans, which could be completed years apart.

Although Elbow View does not share a direct border with The City of Calgary, it is only a short drive to Calgary Recreation facilities, such as Ernest Manning Athletic Park (15 min drive) and Glenmore Aquatic Centre (20 min drive). For comparison, Springbank Park For All Seasons is a 17 minute drive from the same origin point (Hwy 8 and Range Rd 33). As there are no recreation facilities in the adjacent Elbow Valley ASP area, and until the County builds additional recreation facilities (e.g. aquatic centres), it is likely that Elbow View residents will travel to City facilities. Without a cost-sharing framework in place between The City and Rocky View County, the additional costs associated with more Country residents utilizing City of Calgary recreation facilities will be born by the City. Increased visitation to City facilities, that are in some cases already overburdened, will also adversely impact Calgary's ability to access recreation services and facilities.

Additionally, it is unclear how the County's draft Recreation Master Plan, Recreation Needs Assessment Study, and the Rocky View County – Calgary Regional Recreation Study have informed the ASP. None of these documents have been included in the Policy Direction section.



For example, the Recreation Needs Assessment identifies a new multi-use space facility in southwest Rocky View County as short-term priority, and the development of indoor/recreation facilities in communities that are expected to grow beyond 5,000 people as a long-term priority.

Recreation and Community Objectives:

- 1) *Support the location of recreation, culture, and community spaces and uses to support and build-upon the active town centre and core areas within Elbow View.*
 - Can it be inferred that recreation spaces and uses would be located in one or both of the Village Centres identified on Map 07: Land Use Strategy? When would recreation amenities be built based on the ASP's phasing Strategy (Map 14)?
- 2) *Provide recreation amenities for people of all ages and abilities in Elbow View, and the larger regional area.*
 - What is the larger regional area, and does it include areas within The City of Calgary?

Recreation and Community Policies

- 3) *18.1 - Local plans shall support recreation, culture, institutional, and community uses in accordance with the recommendations of applicable County standards, guidelines, and plans.*
 - Recreation uses is not listed in the County's draft MDP's Conceptual Scheme Requirements (Table 4). How will local plans support the uses listed in this policy, and will the different Elbow View local plans take a comprehensive and consistent approach to recreation service delivery?
- 4) *18.2 - Local plans shall consider the appropriate type, size, and scale of recreation, cultural, and community facilities and/or amenities.*
 - How will local plan's recreation planning be informed by the County's Recreation Master Plan and other regional recreation planning direction (e.g. CMRB recreation policy)?
- 5) *18.3 - Local plans and development shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.*
 - How will recreation planning for the ASP area be coordinated amongst the different local plans and their various phasing? What role will developers play in determining how recreation planning proceeds in local plans and what recreation facilities and amenities are ultimately provided in the local plan area?
- 6) *18.4 - The County shall support the development of recreation, cultural, and community facilities and amenities through approved funding mechanisms, and in accordance with applicable County standards, guidelines, and plans.*
 - Would these funding mechanisms include cost-sharing agreements with The City, and will this be determined through recommendations or policies within the Recreation Master Plan or elsewhere?
- 7) *18.6 - Where possible, locate recreation, cultural, and community facilities along the pathway and trail system, parks and open spaces, and/or within or in proximity to the core areas of the Plan.*



- Ideally, the pathway system in Elbow View links up to Calgary's regional pathway network through Elbow Valley (e.g. Great Trail extension) to facilitate greater active transportation opportunities between Calgary and Elbow View.

Michelle Mitton

From: Judy/Andy Heim <jaheimca@gmail.com>
Sent: April 28, 2021 8:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP
Attachments: Elbow View ASP.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please see the attached letter regarding Elbow View ASP

Thank you

Andy Heim

April 28, 2021

To: Rockyview County Council

RE: Bylaw C-8111-2020 Elbow View ASP

Councillors,

As landowners living in close proximity to this ASP we wish to express our opposition to it's approval. We have several concerns which are listed as follows:

- Rockyview already has approved a few major development projects at Bingham Crossing, Harmony and Glenbow Ranch. Rockyview County is therefore obligated to provide services such as fire protection and recreation to these developments using current tax payers funds. We feel that our taxpayer costs can be reduced by focusing on these few high quality developments and not adding more development resulting in multiplication of costs. The west side of the County is already well supplied by the current projects already approved.
- The options suggested in this plan all use the Elbow River as the water source. The flow from this river varies significantly throughout the year, from very high in spring runoff to very low in the summer and winter. We were understanding that there would be no further water licenses granted for withdrawal from the Elbow River. Has that changed? Also should the County encourages large residential developments downstream from the SR1? Wouldn't the quality of water during a release event have significant implications for any downstream withdrawal especially in such close proximity to the reservoir?
- It should be noted that the City of Calgary has in the past had much to say about waste water being dumped back into the Elbow River, even if it has been treated (Option 1). We would encourage some collaboration with the City on this.
- It seems like waste water option 2 is very inefficient and option 3 would make the most sense but still relies on the cooperation of the City of Calgary.
- The development would seem to rely on the twinning of Highway 8 which the last time it was questioned, Alberta Transportation did not consider it a high priority.
- The great park space indicated in the ASP along the south side of the Elbow River appears to be privately owned and not part of the planned development in the foreseeable future. Without those proposed trails and pathways there is nothing special to offer.

Regards,
Andy Heim
34250 Township Road 240
Calgary, Alberta

Michelle Mitton

From: Anita McC <anitamcc@yandex.com>
Sent: April 27, 2021 2:55 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8111-2020 Elbow View Area Structure Plan
Attachments: Rocky View CountyApril 27.doc

Follow Up Flag: Follow up
Flag Status: Flagged

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Rocky View County
Via E-mail

April 27, 2021

Re: Bylaw C-8111-2020 Elbow View Area Structure Plan
Date: May 11, 2021 Public Hearing

I am a resident (taxpayer) who has lived on these adjacent lands for 40 years.

I have observed many changes in the Springbank and Elbow Valley areas in this time, some terrific, and some very poorly thought out.

I am **opposed** to this ASP for some of the following reasons:

Water

This plan suggests the Elbow River as a water source. Simply NOT viable. This river at times after spring run off is high yes, but in the area that is suggested, at times is to the bed throughout warm summers. One must simply walk down there to see this. I do not believe the SR1 will rectify this, nor do I believe the City of Calgary would approve of the allowance of developers using their water source in this manner.

Waste Water

The City of Calgary does not, and has not approved in the past of treated or untreated water being injected into their water supply. That has not changed. Taxpayers should not incur the cost of waste removal, as has happened in some of your other developments.

Services

Rocky View must provide services, fire protection etc. These will be incurred by way of taxpayer dollars. Cross Iron Mills area residents can attest to their tax increases, brought about by poor planning of that development.

Transportation

Highway 8 is “somewhat of a death trap”, as quoted by a reporter on Global News. Since the allowance of semi-trailer trucks on this road, fatalities have increased significantly. Over the years I have lost many family and friends simply trying to get to their homes on this already over used highway.

Rocky View is MOST aware of this fact, yet is considering adding 18,000 plus more vehicles to this single lane highway.

Knowledge of risk, and blatantly increasing that risk is actionable under law. Your legal department should also be strongly reviewing this proposed ASP. Any brought forth class action suits would be payed for by the taxpayer.

No further traffic or use of this highway should be considered until this highway is at least twinned. At this time Alberta Transportation has no intention of doing that.

Thank you for your time and further consideration of this flawed ASP.

Anita McCracken
34137 Township Road 240A
Calgary, AB

Rocky View County
Via E-mail

April 27, 2021

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Date: May 11, 2021 Public Hearing

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Anita McCracken
34137 Township Road 240A
Calgary, AB

Michelle Mitton

From: zectbu <battleswarmplayer@gmail.com>
Sent: April 28, 2021 2:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8111-2020 Elbow View ASP

Follow Up Flag: Follow up
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To RVC Council:

My family lives within the circulation area to the west of this proposed ASP. I am writing to express our opposition to it.

The proposed development is best described as a mid-sized town. A project of this size makes no sense anywhere in Rocky View County. In this specific case, the idea of building a town larger than Canmore in its proposed location rather than a few kilometers east within the bounds of Calgary where the city's infrastructure can support such projects is absolutely baffling in its sheer stupidity.

While the infrastructural inefficiencies offend me, I am also personally extremely concerned about the impact the development will have on our ability to use Highway 8. The developer has no ability to ensure that the upgrades to the highway that will be essential because of its proposal will be done ever, let alone on a timely basis. That alone should make this proposal unacceptable.

It is also my understanding that one of the biggest advertising features of the proposed town is its access to parkland along the river. The fact that all land adjacent to both the proposed town site and the river is owned by private individuals who are not just unaffiliated with the development but according to some mutual friends implacably hostile to the development suggests that its marketing is based on not just deception but outright lies. If this developer can't even manage to produce accurate marketing pitches, how can they be trusted on anything complex? Given that I imagine building a town with all required infrastructure from scratch is in fact rather complex, I find myself rather worried about the potential for very expensive embarrassments in years to come. Does the name Windhorse Manor ring a bell, perhaps?

While I must admit to being less than wholly optimistic given Council's recent decision-making patterns, I sincerely hope that enough members of Council will do the right thing for once to reject this abomination, rather than forcing the Calgary Metropolitan Region Board to yet again save Rocky View County from its own Council.

Yours sincerely,
David Taylor
240036 Range Road 35

Michelle Mitton

From: Doug Nishimura <doug.nish@gmail.com>
Sent: April 26, 2021 7:45 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - e: Bylaw C-8111-2020 Elbow View ASP
Attachments: Rockyview letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Please see attached letter.

April 26, 2021

To: RockyView County Council

Re: Bylaw C-8111-2020 Elbow View ASP

My wife and I are landowners and residents located approximately 2 km from this ASP. As such we wish to advise Council that we oppose approval of the above Bylaw. We have several reasons, as follows:

1. RockyView has already approved several major development projects at Bingham Crossing, Harmony and Glenbow Ranch. Since RockyView is obligated to provide certain services including fire protection and recreation to any new developments, more developments which will result more costs, and we do not anticipate that the benefits of the new developments will offset such costs. Further, there is no perceived demand for such projects at this time.
2. This Plan uses the Elbow River watershed as a water source, which we understood was subject to a licence moratorium, for good reason. Having lived in this area for 20 years (and my wife for 50), we know that flow from this river varies significantly from high water flood during the spring melt to very low rates at other times. In addition, a large residential development just downstream of SR1 is not well thought out. The quality of water during a release event would have significant implications for any downstream withdrawals, particularly being in such close proximity to the reservoir.
3. We have read Option 1 for waste water management, and we also note that the City of Calgary has had great concerns about any form of waste water being dumped back into the Elbow, above the City's intake. Antagonizing the City is imprudent, and will lead to many more such issues. Option 2 is impractical and highly inefficient. Option 3 makes some sense, but of relies upon cooperation with the City, which is not evidenced anywhere.
4. The transportation plan relies on the twinning of Highway 8. The last time we questioned Alberta Transportation (which has been of interest to our family since we have arrangements with Alberta Transportation in such an event), twinning was not a priority, and not in the scheduled and budgeted development plans.
5. The ASP includes park space along the south side of the Elbow River, however my understanding is that this land is privately owned and

therefore it is a huge assumption that it will be part of the planned development. Absent those plans, this development is simply the same as any urban community and not in keeping with the Springbank communities.

Thank you for your consideration.

Doug Nishimura and Jennifer Gilmour-Nishimura
34179 Township Road 241

Michelle Mitton

From: Joyce Routly <jmroutly@gmail.com>
Sent: April 28, 2021 9:39 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - OPPOSED to Elbow View ASP
Attachments: Elbow View ASP.pages; ATT00001.htm

Follow Up Flag: Follow up
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Attached please find a letter in opposition of the Elbow View ASP.

Michelle Mitton

From: Betty-Anne Payette <bettyapayette@gmail.com>
Sent: April 28, 2021 7:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View Area Structure Plan - Public Hearing Letter of Opposition
Attachments: Elbow View ASP 2021.docx; ATT00001.txt

Follow Up Flag: Follow up
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Attached is a letter of opposition for the Elbow View Area Structure Plan. Please forward this letter to the RockyView County Council for the May 11 Public Hearing on this matter.

Thank you

Matt and Betty-Anne Payette
34251 Township Road 240A
Calgary, Alberta
T3Z 2Y1

April 27, 2021

To: RockyView County Council

Re: Bylaw C-8111-2020 Elbow View ASP

As landowners and residents located approximately 1 mile from this ASP we wish to inform Council of our opposition to the approval of the above Bylaw.

We oppose the approval for the following reasons:

1. RockyView has already approved major development projects at Bingham Crossing, Harmony and Glenbow Ranch. RockyView is obligated to provide certain services including fire protection and recreation to any new developments. Taxpayer costs can be reduced by focusing on a few high quality developments, not continuing to add more developments which will result in the multiplication of costs. The west side of the County is well supplied by the above, previously approved projects.
2. All options suggested in this Plan use the Elbow River as a water source. The flow from this river varies significantly from high water flood during the spring melt to very low rates at other times of the year. We understand that no further licences would be granted for withdrawal from the Elbow? In addition, should the County encourage a large residential development just downstream of SR1? The quality of water during a release event would have significant implications for any downstream withdrawals, particularly being in such close proximity to the reservoir.
3. Regarding Option 1 for waste water management, it must be noted that in the past, the City has had a lot to say about waste water (even treated) being dumped back into the Elbow, above the City's intake. We encourage collaboration with the City, in the spirit of regional development.
4. Option 2 for waste water seems highly inefficient. Option 3 makes the most sense, but of course relies upon cooperation with the City, which seems to be in short supply.
5. The transportation plan relies heavily upon the twinning of Highway 8. The last time we questioned Alberta Transport, twinning was not a priority.
6. The ASP includes some lovely park space along the south side of the Elbow River, however it is our belief that this land is privately owned, and will not be part of the planned development in the foreseeable future. Without the trails and pathways as proposed on this land, this development has nothing special to offer.

Matt and Betty-Anne Payette
34251 Township Road 240A,
Calgary, Alberta
T3Z 2Y1

Michelle Mitton

From: Pam Janzen <pamela.a.janzen@gmail.com>
Sent: April 28, 2021 9:04 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP
Attachments: Elbow View ASP.docx

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For inclusion in Council package, thank you

April 26, 2021

To: RockyView County Council

Re: Bylaw C-8111-2020 Elbow View ASP

As landowners and residents located approximately 1 mile from this ASP we wish to inform Council of our opposition to the approval of the above Bylaw.

