



PLANNING

TO:	Council	
DATE:	February 21, 2023	DIVISION: 6
TIME:	Afternoon Appointment	
FILE:	1015-251	APPLICATION: N/A
SUBJECT:	Adoption of proposed Bylaw C-8020-2020 (Janet Area Structure Plan Long-Term Development Area)	

POLICY DIRECTION:

Direction for the preparation of the Janet Area Structure Plan (ASP) amendment came from the Terms of Reference (TOR) adopted by Council on May 28, 2019. The Janet ASP amendment has been prepared in accordance with the TOR and with Section 633 of the *Municipal Government Act* (MGA). The Janet ASP amendment is supported by the Municipal Development Plan (County Plan) and the existing Janet ASP.

GENERAL LOCATION:

Located north of Glenmore Trail (Highway 560), east and north of the city of Calgary, and west of Range Road 282.

EXECUTIVE SUMMARY:

The Janet ASP amendment facilitates development within 989 hectares (2,443 acres) of land located east of the Western Irrigation District canal, currently identified as the Long-Term Development Area. Council considered the Janet ASP amendment on February 25, 2020; the Bylaw has since been revised to address feedback from adjacent landowners, Administration, and the City of Calgary.

The Janet ASP envisioned these lands for a continuation of the existing limited-service Regional Business Centre, to support commercial and industrial development. Prior to development proceeding in the Long-Term Development Area, Section 12 of the ASP requires an amendment to be undertaken, subject to the lands on the west side of the canal reaching 70% build-out and an ultimate stormwater solution being selected. The project was developer-funded and County-led. In support of the Janet ASP amendment process, technical studies were updated to evaluate the environmental and transportation impacts. Other key aspects of the process included public consultation and collaboration with neighbouring municipalities.

The proposed Janet ASP amendments align with the policies and regulations set out within the Calgary Metropolitan RGP, the Rocky View County/City of Calgary