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Michelle Mitton

From: Rocky View Forward <info@rockyviewforward.com>
Sent: April 28, 2021 3:28 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C - 8111 - 2020: Elbow View ASP
Attachments: rvf-elbowviewasp-submission-final.pdf

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Greetings:

Please find attached Rocky View Forward's submission on the Elbow View ASP that is scheduled for a public hearing on May 11th.

all the best,
Janet Ballantyne for
Rocky View Forward

**Bylaw C – 8111 – 2020: Elbow View ASP
Submission from Rocky View Forward
April 28, 2021**

Rocky View Forward would like to start by commending the applicant for designing what sounds like what might be an attractive community. Unfortunately, in our view there are enough serious flaws in the proposal that it should not move forward.

We would like to focus on the major shortcomings of this proposal, which include:

- No demonstrated need for a new mid-sized town on the west side of Rocky View County, beyond opportunities that has already been approved.
- Reliance on an extremely unstable river for potable and probably wastewater servicing.
- Dependence on transportation upgrades that are out of the developers' or the County's control.
- Insufficient information about ownership and management of the proposed open space, parks, and trails systems.
- Mixed messaging regarding intentions for commercial development within the ASP.

Beyond these shortcomings, there is the overwhelming reality that the ASP is completely inconsistent with the County Plan. Since this is Rocky View's municipal development plan until the CMRB approves the revised version, the Elbow View ASP must comply with existing statutory documents. If the applicant wanted to be assessed relative to the new Municipal Development Plan, they had the choice to delay consideration of this ASP.

No need for an additional mid-sized town

As we said in our introduction, the proposed community might well be attractive. However, there is no need for incremental development of this nature until already-approved similar higher-density residential communities on the west side of the county have been built out. Both Harmony and Glenbow Ranch are designed to be full-service planned communities with similar populations. Given the significant technical issues that need to be overcome for this development to proceed, it makes no sense to launch it before other, less technically challenging developments are closer to full build out.

The County should not be compromising the future build out of these other communities by approving yet more. This is particularly relevant given that both Harmony and Glenbow Ranch are grandfathered under the provisions of the CMRB while this proposal is not.

The ASP asserts that this location is the next logical planned community along Highway 8. While that may be a true statement, there is no current need for such a community. The population projections for the region do not support another new community with 18,000 residents. This is over 70% of the population growth for the entire county over the next thirty years – the projected timeframe for this project. It is difficult to believe

that this one community can or should account for such a large share of the County's overall growth during that period.

Water and wastewater concerns

The proposed development will draw its potable water from the Elbow River and two of the three possible wastewater treatment options involve returning its treated effluent to the Elbow.

The applicant's water/wastewater study indicates that the landowners have existing water licenses that might be able to service just over half of the proposed development. Given the serious constraints on new water licenses in the entire watershed, and particularly on the Elbow, it is questionable how the ASP can be approved without demonstrating that there is at least probably availability of water to support the magnitude of proposed residential and commercial development.

The risks and complexities of using the Elbow River for further residential water needs is clearly illustrated in the ASP's own technical studies. They emphasize the necessity of massive on-site storage facilities for both raw water and treated effluent. These are essential to deal with the reality that the Elbow River's flow is so low for about half of each year that the river cannot support withdrawals or returns during that period.

Transportation issues

The only way in and out of this development is via Highway 8, which is under the sole control of Alberta Transportation. The application's transportation study has determined that significant upgrades to Highway 8 will be required for the development to proceed.

There are no policies in the ASP that address how its development should proceed if Alberta Transportation does not undertake the necessary upgrades to Highway 8 on a sufficiently timely basis. Without such policies, its build out could result in overloading the highway's capacity. Given that Highway 8 is an important transportation link within the County, the ASP needs to ensure that its development will not impose undue inconvenience on other users of Highway 8.

Concerns with open space, parks & trails

The Elbow View ASP presents itself as "leading with landscape" – putting great emphasis on working within the existing ecological systems and sensitive natural features. It presents the substantial open space, parks, trails networks, and access to the Elbow River – all of which it asserts will be major attractions for both residents and members of the broader public to enjoy.

These features of the proposed development sound appealing. However, there are two significant concerns with this important aspect of the ASP.

Firstly, the ASP's landowner group do not own most of the land required to provide river access. They also do not own the land the ASP presents as the village core on the north side of Highway 8 – a major feature of the ASP's planned community. The

rationale for this ASP depends on all its pieces fitting together into a coherent planned community. Given that, it is not clear how it is possible to approve a developer-funded ASP when the sponsoring landowners cannot ensure delivery of their promised amenities.

Secondly, the ASP fails to discuss how the significant open space will be maintained. This space is all portrayed as publicly accessible parks, trails, and other open space amenities. In planned communities such as Elbow Valley, the substantial open space is maintained by the residents' homeowner association and, as a result, is not publicly accessible. If these amenities are going to actually be accessible by the general public and not just residents in the community, who will be paying the maintenance costs associated with them?

Disturbing mixed messaging about commercial development

The ASP's text describes its proposed commercial development as intended to "promote a small town main street building scale, experience and aesthetic that promotes a sense of local community and unique retail experiences". The ASP also provides for what it calls "neighbourhood commercial" that it describes as "small format retail opportunities ... to support everyday life".

Those descriptions appear to be in keeping with the concept the ASP is presenting of a relaxed residential community rooted in the local environment and ecology. However, the detailed policies in the ASP do not deliver on that vision. Instead, they provide for large-scale commercial. The policies speak to "neighbourhood commercial" buildings being up to 64,583 square feet in size – that is a store that occupies 1½ acres. Most people would not describe a store of that magnitude as "small format". The ASP also provides for mixed-use commercial developments in the residential areas which will permit stores of up to 35,000 square feet – again, not what most people would anticipate given the ASP's verbiage.

Inconsistencies with the County Plan

The County Plan's residential policies do not support the creation of planned communities of the magnitude or density proposed in the Elbow View ASP.

Policy 5.13 of the County Plan explicitly states that its intention is to "direct high density forms of residential development to adjacent urban municipalities". The residential densities proposed in this ASP range from 3.5 to 7.5 upa – even at its lower range, substantially higher density than country residential. Policy 5.13 clearly states that such proposals are not in keeping with the County Plan and belong in neighbouring urban municipalities.

It is also worth noting that, contrary to the ASP's assertions, the County Plan does not present its alternative format for country residential development as including "commercial development and having hamlet-like qualities". That is a complete misrepresentation of the County Plan's policies.

The ASP conveniently does not compare its proposed commercial development with the relevant policies in the County Plan. That is because it is completely inconsistent with those policies. Section 14 of the County, which deals with business development, makes it clear that its overall objective is to direct the majority of new commercial and industrial development to the business areas identified in the County Plan. The Elbow View ASP is nowhere near any of those identified business areas. As a result, the County Plan does not support commercial development in this location.

To maintain consistency with the County Plan, the ASP would have to make the case that it fit within the County Plan policies for “other business development”. It doesn’t try to do that, probably because it would be difficult, if not impossible, to plausibly fit within those policy requirements.

To justify a new business development outside of the existing business areas, the County Plan requires a rationale that explains why the business cannot be located in one of the approved business areas. The County Plan also requires that “proposals for business development outside of a business area should be limited in size, scale, intensity and scope”. The scale of Elbow View’s commercial development, which will occupy 50 acres plus undetermined additional “neighbour commercial”, cannot be described as “limited” in any way.

Conclusions

The points raised in the submission only touch on a few of the most glaring reasons why this ASP should not be approved. Any of them, on their own, should be sufficient to reject this application. In combination, they provide overwhelming reasons to reject it.

Michelle Mitton

From: Springbank Community Association <springbankcommunityassociation@gmail.com>
Sent: April 28, 2021 1:53 PM
To: Legislative Services Shared
Cc: Al Schmidt; Division 3, Kevin Hanson; Division 2, Kim McKylor
Subject: [EXTERNAL] - Elbow View ASP Bylaw C-8111-2020
Attachments: SCA - Letter to Rocky View Elbow View ASP Public Hearing 28Apr2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Please see attached submission from the Springbank Community Association regarding the Elbow View ASP.

--

Karin Hunter
President



<https://springbankcommunity.com/>

<https://www.facebook.com/springbankcommunityassociation>



April 28, 2021

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

Delivered by email: legislativeservices@RockyView.ca

Re: Proposed Elbow View ASP Bylaw C-8111-2020

The Springbank Community Association is concerned that the process undertaken to advance the Elbow View ASP application has been unduly accelerated, and has not provided adequate time or appropriate forums for public engagement on a proposal that is even larger than Harmony.

Additionally, we do not believe the proposed Elbow View Area Structure Plan is consistent with the growth vision and strategy adopted by Rocky View County in its County Plan (BYLAW C-7280-2013 AMENDED APRIL 10, 2018 the "County Plan"). We recognize that the new Municipal Development Plan ("MDP") has passed second reading, but it is not yet passed third and final reading to replace the County Plan. Our understanding is the existing County Plan is still the guiding document under which the Elbow View ASP will be reviewed.

We believe this to be the first developer-funded ASP to go before Council, and as such, we request that careful thought be given to the process by which this ASP was developed. One area of concern for us is that engagement for Elbow View was developer-led and reported. We do not believe this engagement process is in the best interest of RVC residents. Our view is that engagement should be planned, conducted and reported by an independent expert without a vested interest in the project, with the costs for this borne by the developer.

We understand that pandemic circumstances of the past year have altered the traditional methods and formats used for community engagement and, if this was a localized Conceptual Scheme with a limited number of affected parties, perhaps the engagement processes undertaken might be considered adequate. The major scale of this project, along with its location along a major transportation corridor, proximity to the Elbow River, and existence of important environmental components, will result in substantial impacts on the residents of Springbank generally, and the Elbow Valley in particular. For these reasons, we believe that any decisions on this application should be delayed until more complete public consultation can be completed, including in-person public information sessions. We point out that the engagement processes for the recently-revised Springbank ASP were much more extensive, and provided multiple opportunities and formats for information exchange with affected parties.

As part of a more extensive public consultation, we believe the proposed Elbow View Area Structure Plan needs to provide more specific guidance in a number of areas, including but not limited to: limitation of commercial building/business formats, limitations on building heights, recreation and community amenities, guidance related to community design characteristics, and support for the dark sky principles adopted for Springbank (and Rocky View County).

Additionally, in the past, recreation boards reviewed these types of proposals with a view to community amenities. Given the recreation boards were disbanded, is there an independent body at the County reviewing developments, conceptual schemes and ASPs to ensure that area residents long-term recreation and community goals are supported? How has the role of recreation boards been accommodated in the current planning process?

Responsible development requires adherence to a long-term growth strategy if a region is going to evolve to fulfill its vision for the future. The County Plan simply does NOT SUPPORT this application.

Under Vision and Principles, Section 2.1 of the County Plan speaks to the nature of residential growth as follows: *“Encourage a ‘moderate’ level of residential growth that preserves and retains the County’s rural character.”* Similarly, a fundamental element of the Growth Management Strategy in the County Plan is stated as *“The majority of county residents have indicated they are willing to accept “some” or a “moderate amount of” residential growth provided it is properly implemented, financed, and environmentally sound.”*

Section 5 of the County Plan is entitled “Managing Residential Growth”, and includes the following introduction: *“Section 5 identifies the desired residential growth levels, growth locations, **and the criteria under which development will be evaluated.**” (emphasis added).* One of the stated “Goals” in this Section 5 is to: *“Manage residential growth so that it conforms to the County’s environmental, fiscal, and community goals; **and so that the rural character of the county is retained.**” (emphasis added).*

Section 5 of the County Plan goes on to include the following key principles related to hamlet development:

5.4 New hamlet development should not be considered unless (i) existing overall hamlet residential potential is not being significantly developed, and (ii) a need and rationale for a new hamlet has been demonstrated based on the following criteria:

- a. consistency with the County’s residential population goals;*
- b. is an appropriately located development within the existing settlement pattern;*
- c. opportunity for community input;*
- d. meeting the financial, environmental, community infrastructure goals of this Plan; and*
- e. market demand.*

*5.5 In order to retain rural character and a sense of community, consideration should be given to the ultimate size of a hamlet. **To retain these qualities, the County considers the upper population limit of a hamlet community to be in the range of 5,000 - 10,000 residents** (emphasis added). Hamlet size shall be determined based on the following criteria:*

- a. County residential population goals;
- b. existing hamlet population goals;
- c. community input; d. local commercial service requirements;
- e. fiscal impact;
- f. infrastructure capacity; and
- g. retaining rural character.

The County Plan emphasizes the importance of maintaining Rocky View County's distinct character:

"The rural nature and importance of country residential, hamlet, and agricultural communities must be maintained."

It goes on to summarize (in Table 3) a number of the characteristics that capture Rocky View's rural sense and feel, and directs that: *"These characteristics should be considered in planning, design, and development of a rural community."* (Section B Introduction)

We refer Council to the Information Session hosted by the Elbow View ASP proponents earlier this week, and note the limited references to the County Plan in the proponent's presentation or responses to questions submitted online to this virtual session. The County Plan is a statutory document that operates as Rocky View County's master development policy, and the County is legally obligated to use it as its foundation for evaluation and approval of all Area Structure Plans. As such, the County Plan should have been the proponent's principal basis for development of the proposed the Elbow View Area Structure Plan, and we are disappointed at the limited number of references to the County Plan in the proposed Area Structure Plan.

We ask Council to be thoughtful stewards of responsible development in Rocky View County, and to ensure that growth continues to follow the vision set forth in our County Plan. In that regard, we encourage Council to follow the statutory requirements of the County Plan in rejecting or deferring approval of the proposed Elbow View Area Structure Plan at this time, and submit that if Council wishes to consider approval of the proposed ASP, the County Plan should be modified in advance of its approval.

Thank you for your consideration of our concerns.

Regards,

Karin Hunter

President, Springbank Community Association

Michelle Mitton

From: Tracey Feist <tracey.feist@outlook.com>
Sent: April 19, 2021 8:41 PM
To: Michelle Mitton
Subject: Re: [EXTERNAL] - Landowner consultation Elbow View ASP

Follow Up Flag: Follow up
Flag Status: Flagged

Yes please. I also wish to state, as an official submission on the ASP, that the Rocky View County Council should not have allowed a developer funded ASP—which is what Elbow View West is. This seems to contradict the very purpose of an area structure plan.

Thank you,

Tracey Feist, APR
Elbow Valley Resources Inc.
Bar Open A Ranches Ltd.
AB Cell: 403-540-5945
CO Cell: 720-254-6194

From: MMitton@rockyview.ca <MMitton@rockyview.ca>
Date: Monday, April 19, 2021 at 5:05 PM
To: tracey.feist@outlook.com <tracey.feist@outlook.com>
Subject: RE: [EXTERNAL] - Landowner consultation Elbow View ASP

Good afternoon Tracey,

Did you want the comments below as an official submission on the ASP?

Thank you
Michelle

MICHELLE MITTON, M.Sc
Legislative Officer | Legislative Services

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: Tracey Feist <tracey.feist@outlook.com>
Sent: April 19, 2021 11:54 AM
To: adam.harrison@o2design.com; Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division

3, Kevin Hanson <Kevin.Hanson@rockyview.ca>; Jessica Anderson <JAnderson@rockyview.ca>; Kent Robinson <kRobinson@rockyview.ca>

Subject: [EXTERNAL] - Landowner consultation Elbow View ASP

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

Adam,

As a nearby landowner to this project, I wish to attend your virtual information session on Monday April 26.

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ElbowView/ElbowViewASP-Information-Session-Invitation-April2021.pdf>

I have multiple questions with regard to the proposed Elbow View West development. I find it ironic that throughout the Elbow View ASP images of serene landscapes have been used. It will be anything but should this project proceed.

Those questions are:

1. While I am aware that Qualico purchased Rob Matthew's property long ago, it uses the misleading "Double Creek Ranch" on the County land map. It's anything but a working ranch. What about the other adjacent landowners? And, are there plans of expropriation should those landowners be opposed?
2. There is no highway infrastructure to support this project. Where are you at with working with Alberta Transportation (AT) on this project, and of course, engaging with those of us who live along Highway 8? In talking with a recent AT representative on the future twinning of Highway 8, he mentioned it could be years away. This is a direct quote from that meeting: *"The future interchange [Hwy 8 and 22] is probably I'd say 30-40 years out. As for twinning highway 8 it is not on our current program. It could be anywhere from 5, 10, 15 years out. It all depends on provincial party and funding."* (Microsoft Teams meeting with Jerry Lau of Alberta Transportation on April 8, 2021.)

There is a road allowance along Tsuu T'ina nation, that I believe RVC should be utilizing for a better, direct access to Bragg Creek. There are no homes along that tract of road allowance and it would provide a better twinning situation rather than along Highway 8. It may provide a more cost efficient location so that Highway 8 is not in a massive construction zone for years to come. That is what road allowances were intended for when they are created many years ago.

3. If twinning Highway 8 comes to fruition, what about the twinning all the way to Bragg Creek? Are there current negotiations with Tsuu T'ina Nation? I'm not sure if you have travelled Highway 22 to Bragg on a spring or summer day, but often times the highway is at a standstill all the way from the 4 way intersection to the entrance of the Redwood Meadows Golf Course. Again these are all questions that need to be thought through, because if Elbow View West proceeds, it will bring massive amounts of traffic to a current highway that can't support it.
4. What about water, sewage and schools? Springbank schools are over capacity and yet you want to put high density housing: 2,200 acres with up to 25,000 people over 30 years? It seems that the development comes first and the important infrastructure is an afterthought.

I'll use this Elbow Valley West Conceptual Scheme document from RVC, dated March 9, 2004 [[PDF page 18](#)] where it shows intended schools. This is almost 20 years later and still no schools have been built.

This statement on the RVC website almost seems contradictory:

"Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city. Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions."

Recently it seems that Rocky View County has been keen on trading its agricultural land base for developments such as Elbow View West, thus minimizing its rural setting. Why is this? For the lure of future tax dollars? Many individuals, who are fortunate to live west of Calgary, do so because they want to get away from the hustle of the city. I can tell you that the highway noise (believe me I know how many truckers use their engine retarder brakes in the middle of the night) is only bound to get worse. And the garbage in the ditches that drift onto our land only grows each year.

Perhaps the greatest threat of development in this area is that it still will not be protected from flooding along the Elbow River, even if the NRCB approves the [Springbank Off Stream Reservoir](#).

U of C professor of geoscience (with a specialization of groundwater and surface water) Dr. Cathryn Ryan says massive tracts of native grassland and important ecosystems along the Elbow River should be protected. In this article ["Protecting Ground Water is key to Elbow River Health"](#) from June 11, 2019 Dr. Ryan is quoted as follows:

Cathy Ryan, a professor in the Department of Geoscience at the University of Calgary, makes these points to illustrate how important it is to protect the Elbow and its aquifer. Since the aquifer is directly hydraulically connected to the river, Ryan said, any river activities can directly affect water quality. Ryan is concerned that the Elbow is not being adequately protected because it's "a casualty to the fact that people want to live close to rivers."

A proposed new development along Highway 8 west of Elbow Valley could add 7,000 housing units and close to 19,000 residents in a 930-hectare area south of the Elbow River. Can the Elbow sustain more people? Campbell believes the river can support more people than it currently does, but only with careful management. "In my opinion," she said in an email, "maintaining the quality of the water in the river (and aquifer) requires treating it as a park, maintaining a 2-km setback from the river for any development, with more intensive developments set outside the alluvial aquifer entirely."

Ryan says that the Elbow River has shown a steady water quality decline over decades (first reported in 1999 by Al Sosiak and reinforced in 2005 by Jamie Dixon and Al Sosiak). She and Campbell agree that people's desire for waterfront living exacerbates the problem. "Unfortunately, human beings like to live right beside the water," Campbell said. "We create our own problems."

Ryan agrees. "Somehow, the land use on the Elbow River aquifer should be protected to activities that don't contribute to groundwater quality degradation, discharge effluent to the river, and aren't susceptible to flooding."

Yet RVC continues to allow development along the Elbow River? Riparian areas along the Elbow need to be protected. Remember, the city of Calgary gets 40% of its water from the Elbow, and the Elbow is 1/10th the size of the Bow River. This water source should be protected.

I have cc'd several members of RVC on this email. It is important for them to hear from their constituents directly. Once this land is taken out of agricultural use, it's gone forever.

Only 30 per cent of the land in this province is privately owned. Landowners are having to fight to keep their land away from hungry developers. And unfortunately our elected officials seem intent on ensuring the developers get what they want despite their constituent's opposition.

I am very hopeful with the assignment of interim CAO Kent Robinson and that his leadership will properly shape the future of this county for many generations to come. I recognize that we live close to a massive city. However future development needs to proceed thoughtfully and very carefully.

Regards,

Tracey Feist, APR
Elbow Valley Resources Inc.
Bar Open A Ranches Ltd.
AB Cell: 403-540-5945
CO Cell: 720-254-6194

Michelle Mitton

From: jellyfish1901@yahoo.ca
Sent: April 21, 2021 6:08 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Public Hearing May 11, 2021

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

With regards to the notice.

As a landowner, I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Thank you,
Angelika DaSilva

Michelle Mitton

From: Ashley Orton <ashleyorton@shaw.ca>
Sent: April 27, 2021 1:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020
Attachments: Ashley Orton Letter to Legislative Services 04-27-2021l.pdf

Importance: High

Follow Up Flag: Follow up

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Dear Sirs,

Please see attached letter supporting the Proposed Elbow View ASP Bylaw C-8111-2020.

Regards,
Ashley Orton
Landowner

Tel: 604-503-3703

Ashley Orton
#243 13888 – 70th Avenue
Surrey, B.C.
V3W 0R8
Tel: 604-503-3703

April 26, 2021

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

Re: Proposed Elbow View ASP Bylaw C-8111-2020

Dear Sirs:

With respect to the above, I am a landowner in this project and I strongly support the proposed Elbow View ASP Bylaw C-8111-2020.

Regards,

A handwritten signature in black ink, appearing to read 'Ashley Orton', with a horizontal line underneath.

Ashley Orton

Michelle Mitton

From: barbamarvin <barbamarvin@gmail.com>
Sent: April 22, 2021 7:56 PM
To: Legislative Services Shared
Cc: me20
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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I approve of this plan.

Thank you,
Barb Marvin
Part owner Fox Creek

Michelle Mitton

From: Monique Cowie <campingcow4@gmail.com>
Sent: Saturday, April 24, 2021 11:04 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

I support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Brian Cowie

Sent from my iPhone

Michelle Mitton

From: Bruce Nelligan <brucenelligan@hotmail.com>
Sent: April 20, 2021 9:08 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020
Attachments: Letter to RVC - Elbow View ASP.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.
Please see attached letter.

Bruce Nelligan
240126 Range Rd. 32
Rocky View County, AB
T3Z 1M3

April 20, 2021

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

RE: Proposed Elbow View ASP Bylaw C-8111-2020

Members of Council,

My family and I have lived in West Meadows Estates for almost 8 years. Our property takes access from Range Rd. 32 which forms the east boundary of the Elbow View ASP. I have been aware of this ASP for some time and was particularly interested in a few specific aspects of the plan including the land use strategy, the proposed trails, pathways and road network and how the ASP addresses the Tsuut'ina Nation lands to the south.

Regarding the land use strategy, I was pleased to see some commercial nodes in the area. Although I understand a critical mass of density is required to support this land use, it is encouraging to see this being planned for so that residents in the area will eventually be able to visit local shops and restaurants on foot or bicycle as opposed to driving into the City.

The proposed pathways and trails system appears to be extensive and connects the commercial nodes to the rest of the plan area. The pathway network shows a connection across Hwy.8, west of Range Rd.33. For safety reasons, I would be concerned if this was planned to be an at-grade crossing unless the speed limit on Hwy.8 is reduced significantly.

The road network appears to be well thought out however, I am concerned about a potential road connection directly opposite our private driveway. Our driveway is currently shared by three landowners and has been constructed to a standard that makes drivers think that it is a public roadway. Having this connection to the Elbow View ASP area may cause more people to drive down our dead-end roadway thinking there might be a connection to the east. I would prefer to see this connection on Range Rd. 32 moved 100m further north.

I was pleased to see that the Tsuut'ina Nation has been consulted during the ASP process and that their concerns seem to have been addressed through the policies outlined in the Plan.

Overall, I am in support of the Elbow View ASP and appreciate the work by County Staff and the Consultant Team to put this comprehensive plan together.

Sincerely,



Bruce Nelligan

Michelle Mitton

From: Rob and Carolyn Gardner <rcgardner@shaw.ca>
Sent: April 21, 2021 3:05 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Elbow View ASP Bylaw C8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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Attention: Legislative Services for the County of Rocky View

This is just a follow up to the original support letter I submitted a year ago online.

As a landowner I continue to strongly support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Best Regards,

Carolyn Gardner

Sent from [Mail](#) for Windows 10

Michelle Mitton

From: Christy El Hage <christyelhage@gmail.com>
Sent: April 26, 2021 9:29 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

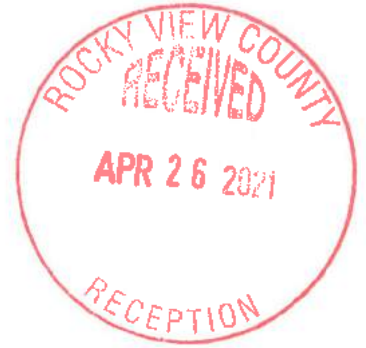
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Legislative Services,

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Sincerely,
Christy El Hage

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca
403-230-1401



Re: Proposed Elbow View ASP Bylaw C-8111-2020

To whom it may Concern:

I support the Proposed Elbow View ASP Bylaw C- 811-2020.

A handwritten signature in cursive script, appearing to read "Clare Wowniar".

Clare Wowniar
403-601-8783

Michelle Mitton

From: Daniel Sullivan <sullivandaniel@icloud.com>
Sent: April 21, 2021 3:44 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Daniel Sullivan - I support the Proposed Elbow View ASP Bylaw C-8111-2020

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon RockyView County,

Please be advised that I provide my full support for the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Regards,

Danny Sullivan

cell: [+1 \(403\) 813-8966](tel:+14038138966)

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Michelle Mitton

From: Deanna Coyle <deannacoyle@hotmail.com>
Sent: April 21, 2021 4:05 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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I approve of this initiative and welcome it.

Thank you

Deanna Anderson-Coyle

403-680-3060

Michelle Mitton

From: Georgette Gascoyne <lovesmojo@hotmail.com>
Sent: April 27, 2021 8:48 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Vote for Elbow

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi, I support the proposed Elbow View ASP Bylaw C-8111-2020

Don&Georgette Gascoyne

Sent from my iPhone

Michelle Mitton

From: Donna Coupland <sdcoupland@shaw.ca>
Sent: Sunday, April 25, 2021 1:16 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow Valley View ASP Bylaw C-8111-2020
Attachments: Coupland Elbow View ASP Bylaw C-8111-2020_001.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

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Legislative Services

To Whom It May Concern,

Please see the attached letter regarding the proposed Elbow View ASP Bylaw C-8111-2020. Thank you

Regards,

Donna Coupland
4 Scimitar Rise NW
Calgary, Alberta T3L 2C9

Donna Coupland
4 Scimitar Rise NW
Calgary, Alberta T3L 2C9
403-512-5003

April 25, 2021

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

To Whom It May Concern,

Re: Elbow View ASP Bylaw C-8111-2020

I support the proposed Elbow View ASP Bylaw C-8111-2020.

Regards,



Donna Coupland

Michelle Mitton

From: john winterdyk <drjaw@shaw.ca>
Sent: April 26, 2021 9:50 AM
To: Legislative Services Shared
Cc: drjaw
Subject: [EXTERNAL] - re: A By-law of Rocky View County to adopt the Elbow View Area Structure Plan (ASP)
Attachments: ElbowView2021_April26_21.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

Please find attached my letter in support of the by-law to adopt the **Elbow Vallet Area Structure Plan**.

Sincerely,
Dr. John Winterdyk

Attn.: Legislative Services Office

LegislativeServices@rockyview.ca

April 26, 2021

I, John Winterdyk, **support** the proposed by-law C-8111-2020 -- A By-law of Rocky View County to adopt the Elbow View Area Structure Plan (ASP) -- File #: 1013-220. I do so to guide future land use, subdivision, and development proposals within the plan area.

The following are my reasons for support of the proposed by-law:

- A sound land use strategy:
 - o that provides for a variety of uses that is thoughtfully integrated into the landscape, and it is dynamic in its vision to respond to the future needs of its residents
 - o that offers a symbiotic approach to the community and its interaction with the natural environment
- density, transition strategy:
 - o thoughtfully considers surrounding communities and their impact on the existing communities by having the lowest density on the perimeter of the proposed development
 - o given that the proposed development would take place over several decades, the density and adaptation for neighbouring communities will allow for a natural transition
- parks, open spaces, and pathway systems:
 - o will provide a well-developed interconnected system that will complement the diverse landscape and promote healthy and active living
 - o intends to utilize all the existing natural features
- transportation strategy:
 - o the plan provides a well-conceived transportation network to minimize the impact on the natural environment while still providing a compelling variety of transportation options

Sincerely,

J. Winterdyk

Prof. John Winterdyk
55 West Springs Way, SW.
Calgary, AB. T3H 4P4
drjaw@shaw.ca

Michelle Mitton

From: Saeed Ghafari <saeed.ghafari56@gmail.com>
Sent: Sunday, April 25, 2021 2:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View: ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may Concern:

I write to declare my full support for the above ASP for Elbow View. It is a well surveyed project which has been fully reviewed and a lot of work put into issues related to environmental factors as well as community needs and neighbours considerations.

This project is very well thought out with all due considerations to related matters and warrants full approval in my opinion.

Thank you for your time to read this note.

Respectfully

Dr. Saeed Ghafari

Michelle Mitton

From: Ed King <edkingwoodworks@gmail.com>
Sent: April 22, 2021 10:28 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

As a Foxcreek Land Owner who previously submitted a support letter, I again would like to indicate my support for the above bylaw.

Sincerely
Ed King
PO Box 256, Heriot Bay, BC

Michelle Mitton

From: Elie Harb <eharb@ualberta.ca>
Sent: April 27, 2021 5:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Regards,

Elie

Michelle Mitton

From: Manny <apolakay7@gmail.com>
Sent: April 26, 2021 10:04 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am a landowner on Highway 8 and I support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Emmanuel Vergara

Michelle Mitton

From: Eric Leonardo <eeleonardo@icloud.com>
Sent: April 22, 2021 4:13 PM
To: Legislative Services Shared
Cc: Eric Leonardo
Subject: [EXTERNAL] - ASP Bylaw C-811-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern
I support the Proposed Elbow View
ASP Bylaw C-811-2020
Sincerely
Eric Leonardo

Sent from my iPhone

Michelle Mitton

From: Frank Brezsnjak <brezfw@gmail.com>
Sent: April 21, 2021 1:02 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello: I support the proposed Elbow View ASP, bylaw C8111-2020

Regards

Frank Brezsnjak

Michelle Mitton

From: Frank Oblak <foblak1@gmail.com>
Sent: April 21, 2021 9:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

This email is to show that I support the **Proposed Elbow View ASP Bylaw C-8111-2020** as a land owner.

Frank Oblak

Michelle Mitton

From: Gabriel Kobel <gkobel@vertex.ca>
Sent: April 21, 2021 2:29 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

This email is to confirm my support for the Proposed Elbow View ASP Bylaw C-8111-2020. Thank you

Gabriel Kobel CET
Operations Manager

Vertex Professional Services Ltd.
2000, 555 4th Avenue SW
Calgary, AB T2P 3E7

P 403.229.3969 ext.754
D 403.206.9763
C 403.650.1436
F 403.244.1202
www.vertex.ca



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Michelle Mitton

From: Gabriel Kobel Barlon Asset Management <gkobel@barlon.ca>
Sent: April 21, 2021 2:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

This email is to confirm my support for the Proposed Elbow View ASP Bylaw C-8111-2020. Thank you

Gabriel Kobel, C.E.T.
President
BarlonAsset Management Ltd.
2000, 555, 4th Avenue SW
Calgary, AB T2P 3E7
D 403.206.9763
C 403.650.1436
Email: gkobel@barlon.ca

Michelle Mitton

From: gblashyn@gmail.com
Sent: April 22, 2021 12:24 PM
To: Legislative Services Shared
Cc: gail.blashyn@calgaryunitedway.org
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

April 22, 2021

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

To whom it may concern:

Please be advised that I want to notify Legislative Services in Rocky View County of my support for the proposed Elbow View ASP Bylaw C-8111-2020.

Thank you,

Gail Blashyn
587-225-0300

Michelle Mitton

From: Gail Davis <gaid5916@gmail.com>
Sent: April 28, 2021 6:43 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

As partial owner at NW 4 24 3 W5 area.

I am in support of the ASP for the Proposed Elbow View Bylaw C-8111-2020.

I see it as a great asset to the area for living and working. Look forward to this new development.

Gail Davis

Michelle Mitton

From: Garry Blashyn <gblashyn@shaw.ca>
Sent: April 22, 2021 5:00 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

April 22, 2021

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

To whom it may concern:

Please be advised that I want to notify Legislative Services in Rocky View County of my support for the proposed Elbow View ASP Bylaw C-8111-2020.

Thank you,

Garry Blashyn
587-577-0044

Michelle Mitton

From: gurmail bhattal <gurmail7@telus.net>
Sent: April 27, 2021 11:01 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C8111-2020 (gurmail singh bhattal 12 windhorse bay T3z0B4)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thanks. I support the **Proposed Elbow View ASP Bylaw C- 8111-2020**.

Michelle Mitton

From: Hanna Winiiecka <hwiniiecka@gmail.com>
Sent: April 22, 2021 12:53 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020**.
regards,
Hanna Krol

Michelle Mitton

From: Kate Fenner <kfenner29@gmail.com>
Sent: Saturday, April 24, 2021 9:23 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Sir or Madam,

I support the proposed Elbow View ASP By law C-8111-2020

Regards,

Ille Kate Fenner

Michelle Mitton

From: Jacqueline Michael <jmichael@dccnet.com>
Sent: April 27, 2021 1:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020
Attachments: Letter to Legislative Services 04-27-2021l.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Sirs,

Please see attached letter supporting the Proposed Elbow View ASP Bylaw C-8111-2020.

Regards,
Jacqueline Michael
Landowner

Tel: 604-583-0418
Cell: 778-228-1170
Fax: 604-583-1932

**Jacqueline Michael
8380 Centre Street
Delta, BC V4C 3X4
Tel: 604-583-0418**

April 26, 2021

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

Re: Proposed Elbow View ASP Bylaw C-8111-2020

Dear Sirs:

With respect to the above, I am a landowner in this project and I strongly support the proposed Elbow View ASP Bylaw C-8111-2020.

Regards,

A handwritten signature in blue ink that reads "Michael". The signature is written in a cursive style.

Jacqueline Michael

Michelle Mitton

From: Aaron West <ilovecowtown@gmail.com>
Sent: April 21, 2021 11:08 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom It May Concern:

I support the proposed Elbow View ASP Bylaw C-8111-2020.

Sincerely,

Jacqueline West

Michelle Mitton

From: Jaimie <bluejaimie@hotmail.com>
Sent: April 21, 2021 1:50 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Jaimie Falconer
604-375-2904

Michelle Mitton

From: Jan Bloemraad <jbloemraad@glencoe.org>
Sent: April 28, 2021 2:23 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP - Re0dubmittal of email

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

To whom it may concern,

Please find below an email that was sent Tuesday, November 17, 2021 and being resubmitted for the package to council.

If you have any questions please let me know.

Jan



JAN BLOEMRAAD, CCM
Chief Executive Officer
403-287-4128

The Glencoe Club
The Glencoe Golf & Country Club
636 - 29 Avenue SW
Calgary, AB T2S 0P1


Good afternoon Jessica,

I received your email address from Adam Harrison from O2 Planning + Design. I requested your email as I would like to officially provide you an email of support for the potential Elbow View development.

Please accept this email as an official support from not only myself, but the Glencoe Golf & Country Club. I discussed the proposed structure plan with our Board Executive last night, and they have instructed me to communicate on behalf of the Club.

We see Elbow View as a great opportunity for increased development in the area, to add some additional infrastructure to the Highway 8 area as well as support services and commercial opportunities.

As a large community partner adjacent to Elbow View, we fully support the project plan for concept development and public engagement.

If you would like to have a more official letter of support, please let me know. Otherwise consider this email as the Club's stance on this exciting opportunity for growth in the area.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jan Bloemraad'. The signature is fluid and cursive, with the first name 'Jan' and the last name 'Bloemraad' clearly distinguishable.

Jan Bloemraad
C.E.O.

Michelle Mitton

From: Jeff Young <mrjeffmyoung@gmail.com>
Sent: April 28, 2021 9:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Letter of Support for Bylaw C-8111-2020 - A Bylaw of Rocky View County to Adapt the Elbow View Area Structure Plan

Jeff Young
4920 20A St SW
Calgary, AB T2T 5A6

To Rockyview Council of Legislative Services Offices,

It is my pleasure to write this letter in support of the Bylaw C-8111-2020 to adapt the structure plan proposed.

Elbow View has done an excellent job working with the community in and around Rocky View to address all concerns and develop a comprehensive plan for land use in this area. It is for this reason I support the proposed plans for the land use and development of the community.

Sincerely,

Jeff Young
403-801-1274

Michelle Mitton

From: Mo & Jenny Jessa <jj5@telus.net>
Sent: Sunday, April 25, 2021 10:17 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Jenny Jessa
112 Jedburgh Place
Victoria, BC
V9B 6N7

Michelle Mitton

From: Danita Clavelle-Cormier <jdclacor@telusplanet.net>
Sent: April 21, 2021 11:46 AM
To: David Brezsnjak; Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw

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

Good day,

Please be informed that we support the Proposed Elbow View ASP Bylaw.

Regards

Jim Cormier and Danita Clavelle-Cormier
Fox Creek Landowners via Westgate Land Development Corporation

Michelle Mitton

From: Joan and Brian <joanc.brianr@gmail.com>
Sent: April 25, 2021 3:31 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I confirm my previous letter and fully support the above-mentioned Proposed Bylaw.

Thank you.

Joan Cameron
16 Mary's Emerald Bay Rd
Vernon, BC
V1H 2A7

Michelle Mitton

From: Regena Brezsnyak <brez39@telus.net>
Sent: April 23, 2021 10:30 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - I support the PROPOSED ELBOW VALLEY ASP BYLAW C. 8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

John Brezsnyak

Michelle Mitton

From: Julie Pithers <jpithers@icloud.com>
Sent: April 27, 2021 11:01 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I am a landowner on the eastern border of the proposed Elbow View development. Overall, I am FOR this proposal, however I am looking for council to ensure our legacy community is not hurt or left behind as the Highway 8/Elbow Valley region is built out—providing much needed tax dollars for the county.

Previously our community, West Meadows Estates, supported the building out of Elbow Valley West on our northern border, only to be faced with on going stormwater damage (as of the writing of this email—still unmitigated for many neighbours). The county must provide much superior oversight this time—particularly when the scope is so much larger.

Any infrastructure provided for or by Elbow View must be shared with West Meadows Estates, otherwise we will be asked to withstand decades of construction upwind and upstream from us—without any benefit to our community. Our aquifer may also be jeopardized by the massive amounts of land being moved and stormwater ponds built. By linking up the communities between Elbow View and the City, I believe, follows the county's mission to infill neighbourhoods rather than leap-frogging.

However, I am in no way supportive of a) raw water being drawn off the Elbow for 6000 households and/or b) a privately run wastewater facility situated upstream of the western edge of our community.

I am COMPLETELY in support of (FOR) Rocky View working with the City of Calgary to supply water, sewer and stormwater facilities for Elbow View and the neighbouring communities—I'm sure the Elbow Valleys and BraeMar would be more than pleased to be released from the grip of Westridge and/or dealing with other privately run water supplies. (FYI Westridge never returned any of our community association's calls to supply our neighbourhood with piped water.) The issue of the City requiring density in our neighbourhood and others, like Elbow River Estates, could be mitigated through a grandfathering like the city already has with recently annexed land where landowners must hook up to the City infrastructure if and when they develop.

And finally, the plan shows several paths and roads leading into our community. This is welcome only if there is an effort made to provide safe, separate and lit paths (of the low-level/dark-skies lighting variety) for pedestrians and cyclists. Currently dozens and sometimes hundreds of people walk the West Meadows Estates Road and RR32 where speed limits go as high as 80km/h without paths, lighting or even a shoulder. Elbow View's ASP also shows RR32 as a feeder road for HWY 8—adding hundreds of vehicles to a community held to two-acre-max lots and with the roads to match. Our safety must be considered before allowing this ASP to go through.

Overall, the Elbow View plan seems like it could accomplish the best of all worlds by being a livable, environmentally friendly and welcoming neighbourhood. I just request it be the tide to lift all boats to make our water safer, our communities more diverse and ensure we do not become a land of haves and have-nots. We are all connected.

Thank you for your time.

Julie Pithers
48 West Meadows Estates Rd
T3Z1M5
403.617.3020

Michelle Mitton

From: Karen Allan <karenallan@shaw.ca>
Sent: Saturday, April 24, 2021 3:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Karen Allan

Michelle Mitton

From: Karen Anderson <karenraynard2@gmail.com>
Sent: April 21, 2021 11:47 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello. I support the proposed Elbow View ASP Bylaw C-8111-2020.

Don't hesitate to contact me if you have any questions.

Sincerely,
Karen Anderson

Michelle Mitton

From: Karen Kobel <gkkobel@shaw.ca>
Sent: Sunday, April 25, 2021 9:26 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

>
> Attn: Legislative Services
> 262075 Rocky View Point
> Rocky View County, AB, T4A 0X2
>
> This email is to confirm my support for the Proposed Elbow View ASP Bylaw C-8111-2020. Thank you

Sent from Karen's iPhone

Michelle Mitton

From: Bedar, Kavita (Calgary) <Kavita.Bedar@worley.com>
Sent: April 22, 2021 1:03 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Supporting - Proposed Elbow View ASP Bylaw C-8111-2020.
Attachments: 2nd Public Reading May 11, 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi,

I support attached Foxcreek plan.

Kind regards,
Kavita

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ROCKY VIEW COUNTY

Westside Land Corporation
1855, 246 Stewart Green SW
Calgary AB T3H 3C8

NOTICE OF PUBLIC HEARING

May 11, 2021
at or after 9:00 a.m.

Rocky View County Council will hold a Public Hearing on the date and time indicated above to consider the proposed bylaw below. Due to the County Hall being closed in response to Covid-19, Public Hearings will be held electronically and a livestream of the proceedings may be viewed at www.rockyview.ca.

Bylaw C-8111-2020 – A Bylaw of Rocky View County to Adopt the Elbow View Area Structure Plan

File Number: 1013-220

Application Details: Public hearing to consider Bylaw C-8111-2020, to adopt the Elbow View Area Structure Plan to guide future land use, subdivision, and development proposals within the plan area. Located south of the Elbow River and north of T'suu Tina Nation, west of the city of Calgary.

Any person who deems that they or their property is affected by the proposed bylaw will be provided an opportunity to be heard at the Public Hearing. A copy of the proposed bylaw and associated staff report will be made available to the public in the agenda package on the County's website or at the County Hall beginning at 12:00 PM on **Wednesday, May 5, 2021**. Questions regarding the proposed bylaw may be directed to **Jessica Anderson** at 403-520-8184 or email at janderson@rockyview.ca.

You may address Council on the proposed bylaw by submitting a written submission to the Legislative Services Office with **BYLAW C-8111-2020** in the subject line using one of the following methods:

- Email to legislativeservices@rockyview.ca
- Mail or delivery to the County Hall
- Fax to (403) 520-1659

Written submissions must include your name and address or legal description, and please clearly indicate whether you support or oppose the proposed bylaw and provide reasons. Written submissions must be received by **4:30 PM on Wednesday, April 28, 2021** to be included in the agenda package for the Public Hearing.

Addressing Council during the Public Hearing:

Please note that the County Hall remains closed to the public due to Covid-19 and is proceeding with the public hearing electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation. Members of the public who would normally provide submissions in person at the public hearing may provide their submissions as noted below:

- a) If it was your intention to appear in person to present in favor or in opposition of the application during the public hearing, you may submit a pre-recorded video or audio presentation to be played during the public hearing. Pre-recorded presentations can be no longer than 5 minutes if you are speaking on behalf of yourself and 10 minutes if you are speaking on behalf of a group.

The video or audio presentation must include your name and the municipality in which you live, and if you are speaking on behalf of a group you must also provide the names and municipalities of the people you are speaking on behalf of. Audio must be submitted as a MP3 and cannot be more than 20MB in size, and video must be submitted as a MP4, MOV, or WMV format, and cannot be more than 300 MB in size. Files must be submitted to the following link

<https://app.box.com/ff27dcfa5a49e4bfe906aeb9f4c7460d3> and **must be submitted no later than noon the day before the public hearing.**

- b) If it was your intention to appear in person to provide submissions in favor or in opposition of the application during the public hearing, you may also submit an email live during the public hearing to

be distributed during the public hearing. Your email submission must include the bylaw number in the subject line and your first and last name and municipal address or legal land description in the body of the email.

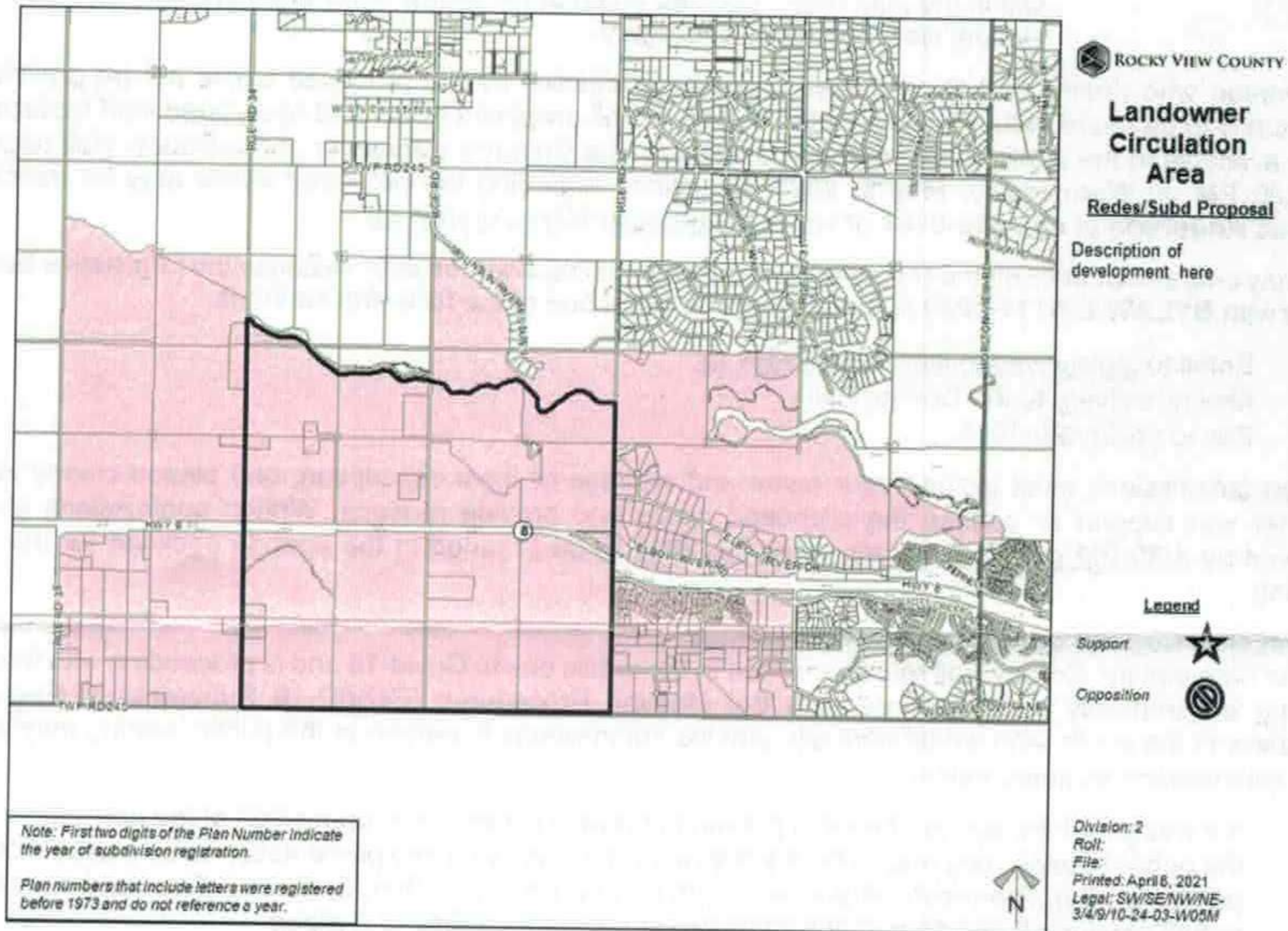
Email submissions must be sent to PublicHearings@rockyview.ca as early as 9:00am on the day of the public hearing or during the public hearing. Council will be provided time to review email submissions during the public hearing. Emails received after the appropriate portion of the public hearing (in favour or in opposition) will not be provided to Council for consideration.

Please Note:

Personal information contained in your written submission is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of public participation in Rocky View County's decision-making process. Written submissions may be made available to the public prior to or at the Public Hearing in accordance with section 40(1)(c) of the *FOIP Act*.

Your name, legal land description, street address, and any opinions provided in your written submission may be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, will be redacted prior to making your written submission available to the public. If you have questions regarding the collection or release of this information, please contact Legislative Services at (403) 230-1401.

SITE MAP



Dated: **Tuesday, April 13, 2021**
Michelle Mitton
Legislative Coordinator

Michelle Mitton

From: Kay Svederus <ksvederus@hotmail.com>
Sent: April 28, 2021 8:34 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow view ASP

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom this may involve.
I approve of the proposed Elbow View ASP
C 8111 2020.
Thanks,
Kay

Get [Outlook for iOS](#)

Michelle Mitton

From: Keir Olson <keir.olson@gmail.com>
Sent: April 28, 2021 1:55 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020 - I'm in favour

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

I, Keir Olson, owner of 1 land unit in Foxcreek Park, am in favour of Proposed Elbow View ASP Bylaw C-8111-2020.

Thanks,
Keir Olson

Michelle Mitton

From: Kelly Stearns <kellygstearns@gmail.com>
Sent: April 28, 2021 3:49 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

File number 1013-220 Elbow Valley Area Structure Plan

To Whom This May Concern:

My name is Kelly Stearns

Mailing Address: 1719 - 36 Avenue SW Calgary AB T2T 2G4

Legal Description: NW 4-24-3 W5M

I am a 2/637 owner of the subject property which was facilitated by Westside Land Corporation. I would like to express my support for the Proposed Elbow View ASP Bylaw C-8111-2020 as I believe that the ASP proposal is well thought out and fits in nicely with the current development in the area, it would be a benefit to Rocky View County and the surrounding area.

If you have any questions regarding my support, please contact me at 403-512-5751 or by email at kellygstearns@gmail.com

Thanks

Kelly Stearns

Michelle Mitton

From: Kelly Wong <itsagas@telus.net>
Sent: April 21, 2021 2:57 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Thank you,

Kelly Wong
60 Riverglen Way SE
Calgary, AB
T2C 3J1

Michelle Mitton

From: Kevin Erne <kevin.erne@engineeredair.com>
Sent: April 27, 2021 12:58 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Afternoon,

Please regard this email as my formal support for the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Best Regards,

Kevin Erne *P. Eng.*
Canadian General Manager



403-538-3897 *direct*
403-708-3349 *mobile*
403-243-5059 *fax*
kevin.erne@engineeredair.com *email*

1401 Hastings Crescent SE - Head Office
Calgary, AB T2G 4C8
www.engineeredair.com



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[statement](#)

Michelle Mitton

From: Hucik, Kyle <Kyle.Hucik@calgary.ca>
Sent: April 27, 2021 4:04 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Kyle

Michelle Mitton

From: Lance Parker <Lance.Parker@edmontonpolice.ca>
Sent: Sunday, April 25, 2021 6:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Acting Inspector Lance Parker #2351

Duty Officer

Edmonton Police Service

780-293-7907

Lance.parker@edmontonpolice.ca

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Michelle Mitton

From: Laurie Galipeau <lauriegali@peau@gmail.com>
Sent: April 22, 2021 10:12 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support letter

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the proposed ElbowView ASP Bylaw C-8111-2020.
Laurie Galipeau

Sent from my iPhone

Michelle Mitton

From: Lee Lindroth <llindroth780@gmail.com>
Sent: April 27, 2021 12:44 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Lee Lindroth
780-231-5196

Michelle Mitton

From: Leszek Ptaszynski <lptaszynski@shaw.ca>
Sent: April 21, 2021 12:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Foxcreek Land Owners declaration

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

As we are both the land owners, we declare and confirm that we support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Sincerely,
Leszek Ptaszynski
Malgorzata Ptaszynska

Michelle Mitton

From: Linda Schiefke <schiefke@telus.net>
Sent: April 27, 2021 4:58 PM
To: Legislative Services Shared; linda schiefke
Subject: [EXTERNAL] - Elbow View Bylaw

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good afternoon

This email is to support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Thank you

--

Linda Schiefke

Michelle Mitton

From: Lisa Wolny <lisawolny@shaw.ca>
Sent: April 27, 2021 7:59 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good evening,

Please accept this email as written support of the proposed Elbow View ASP Bylaw C-8111-2020. I am In full support of the subject ASP and feel it is an important development that provides many benefits to the area.

Thank you,

Lisa Wolny

Author, Speaker, Health & Business Coach “Live Your Best Life”

www.lisawolny.com

403-617-0763

Michelle Mitton

From: Lisa Zaharia <lisamzaharia@gmail.com>
Sent: April 21, 2021 7:19 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Lisa

Lisa Zaharia

Michelle Mitton

From: Imcnie@shaw.ca
Sent: April 25, 2021 3:48 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom it may concern,

I am a land owner on highway 8. Please take this e-mail as evidence of my continued support for the **Proposed Elbow View ASP Bylaw C-8111-2020**.

If you have any questions, please let me know.

Thank you

Lynda McNie
(403) 619-3053

Michelle Mitton

From: Mandip Sandher <mandy.sandher@gmail.com>
Sent: April 21, 2021 3:07 PM
To: Legislative Services Shared
Cc: Raj Sandher
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

To: Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca
403-230-1401

Dear Sirs

Please find this letter as our confirmation that we support the Proposed Elbow View ASP Bylaw C-8111-2020.

Regards

Mandip and Rajvinder Sandher
7 Northlawn Avenue
Waterdown
Ontario L8B 0E4

Tel: 905 464 6603

Michelle Mitton

From: mtprince@xplornet.com
Sent: Sunday, April 25, 2021 6:53 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

We support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Thank you,
Marc and Tammy Prince

Sent from my iPhone

Michelle Mitton

From: Valerie Watson <vwatson@eidnet.org>
Sent: April 21, 2021 4:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - bylaw

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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

April 20/2020

I/ We support the proposed Elbow View ASP Bylaw C-8111-2020

Thanks you .

*Mark & Valerie Watson
Dusty Rose Ranching
Box 293
Rosermay, Alberta Canada
T0J2W0
Vwatson@eidnet.org
403-378-4371*

Michelle Mitton

From: Mark Milligan <mark.milligan2@gmail.com>
Sent: April 27, 2021 5:04 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

As an owner of Foxcreek Park Ltd. of Westside Land Corporation I fully support the proposed Elbow View ASP bylaw C-8111-2020.

Regards Mark

Sent from my iPad

Mark Milligan

Michelle Mitton

From: Martin Harvey <mwharvey@outlook.com>
Sent: April 23, 2021 10:30 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Proposed bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Morning,

I support the Proposed Elbow View ASP Bylaw C 8111-2020

Thank You.

Martin Harvey
403 995 5720

Michelle Mitton

From: Martin McCann <martinmccann1@hotmail.com>
Sent: April 23, 2021 8:39 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please consider this email as confirmation of my support for BYLAW C-8111-2020.

Regards

Martin McCann

Michelle Mitton

From: Matt Adams <chip.dude@hotmail.com>
Sent: April 22, 2021 9:19 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Matt Adams

Sent from my iPhone

Michelle Mitton

From: Melissa Pacleb <mop_679@yahoo.ca>
Sent: April 22, 2021 9:19 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom It May Concern,

I, Melissa Pacleb, support the Proposed Elbow View ASP Bylaw C-8111-2020.

Sincerely,

Melissa Pacleb
mop_679@yahoo.ca

Michelle Mitton

From: Mike D <md2298@gmail.com>
Sent: April 23, 2021 10:02 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern.

I am a land owner as part of a joint venture with Westside Land Corp within the bounds of the Elbow View Area Structure Plan.

I have reviewed the ASP and I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Michael Dohy

Michelle Mitton

From: Michael Harvey <michaelnharvey@gmail.com>
Sent: April 23, 2021 1:01 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for the Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Afternoon,

I would like to inform you of my support for the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Thanks very much,

Michael Harvey
michaelnharvey@gmail.com
403-829-0484

Michelle Mitton

From: Michael Interisano <mirrorim@telus.net>
Sent: April 21, 2021 10:57 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may Concern,

I support the Proposed Elbow View ASP Bylaw C-8111-2020

Thank You,
Michael

Michelle Mitton

From: Michael Knoll <mikeknoll@nucleus.com>
Sent: April 22, 2021 2:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Attn: Legislative Services:

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Sincerely,

Michael Knoll

Michael Knoll
2130-70 Glamis Drive SW
Calgary AB, T3E 6T6
Tel: 403-708-5000
Fax: 1-866-742-1926
mikeknoll@nucleus.com

Michelle Mitton

From: merojek69@gmail.com
Sent: April 21, 2021 12:00 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I Michael Rojek, support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Michelle Mitton

From: Michael Strong <michael@nationalpayments.ca>
Sent: April 26, 2021 12:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Rocky View Council-

This email is to confirm my personal support and endorsement of the Proposed Elbow View ASP Bylaw C-8111-2020.

As a landowner, I fully support this initiative and project plan.

Thank you for your consideration.

Michael

--

Michael Strong
National Payments Ltd
Chief Operating Officer
[E:michael@nationalpayments.ca](mailto:michael@nationalpayments.ca)
P: 403 663 8886
C: 403 870 9104
F: 403 663 9986



www.nationalpayments.ca



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In compliance with CASL requirements, if you do not want to receive emails from me, please reply to this email with the word "REMOVE" and we will delete your email contact information from our systems.

Thank you."

Michelle Mitton

From: michele999@gmail.com
Sent: April 21, 2021 3:34 PM
To: Legislative Services Shared
Cc: david@westsideland.ca
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am a Foxcreek Land Owner and I support the **Proposed Elbow View ASP Bylaw C-8111-2020**

Thank you,
Michele White

Michelle Mitton

From: Milos Gruber <outlook_D2ED3837BA728F14@outlook.com>
Sent: April 25, 2021 8:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Milos and Jindra Gruber

Sent from [Mail](#) for Windows 10

Michelle Mitton

From: Nadine Beauchesne <nadine.beauchesne@gmail.com>
Sent: April 28, 2021 3:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern:

I am currently a shareholder in the 137.5 acre parcel adjacent to the east boundary of the Spirit River golf course and fronting onto Highway 8. Having viewed and discussed the joint ASP application by Qualico and Legacy which includes this parcel I am satisfied that the plan as submitted provides an acceptable direction for future development of these lands. The approval and implementation of an ASP under current rules adequately allows for refinement and owner input to the final configuration of each affected parcel.

On this basis I indicate my support for this first step towards responsible planning and implementation.

Regards,

Nadine Beauchesne

Sent from my iPhone

Michelle Mitton

From: Norman Chamberlain <normchamberlain@gmail.com>
Sent: April 28, 2021 10:33 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the Proposed Elbow View ASP Bylaw C8111-2020. Thank you. Regards, Norm Chamberlain

Michelle Mitton

From: Teresa Imperato <imperato@telus.net>
Sent: April 22, 2021 4:43 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-811-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

We support the **Proposed Elbow View ASP Bylaw C-8111-2020**. Thank you, Pasquale and Teresa Imperato

Michelle Mitton

From: Peggy Sullivan <psullivan@optimaxdrilling.com>
Sent: April 21, 2021 2:55 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

This letter is to inform you of my **full support** for the Proposed Elbow View ASP Bylaw C-8111-200.

Regards,

Peggy Sullivan

o: (403) 453-1322 | c: (403) 700-8966

Suite 1900 | 407 – 2nd Street SW | Calgary, AB T2P 2Y3



www.optimaxdrilling.com

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Michelle Mitton

From: Raymond Moffat <raymond.moffat005@gmail.com>
Sent: April 23, 2021 2:55 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Proposed elbow View ASP Bylaw c-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern.

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Thank you

Ray Moffat
780-717-4979

Michelle Mitton

From: Regena Brezsnyak <brez39@telus.net>
Sent: April 23, 2021 10:32 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - I support THE PROPOSED ELBOW VALLEY ASP BYLAW 8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Regena Brezsnyak

Michelle Mitton

From: reima leonardo <reima_rol_1064@hotmail.com>
Sent: April 22, 2021 5:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Proposed Elbow View ASP Bylaw C-8111 -2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom It May Concern

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Sincerely

Reima Leonardo

Michelle Mitton

From: info@downtoearthlandscaping.net
Sent: April 28, 2021 3:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Elbow View Area Structure Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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

We support the proposed Elbow View ASP bylaw C-8111-2020.
Robert and Sophie Swiderski

Sent from my iPhone

Michelle Mitton

From: Rob and Carolyn Gardner <rcgardner@shaw.ca>
Sent: April 21, 2021 3:03 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

Attention: Legislative Services for the County of Rocky View

This is just a follow up to the original support letter I submitted a year ago online.

As a landowner I continue to strongly support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Best Regards,

Robert Gardner

Sent from [Mail](#) for Windows 10

Michelle Mitton

From: Robert Meyer <robertjm@runbox.com>
Sent: April 21, 2021 2:37 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - by-law c-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the proposed Elbow View ASP by-law C-8111-2020. This seem to be a wise use of the land in a beautiful setting. What a place to have a home.

April 21, 2021

Robert Meyer
a joint venture shares owner

Michelle Mitton

From: Ron Charbonneau <r.charbonneau2016@gmail.com>
Sent: April 21, 2021 7:44 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - proposed elbow view bylaw

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am a land owner for the proposed elbow view asp bylaw c-8111-2020 and i am in favor of the proposed bylaw as a land owner of fox creek with west side land corp thank you

Michelle Mitton

From: Rosie <rbuck05@gmail.com>
Sent: April 26, 2021 12:12 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support of Bylaw C-8111-2020
Attachments: Support Letter Bylaw C-8111-2020 .docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

Please find attached my letter in **support** of Bylaw C-8111-2020.

Sincerely,
Rosemary Buck

April 26, 2021

Attn.: Legislative Services Office

Re: Support of Bylaw C-8111-2020

I, Rosemary Buck, **support** the proposed Bylaw C-8111-2020 -- A Bylaw of Rocky View County to Adopt the Elbow View Area Structure Plan (ASP) -- File #: 1013-220. I **support** the bylaw to guide future land use, subdivision, and development proposals within the plan area.

The following are my reasons for **support** of the proposed Elbow View Area Structure Plan. The plan has:

- A sound land use strategy:
 - that provides for a variety of uses that is thoughtfully integrated into the landscape, and it is dynamic in its vision to respond to the future needs of its residents
 - that offers a symbiotic approach to the community and its interaction with the natural environment
- A sound density, transition strategy:
 - thoughtfully considers surrounding communities and their impact on the existing communities by having the lowest density on the perimeter of the proposed development
 - given that the proposed development would take place over several decades, the density and adaptation for neighbouring communities will allow for a natural transition
- A well-developed parks, open spaces, and pathway system:
 - will provide a well-developed interconnected system that will complement the diverse landscape and promote healthy and active living
 - intends to utilize all the existing natural features
- An suitable transportation strategy:
 - the plan provides a well-conceived transportation network to minimize the impact on the natural environment while still providing a compelling variety of transportation options

Sincerely,

Rosemary Buck

Rosemary Buck
55 West Springs Way, SW.
Calgary, AB. T3H 4P4
rbuck05@gmail.com

Michelle Mitton

From: Sean Meilleur <secondgenpropertymgmt@hotmail.com>
Sent: April 28, 2021 4:30 PM
To: Legislative Services Shared
Cc: 'priddisvalleyranch@yahoo.com'; Sean Meilleur - Personal; Adam Harrison
Subject: [EXTERNAL] - Bylaw C-8111-2020
Attachments: Elbow View ASP - Meilleur Support Letter - Apr 28 2021.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello, please find our support letter for the Elbow View ASP.

Can you please confirm that you have received our email and letter?

Thanks in advance for your help and opportunity to provide comments.

Regards,
Sean Meilleur

On Behalf of Wayne & Patricia Meilleur

From: Adam Harrison <Adam.Harrison@o2design.com>
Sent: Tuesday, April 27, 2021 3:42 PM
Subject: Elbow View ASP Submission Requirements
Importance: High

Good afternoon,

I'm reaching out to follow-up with you on the Elbow View Area Structure Plan, and where we are at in the process.

By now, you should have received a letter from the County informing you of the upcoming public hearing for the ASP on May 11. Here is a link to the notification, including information about submitting comments on the ASP:
<https://www.rockyview.ca/Portals/0/Files/Notices/2021/20210413-Council-Meeting-Public-Hearing-May11.pdf>

The County requires that any letters/emails submitted for the project before the recent notice was issued for the public hearing be re-submitted in order to be included in the package for Council. As such, we're hoping that you are able to re-send your email to: legislativeservices@rockyview.ca by **4:30pm tomorrow (April 28)** and use the subject line "**Bylaw C-8111-2020**" for the email.

You can send the same letter you previously provided and just let them know that this letter should be considered as your submission for the public hearing, or you can provide an updated letter if you prefer.

If you are unable to provide an email submission for tomorrow, you may submit an email on the day of the public hearing (starting 9:00a.m. on May 11) and it will be read by Council at the hearing. Alternately, if you wish, you can submit a audio or video comment by May 10.

Here is a link to the County's page regarding how to submit comments:

<https://www.rockyview.ca/presenting-to-council>

We truly appreciate you taking the time to submit your comments, and apologize for the short notice as this information was only clarified for us today.

Please let me know if you have any questions.

Regards,
ADAM HARRISON, BURPI, BASc
Planning

O2 Planning + Design Inc.
510 255 17 Avenue SW
Calgary, Alberta
Canada, T2S 2T8

E adam.harrison@o2design.com
www.o2design.com

To: County of Rockyview

Att: Jan Anderson & Adam Harrison
development@rockyview.ca
janderson@rockyview.ca
adam.harrison@o2design.com

From: Wayne & Patricia Meilleur - Springshire Development Ltd.
CC: Sean Meilleur – Managing Director

Re: Elbow View Area Structure Plan (ASP)

Springshire Developments Ltd. would like to provide formal **support** for the Elbow View ASP that has recently been submitted to the County. Below is our background in the community, some builds for the planning process as it progresses and some inspiration for growth in the County for your consideration.

Background in Community: The Meilleur family is a unique stakeholder who represents a cross section of views of most Rockyview stakeholders. The Meilleur family have lived, grown and done business in Springbank since 1966 and proud Albertans who have been part of the change in the county for 55+ years.

Our company, Springshire Developments Ltd, has owned over 1,000 acres over the years and through our determination and vision, created some of the foundation subdivisions and communities that have formed the backbone and identity of the Springbank community including Springgate, Springshire, River Ridge and Grandview Estates. We have own 142 acres of land within the Highway 8 Area corridor since 1989 at the SE9-24-3-W5 where homes are located and engage in agricultural pursuits like cattle grazing, equestrian, crops and tree horticulture.

The Meilleur family have been active in participants in evolving County Policy and Regulation including running for council in the mid-late 1980's, being on the board of directors for the Central Springbank ASP in the late 1990's and 1 of 6 community representatives of the Plan8 area structure plan from 2004-2008 who helped draft some of the original vision for Highway 8.

Change Is Needed: Our family has invested more than ½ a century into Rockyview. It has been a long journey of varied experiences. We offer our genuine opinion that the current status quo of Highway 8 is not sustainable and that a change like this ASP is needed for the Alberta and for our future generations.

Implementation of the Elbow Valley ASP would represent a significant and appropriate change. We would respectfully support this change and support the amendment to the Land Use Bylaw from Ranch and Farm District to Direct Control District of agriculture land to establish a land use framework for the future re-designation, subdivision and development of a comprehensively planned community. We believe that this new community would comprise of mix of traditional and innovative residential, commercial, institutional, community agriculture, sustainable energy and open space uses. Needless to say, and in keeping with landowner rights, any measures relating to potential modification of land holdings would be subject to the will and discretion of the landowner.

Inspiration: The Meilleur family believes that the Elbow View ASP would provide opportunities for new and innovative revenue and infrastructure solutions that will help support existing County communities, provide a variety of housing options for diverse incomes and ages, complement existing residents, and attract new types of business, growth and sustainability.

Sustainability: In addition to traditional development, we believe that certain lands in this new community could be planned and developed to have a lower carbon footprint and could be grounds for sustainable green innovation pilot programs including:

- Net zero emission / low water use homes.
- Homes of various types and sizes including sites for affordable homes including tiny homes and sites to pilot innovative low impact concrete 3D printed homes.
- Community based green houses to generate locally grown food and local jobs.
- Green energy infrastructure including solar, natural gas / renewable natural gas energy generation and even back up battery power all within the community.

Creating the opportunity to build a sustainable 'communities of the future' with low emission is a goal that we are working to create for our lands, for our family legacy & the County. This ASP create this opportunity.

Additional Considerations: We support the requirement for documenting the high level existing conditions and proposing internal roadways in the Elbow View ASP boundary *but* need to reinforce that sustainability and specific designation of wetlands, riparian zones and internal roadways will need to be formally defined in later Conceptual Schemes & Master Site Development planning and incorporate additional future stakeholder engagement and agreement.

In closing, we are proud Albertans who still believe in the Alberta Advantage and have faith that the County is open for business and committed to adapt to our new world challenges. The County and its stakeholders have benefited from the seeds

our family planted decades ago in this community. We believe that supporting the Elbow View ASP creates a new platform to create even greater benefits for the next half century by raising the bar on how we can evolve living, working, playing, distancing and being sustainable.

Please join us and provide your support to help us create a community of the future.

Thank you again for this opportunity to provide support and input.

Regards,

Wayne and Patricia Meilleur

CC: Sean Meilleur – Managing Director

Michelle Mitton

From: Raymond Moffat <raymond.moffat005@gmail.com>
Sent: April 23, 2021 2:58 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern:

I support the Proposed Elbow View ASP Bylaw C-8111-2020.

Thank you

Sharon Moffat
587-568-4303

Michelle Mitton

From: Shawn J. MacDonald <shawn@murrayatkins.com>
Sent: April 28, 2021 10:37 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am the Personal Representative of the Estate of Murray Atkins which holds the majority interest (40.5%) in the 137.5 Acre parcel adjacent to the east boundary of the River Spirit golf course and fronting Highway 8.

I have reviewed and discussed this joint application with the applicants and I am satisfied that the plan as submitted provides an acceptable direction for future development of these lands. Please accept this email as my full support of the joint Qualico and Legacy ASP application on behalf of the Murray Atkins' Estate.

Kind regards,

Shawn MacDonald
Personal Representative
Estate of Murray Atkins

403 703 7030

Michelle Mitton

From: Stan Wolny <stanwolny@shaw.ca>
Sent: April 27, 2021 9:58 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning, please accept this email as written support of the proposed Elbow View ASP Bylaw C-8111-2020. I am in full support of the subject ASP and feel it is an important development that provides many benefits for the area.

Thank-you,
Stan Wolny

Michelle Mitton

From: Steve Etcheverry <etcheverry.steve@gmail.com>
Sent: April 23, 2021 7:18 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Fwd: Fox creek Elbow Valley

Follow Up Flag: Follow up
Flag Status: Flagged

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

Proposed Elbow Valley ASP Bylaw C-8111-2020

As an investor in the Foxcreek area development I support the new development plan which has been proposed. I believe this is a great opportunity for a well planned project.

Regards

Steven Etcheverry

Sent from my iPhone

Michelle Mitton

From: Susan Falconer <sueb3@shaw.ca>
Sent: April 21, 2021 11:01 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom It May Concern:

I support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Sincerely

Susan Falconer

Michelle Mitton

From: Tanya Shea Buckingham <tshea@capitalpower.com>
Sent: April 21, 2021 11:27 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Tanya Shea
852 Oakside Circle SW
Calgary, AB T2V 4P7
E tshea@capitalpower.com

Address on original title # 091 022 108 was:
540 Cougar Ridge Dr Sw
Calgary, AB

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Michelle Mitton

From: Todd Dyer <twdyer@shaw.ca>
Sent: April 22, 2021 10:54 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020.

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Thank You

Todd Dyer

Sent from my iPhone

Michelle Mitton

From: Tracey Johnson <tjohnson200@hotmail.com>
Sent: April 21, 2021 2:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Proposed Elbow View ASP Bylaw C-8111-2020 - IN SUPPORT

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom it May Concern,

I'm writing to share my support of the Proposed Elbow View ASP Bylaw C-8111-2020.

Regards,

Tracey Johnson

403-700-9263

Michelle Mitton

From: Travis Eade <teade@woodridgeford.com>
Sent: April 21, 2021 3:34 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may Concern,

I support the **Proposed Elbow View ASP Bylaw C-8111-2020.**

Thanks

TRAVIS EADE

GENERAL MANAGER WOODRIDGE FORD LINCOLN

11580 24th Street SE | Calgary, AB T2Z 3K1

B: 403-253-2211 **D:** 403-640-7424 **F:** 403-640-6494

E: teade@woodridgeford.com **W:** woodridgeford.com

Executive Assistant: Amy Andrews

E: aandrews@woodridgeford.com | **D:** 403-640-7401

Michelle Mitton

From: Trevor Wowniar <trevorw@blushock.ca>
Sent: April 21, 2021 2:13 PM
To: Legislative Services Shared
Cc: david@westsideland.ca
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020
Attachments: Fox Creek Elbow View ASP Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please see attached.

TREVOR **WOWNIAR**



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EXECUTIVE SEARCH

#280, 23 Sunpark Drive SE, Calgary, Alberta T2X 3V1
P: 403-520-0052 TF: 888-520-0052 ext 124
C: 403-829-7465

trevorw@blushock.ca

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca
403-230-1401

Re: **Proposed Elbow View ASP Bylaw C-8111-2020**

To whom it may Concern:

I support the Proposed Elbow View ASP Bylaw C- 811-2020.

Trevor Wowniar
403-829-7464

Michelle Mitton

From: Trish Crisp <crisp789@shaw.ca>
Sent: April 27, 2021 5:48 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the **Proposed Elbow View ASP Bylaw C-8111-2020**.

Thank you.

Trish Crisp

Michelle Mitton

From: Aaron Aubin <aaron@aubinconsulting.com>
Sent: April 28, 2021 3:52 PM
To: Legislative Services Shared
Cc: Chad Himmelspach; Ben Mercer; Violet Meguinis
Subject: [EXTERNAL] - Proposed Elbow View ASP Bylaw C-8111-2020 - Letter of Support from Tsuut'ina Nation
Attachments: Elbow View Area Structure Plan Support Letter Mar 8-21.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

Please see the attached letter of support from the Tsuut'ina Nation for the Proposed Elbow View ASP.

Should you have any questions regarding the letter, please contact **Violet Meguinis, Consultation Director, Tsuut'ina Nation at (403) 796-9408.**

Thanks,
Aaron

AARON AUBIN BES, MCIP, RPP
Principal, Indigenous Services Specialist



(403) 970-7764 | aaron@aubinconsulting.com | www.aubinconsulting.com | twitter: [aaron_aubin](https://twitter.com/aaron_aubin)
Suite 218, 7710 5th Street SE, Calgary, Alberta T2H 2L9
The traditional territory of Treaty 7 First Nations and Homeland to the Métis.



Tsuut'ina Nation T.U.S. Consultation
9911 Chiila Blvd. Tsuut'ina, AB. T3T-0E1
Ph. 403.281.4455
Email: ttnconsultation@tsuutina.com

March 8th, 2021

Legislative Services,
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Email: legislativeservices@rockyview.ca

RE: Elbow View Area Structure Plan

Dzinisi Guja Council,

Please accept this letter of support for the Elbow View Area Structure Plan.

In 2020, a developer landowner group led by Qualico Communities (Qualico) engaged with Tsuut'ina Nation (Tsuut'ina) to discuss the Elbow View Area Structure Plan (ASP) adjacent to our Nation. Through meetings with Qualico and their Indigenous engagement consultant, we co-developed an engagement plan on how to engage our citizens best.

Through a series of meetings and discussions with our consultation staff, site visits with our technical staff and community Elders, and dinner meeting with Tsuut'ina residents adjacent to the ASP boundary, we had opportunities to contribute our input and feedback. We appreciated the early engagement and being kept informed all along the way, and the ASP information provided including the information package, bulletin and video, all of which were very informative and in plain language.

In closing, we were impressed with the engagement and found the developer landowner group led by Qualico very respectful and responsive to answering our questions and concerns. Should the ASP be approved, we would appreciate the opportunity to continue to be involved in the process and to develop a long-term relationship with Rockyview County, developers and future residents of Elbow View.

Should you have any questions, please contact me at (403) 796-9408.

Siiyisgaas,

Violet Meguinis, B.Ed.
Consultation Director, Tsuut'ina Nation

cc. Monica Onespot, TTN Culture and Language Executive Director
Tsuut'ina Chief and Council
Jessica Anderson, Rocky View County - Email: janderson@rockyview.ca
Ben Mercer, Senior Planning Manager, Qualico Communities - Email: bmercerc@qualico.com

Letter Electronically sent March 8th, 2021

Michelle Mitton

From: david@westsideland.ca
Sent: April 28, 2021 11:23 AM
To: Legislative Services Shared; Jessica Anderson; Steven Lancashire; Dominic Kazmierczak
Subject: [EXTERNAL] - We Support the Proposed Elbow View ASP Bylaw C-8111-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern

On behalf of Westside Land Corporation we fully support the **Proposed Elbow View ASP Bylaw C-8111-2020**

I am the joint venture operator which holds the majority interest (92 Acres) in the ASP area.

I have reviewed and discussed this joint application with many people and I am satisfied that the plan as submitted provides an acceptable direction for future development of these lands. Please accept this email as my full support of the joint Qualico, Legacy and Westside Land Corporation ASP application on behalf of Westside Land Corporation.

Proposed Elbow View ASP Bylaw C-8111-2020.

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca
403-230-1401

Kind regards,

David M. Brezsnyak,
President



#1855, 246 Stewart Green S.W.

Calgary, AB T3H 3C8

Phone: (403) 246-0595 Ext 210

Cell : (403) 818-9411

www.westsideland.ca

DISCLAIMER: *** This communication and all attachments to it are confidential. It should only be read by the person to whom it is addressed. If you have received this communication in error, please contact us at (877) 246-0595 or at office@westsideland.ca, immediately to inform us of this error so that it is not repeated. Please delete this communication and all attachments. Thank you.***

David

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca
403-230-1401



Re: Proposed Elbow View ASP Bylaw C-8111-2020

To whom it may Concern:

I support the Proposed Elbow View ASP Bylaw C- 811-2020.

A handwritten signature in cursive script that reads "William Wowniar".

William Wowniar
403-601-8783

Jessica Anderson

From: Ken MacAulay <kenmacaulayenator@gmail.com>
Sent: April 28, 2021 9:59 AM
To: Jessica Anderson; Division 3, Kevin Hanson
Subject: [EXTERNAL] - Elbow View Development Plan

Follow Up Flag: Follow up
Flag Status: Completed

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

Good Morning Janet

As a resident of Elbow Valley West and having my home at 327 Leighton View (backing onto RR#32) I would like to be informed about every step this project is taking. We as a community are not being updated by RVC as much as we should. The Condo Boards website elbowvalleywest.com is not monitored by anyone. Please DO NOT use this medium to relay any info concerning the RSP or this project. You should be given all the email addresses of all the homeowners of EVW and the surrounding area on any and all info pertaining to this project. We want to be informed.

Many years ago Qualico submitted a plan to our Condo Board of their proposed development.,I imagine lots of changes since then.

I am not against development but in light of the substandard job RVC did with EVW, (no city sewer connection, etc) and other development approvals I am really hesitant about anyone having faith in decisions made at RVC going forward pertaining to any further developments

Thank You

Please confirm receipt of this e-mail

Ken MacAulay
327 Leighton View
Elbow Valley West
403.471.6929

To: County of Rockyview

Att: Jan Anderson & Adam Harrison
development@rockyview.ca
janderson@rockyview.ca
adam.harrison@o2design.com

From: Wayne & Patricia Meilleur - Springshire Development Ltd.
CC: Sean Meilleur – Managing Director

Re: Elbow View Area Structure Plan (ASP)

Springshire Developments Ltd. would like to provide formal **support** for the Elbow View ASP that has recently been submitted to the County. Below is our background in the community, some builds for the planning process as it progresses and some inspiration for growth in the County for your consideration.

Background in Community: The Meilleur family is a unique stakeholder who represents a cross section of views of most Rockyview stakeholders. The Meilleur family have lived, grown and done business in Springbank since 1966 and proud Albertans who have been part of the change in the county for 55+ years.

Our company, Springshire Developments Ltd, has owned over 1,000 acres over the years and through our determination and vision, created some of the foundation subdivisions and communities that have formed the backbone and identity of the Springbank community including Springgate, Springshire, River Ridge and Grandview Estates. We have own 142 acres of land within the Highway 8 Area corridor since 1989 at the SE9-24-3-W5 where homes are located and engage in agricultural pursuits like cattle grazing, equestrian, crops and tree horticulture.

The Meilleur family have been active in participants in evolving County Policy and Regulation including running for council in the mid-late 1980's, being on the board of directors for the Central Springbank ASP in the late 1990's and 1 of 6 community representatives of the Plan8 area structure plan from 2004-2008 who helped draft some of the original vision for Highway 8.

Change Is Needed: Our family has invested more than ½ a century into Rockyview. It has been a long journey of varied experiences. We offer our genuine opinion that the current status quo of Highway 8 is not sustainable and that a change like this ASP is needed for the Alberta and for our future generations.

Implementation of the Elbow Valley ASP would represent a significant and appropriate change. We would respectfully support this change and support the amendment to the Land Use Bylaw from Ranch and Farm District to Direct Control District of agriculture land to establish a land use framework for the future re-designation, subdivision and development of a comprehensively planned community. We believe that this new community would comprise of mix of traditional and innovative residential, commercial, institutional, community agriculture, sustainable energy and open space uses. Needless to say, and in keeping with landowner rights, any measures relating to potential modification of land holdings would be subject to the will and discretion of the landowner.

Inspiration: The Meilleur family believes that the Elbow View ASP would provide opportunities for new and innovative revenue and infrastructure solutions that will help support existing County communities, provide a variety of housing options for diverse incomes and ages, complement existing residents, and attract new types of business, growth and sustainability.

Sustainability: In addition to traditional development, we believe that certain lands in this new community could be planned and developed to have a lower carbon footprint and could be grounds for sustainable green innovation pilot programs including:

- Net zero emission / low water use homes.
- Homes of various types and sizes including sites for affordable homes including tiny homes and sites to pilot innovative low impact concrete 3D printed homes.
- Community based green houses to generate locally grown food and local jobs.
- Green energy infrastructure including solar, natural gas / renewable natural gas energy generation and even back up battery power all within the community.

Creating the opportunity to build a sustainable 'communities of the future' with low emission is a goal that we are working to create for our lands, for our family legacy & the County. This ASP create this opportunity.

Additional Considerations: We support the requirement for documenting the high level existing conditions and proposing internal roadways in the Elbow View ASP boundary *but* need to reinforce that sustainability and specific designation of wetlands, riparian zones and internal roadways will need to be formally defined in later Conceptual Schemes & Master Site Development planning and incorporate additional future stakeholder engagement and agreement.

In closing, we are proud Albertans who still believe in the Alberta Advantage and have faith that the County is open for business and committed to adapt to our new world challenges. The County and its stakeholders have benefited from the seeds

our family planted decades ago in this community. We believe that supporting the Elbow View ASP creates a new platform to create even greater benefits for the next half century by raising the bar on how we can evolve living, working, playing, distancing and being sustainable.

Please join us and provide your support to help us create a community of the future.

Thank you again for this opportunity to provide support and input.

Regards,

Wayne and Patricia Meilleur

CC: Sean Meilleur – Managing Director



Tsuut'ina Nation T.U.S. Consultation
9911 Chiila Blvd. Tsuut'ina, AB. T3T-0E1
Ph. 403.281.4455
Email: ttnconsultation@tsuutina.com

March 8th, 2021

Legislative Services,
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Email: legislativeservices@rockyview.ca

RE: Elbow View Area Structure Plan

Dzinisi Guja Council,

Please accept this letter of support for the Elbow View Area Structure Plan.

In 2020, a developer landowner group led by Qualico Communities (Qualico) engaged with Tsuut'ina Nation (Tsuut'ina) to discuss the Elbow View Area Structure Plan (ASP) adjacent to our Nation. Through meetings with Qualico and their Indigenous engagement consultant, we co-developed an engagement plan on how to engage our citizens best.

Through a series of meetings and discussions with our consultation staff, site visits with our technical staff and community Elders, and dinner meeting with Tsuut'ina residents adjacent to the ASP boundary, we had opportunities to contribute our input and feedback. We appreciated the early engagement and being kept informed all along the way, and the ASP information provided including the information package, bulletin and video, all of which were very informative and in plain language.

In closing, we were impressed with the engagement and found the developer landowner group led by Qualico very respectful and responsive to answering our questions and concerns. Should the ASP be approved, we would appreciate the opportunity to continue to be involved in the process and to develop a long-term relationship with Rockyview County, developers and future residents of Elbow View.

Should you have any questions, please contact me at (403) 796-9408.

Siiyisgaas,

Violet Meguinis, B.Ed.
Consultation Director, Tsuut'ina Nation

cc. Monica Onespot, TTN Culture and Language Executive Director
Tsuut'ina Chief and Council
Jessica Anderson, Rocky View County - Email: janderson@rockyview.ca
Ben Mercer, Senior Planning Manager, Qualico Communities - Email: bmercerc@qualico.com

Letter Electronically sent March 8th, 2021



COUNCIL MEETING MINUTES

Tuesday, May 11, 2021
9:00 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

Present: Reeve D. Henn
Deputy Reeve K. McKylor
Councillor M. Kamachi (participated electronically)
Councillor K. Hanson (participated electronically)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically)
Councillor C. Kissel (participated electronically)

Also Present: K. Robinson, A/Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
B. Beach, A/Executive Director, Community Development Services
A. Zaluski, Director, Legislative Services
B. Woods, Manager, Financial Services
D. Kalinchuk, Manager Economic Development, Economic Development
G. Nijjar, Manager, Planning and Development Services
J. Anderson, A/Manager, Planning Policy
S. Racz, Manager, Operational Services
S. Seroya, Manager, Utility Services
J. Lee, Supervisor Engineering, Planning & Development Services
S. MacLean, Supervisor Planning & Development, Planning & Development
Services
R. Erhardt, Planner, Planning Policy
L. Cox, Planner, Planning & Development Services
B. Manshanden, Intergovernmental Affairs Coordinator, Legislative Services
K. Tuff, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services

A Call Meeting to Order

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

B Updates/Approval of Agenda

MOVED by Councillor Hanson that the May 11, 2021 Council meeting agenda be accepted as presented.

Carried



C-1 April 27, 2021 Council Meeting Minutes

MOVED by Councillor Boehlke that the April 27, 2021 Council meeting minutes be approved as presented.

Carried

E-1 Divisions 4, 5, and 6 - Bylaw C-8164-2021 - Wheatland County and Rocky View County Intermunicipal Development Plan
File: 1011-100

MOVED by Councillor Boehlke that the public hearing for item E-1 be opened at 9:04 a.m.

Carried

Person(s) who presented: Robyn Erhardt, Planning Policy

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:12 a.m. The Chair called the meeting back to order at 9:17 a.m. with all previously mentioned members present and declared email submissions closed, with the exception of Councillor Kamachi.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: Robyn Erhardt, Planning Policy

MOVED by Councillor Boehlke that the public hearing for item E-1 be closed at 9:21 a.m.

Carried

Absent: Councillor Kamachi

Councillor Kamachi returned to the meeting at 9:22 a.m.

MOVED by Councillor Boehlke that Bylaw C-8164-2021 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8164-2021 be referred to the Calgary Metropolitan Region Board for approval.

Carried



**E-2 Division 2 - Adoption of Proposed Bylaw C-8111-2020 (Elbow View Area Structure Plan)
File: 1013-220**

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be opened at 9:25 a.m.
Carried

The Chair called for a recess at 9:52 a.m. and called the meeting back to order at 9:55 a.m. with all previously mentioned members present, with the exception of Councillor Schule and Councillor Kissel, who both returned to the meeting at 9:56 a.m.

MOVED by Councillor Boehlke that the applicants' presentation time limit be extended by 10 minutes in accordance with section 184(1) of the *Procedure Bylaw*.

Person(s) who presented: Ben Mercer, Qualico (Applicant)
Adam Harrison, O2 Planning and Design (Applicant)
Richard MacNeil, EXP Services Ltd.
Jason Gillespie, EXP Services Ltd.
Jean-Francois Cappuccilli, EXP Services Ltd.
Chad Himmelspach (Legacy Communities)

The Chair called for a recess at 11:02 a.m. and called the meeting back to order at 11:13 a.m. with all previously mentioned members present.

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: Janet Ballantyne, on behalf of Rocky View Forward

The Chair made the final call for email submissions and called for a recess at 11:24 a.m. The Chair called the meeting back to order at 11:31 a.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 11:32 a.m. and called the meeting back to order at 11:42 a.m. with all previously mentioned members present.

Email submissions in support: None

Email submissions in opposition: Charles Taylor
City of Calgary
Janet Ballantyne
Kathi and Vernon Pointen
Renée Delorme

Person(s) who presented rebuttal: Adam Harrison, O2 Planning and Design (Applicant)

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be closed at 11:51 a.m.
Carried



MOVED by Deputy Reeve McKylor that Bylaw C-8111-2020 be amended in accordance with Attachment 'A'.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8111-2020 be amended to insert the required CMRB maps into Appendix C and that any minor spelling, grammar, mapping or formatting amendments, to satisfy CMRB referral criteria, be completed.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8111-2020 be given a second reading, as amended.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8111-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried

The Chair called for a recess at 12:09 p.m. and called the meeting back to order at 1:12 p.m. with all previously mentioned members present.

Councillor Kamachi attended the meeting via phone due to a poor internet connection.

Councillor Kamachi left the meeting at 1:13 p.m.

F-1 All Divisions - Appointment of Returning Officer and Substitute Returning Officer
File: N/A

MOVED by Councillor Boehlke that Sherri Bureyko be appointed as Returning Officer for Rocky View County for the 2021 Municipal Election.

Carried

Absent: Councillor Kamachi

Councillor Gautreau left the meeting at 1:15 p.m.

MOVED by Councillor Boehlke that Amy Zaluski, Director of Legislative Services, be appointed as Substitute Returning Officer for Rocky View County.

Carried

Absent: Councillor Kamachi
Councillor Gautreau

Councillor Kamachi returned to the meeting at 1:20 p.m.

Councillor Gautreau returned to the meeting at 1:21 p.m.



F-2 All Divisions - Letter to Government of Alberta – Consultation on 1976 Coal Development Policy
File: N/A

MOVED by Councillor Hanson that Council supports the request made on behalf of the Town of High River, and that the letter to the Government of Alberta requesting that more fulsome public consultation be undertaken regarding on the 1976 Coal Development Policy be sent.

Carried

F-3 All Divisions - Letter of Support – Century Downs Racetrack and Casino
File: N/A

MOVED by Councillor Hanson that Council supports the request on behalf of Century Downs Racetrack and Casino, and that a Letter of Support related to live table games at the Century Downs Racetrack and Casino be sent to Alberta Gaming, Liquor and Cannabis (AGLC).

Carried

F-4 All Divisions - Late Tax Payment Penalty Cancellation, Policy C-204
File: N/A

MOVED by Councillor Boehlke that Late Tax Payment Penalty Cancellation Policy, C-204, be amended as per Attachment 'A.

Carried

F-5 All Divisions - Circulation and Notification Standards, Policy C-327
File: N/A

MOVED by Councillor Wright that Section 23 of Circulation and Notification Standards, Policy C-327 be amended as follows:

The radii for redesignation application circulations shall be:

(1) 800m (1/2 mile) for applications within an Area Structure Plan;

(a) Notwithstanding 23(1),the radii shall be a minimum 1600m (1mile) for redesignation application circulations where natural resource extraction/processing, as defined by the Land Use Bylaw, is a listed use; ~~and~~
~~or~~

(b) is for greater than 30 lots.

Defeated



MOVED by Councillor Wright that Section 25 of Circulation and Notification Standards, Policy C-327 be amended as follows:

The notification radii for development permit notifications shall be the lesser ~~greater~~ of a two lot depth, being the parcels that are adjacent to the Subject Lands and the parcels adjacent to those properties, or ~~800m (1/2 mile)~~ **400m (1/4 mile)**.

~~(1) Notwithstanding 24, the radii shall be a minimum 400m (1/4 mile) for development permit notifications for the following uses, as defined by the Land Use Bylaw:~~

- ~~(a) billboards;~~
- ~~(b) cannabis retail store;~~
- ~~(c) cannabis cultivation;~~
- ~~(d) cannabis facility; and~~
- ~~(e) retail (restricted).~~

~~(2) 400m (1/4 mile) for applications outside of a Hamlet Boundary and not within the Harmony Conceptual Scheme Area~~

Defeated

MOVED by Councillor Boehlke that section 25 of Circulation and Notification Standards, Policy C-327, be amended as follows:

The notification radii for development permit notifications shall be the lesser of a two lot depth, being the parcels that are adjacent to the Subject Lands and the parcels adjacent to those properties, or 800m (1/2 mile).

(1) Notwithstanding ~~24~~ **25**, the radii shall be a minimum 400m (1/4 mile) for development permit notifications for the following uses, as defined by the Land Use Bylaw:

- (a) billboards;
- (b) cannabis retail store;
- (c) cannabis cultivation;
- (d) cannabis facility; and
- (e) retail (restricted).

~~(2) 400m (1/4 mile) for applications outside of a Hamlet Boundary and not within the Harmony Conceptual Scheme Area.~~

(3) ~~(2)~~ Notwithstanding ~~24~~ **25** (1) ~~and (2)~~, the radii shall be a minimum 1600m (1 mile) for development permit notifications for natural resource extraction/processing, as defined by the Land Use Bylaw.

Carried

MOVED by Councillor Hanson Circulation and Notification Standards, Policy C-327, be amended to include a new definition of radius/radii and to correct grammar as a result.

Defeated



MOVED by Councillor Hanson that Circulation and Notification Standards, Policy C-327, be amended as per Attachment 'A', as amended.

Carried

F-6 All Divisions - Board and Committee Term Length Review

File: N/A

MOVED by Councillor Hanson that Administration be directed to prepare amendments to the County's board and committee governance documents in accordance with the following direction:

Chair and Vice Chair Appointments:

- Chairs must be councillors, rather than members at large
- Vice chairs may be councillors or members at large
- Chairs must be appointed by Council, rather than the board or committee
- Vice Chairs are appointed by the board or committee, rather than Council
- Chairs and vice chairs are appointed for standardized two year terms

Carried

MOVED by Councillor Hanson that Administration be directed to prepare amendments to the County's board and committee governance documents in accordance with the following direction:

Councillor and Member at Large Appointments:

- Councillors are appointed to boards and committees for standardized two year terms
- Members at large are appointed for standardized three year terms

Carried

MOVED by Councillor Hanson that Administration be directed to prepare amendments to the County's board and committee governance documents in accordance with the following direction:

Term Limits:

- That all Members at Large be limited to a three-term limit.

Defeated

MOVED by Councillor Gautreau that Administration be directed to prepare amendments to the County's board and committee governance documents in accordance with the following direction:

Term Limits:

- That the term limits for Members at Large be removed.

Defeated



The Chair called for a recess at 2:46 p.m. and called the meeting back to order at 2:57 p.m. with all previously mentioned members present.

Motion Arising:

MOVED by Councillor Boehlke that Administration be directed to investigate and report back to Council on or before September 7, 2021 on amending the *Procedure Bylaw* regarding term length of the Chief Elected Officer.

Carried

F-7 All Divisions - Correction of March 9, 2021 Council Meeting Minutes
File: N/A

MOVED by Councillor Hanson that March 9, 2021 Council meeting minutes be corrected in accordance with Attachment 'A'.

Carried

F-8 All Divisions - Environmental Site Assessments
File: N/A

MOVED by Councillor Kissel that the budget adjustment included in Attachment A be approved.

Carried

G-1 Division 8 - Borrowing Bylaw C-8165-2021 – Blazer Water System Acquisition
File: 5050-350

Presenter: Myron Moore

MOVED by Councillor Boehlke that Borrowing Bylaw C-8165-2021 be amended as per Attachment 'B'.

Carried

MOVED by Councillor Boehlke that Borrowing Bylaw C-8165-2021 be given second reading, as amended.

Carried

MOVED by Councillor Boehlke that Borrowing Bylaw C-8165-2021 be given third and final reading, as amended.

Carried

MOVED by Councillor Boehlke that the related budget adjustment be approved as per Attachment 'C'.

Carried

MOVED by Councillor Boehlke that Administration be directed to prepare and return to Council with cost recovery fee amendments to the Master Rates Bylaw.

Carried



G-2 Division 9 - Borrowing Bylaw C-8166-2021 – Horse Creek Water & Waste Water Services Inc.
File: 4060-275 / 5051-700

Presenter: Myron Moore

MOVED by Councillor Hanson that Borrowing Bylaw C-8166-2021 be amended as per Attachment 'A'.

Carried

MOVED by Councillor Hanson that Borrowing Bylaw C-8166-2021 be given second reading, as amended.

Carried

MOVED by Councillor Hanson that Borrowing Bylaw C-8166-2021 be given third and final reading, as amended.

Carried

MOVED by Councillor Hanson that the related budget adjustment be approved as per Attachment 'B'.

Carried

MOVED by Councillor Hanson that Administration be directed to bring forward a request to amend the Master Rates Bylaw, C-8145-2021, to include the required fees for cost recovery.

Carried

G-3 Division 5 - Borrowing Bylaw C-8180-2021 - Local Improvement Tax for Water System Upgrades in the Prince of Peace Development
File: N/A

MOVED by Councillor Gautreau that Borrowing Bylaw C-8180-2021 be given first reading.

Carried

MOVED by Councillor Gautreau that Administration be directed to prepare and communicate a Local Improvement Plan for the water system in the Prince of Peace subdivision for the Harbor, Manor, and School properties.

Carried

I-1 All Divisions - Calgary Metropolitan Region Board (CMRB) Update
File: N/A

The Calgary Metropolitan Region Board (CMRB) Update for May 11, 2021 was provided as information.



I-2 All Divisions - City of Chestermere - Rocky View County Intermunicipal Committee Terms of Reference
File: N/A

The City of Chestermere - Rocky View County Intermunicipal Committee Terms of Reference was provided as information.

J-1 All Divisions - 2021 Council Priorities and Significant Issues List
File: N/A

The 2021 Council Priorities and Significant Issues List for May 11, 2021 was provided as information.

M-1 Closed Session Item - Road Renaming Endorsement
File: RVC2021-12

M-2 Closed Session Item - 2020 Audit Results
File: RVC2021-15

MOVED by Councillor Boehlke that Council move into closed session at 4:06 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Road Renaming Endorsement

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

M-2 – 2020 Audit Results

- Section 23 – Local public body confidences
- Section 24 – Advice from officials

Carried

Council held the closed session for confidential item M-1 with the following additional people in attendance:

Rocky View County: K. Robinson, A/Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
B. Beach, A/Executive Director, Community Development Services
B. Scott, Executive Coordination

Council held the closed session for confidential item M-2 with the no additional people in attendance.

MOVED by Councillor Boehlke that Council move into open session at 5:32 p.m.

Carried



**ROCKY VIEW
COUNTY**

**M-1 Closed Session Item - Road Renaming Endorsement
File: RVC2021-12**

MOVED by Councillor Boehlke that Administration be directed to prepare a letter on behalf of Council, and that the Reeve be authorized to sign and send the letter, thanking the road naming proponents for their information, but declining to endorse renaming of Highway 8.

Carried

**M-2 Closed Session Item - 2020 Audit Results
File: RVC2021-15**

MOVED by Councillor Boehlke that Administration be directed to report back to Council on policies associated with the management of accrued employee vacation time by the June 22, 2021 meeting.

Carried

N Adjourn the Meeting

MOVED by Deputy Reeve McKylor that the May 11, 2021 Council Meeting be adjourned at 5:36 p.m.

Carried

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line extending to the right.

Reeve or Deputy Reeve

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line extending to the right.

Chief Administrative Officer or Designate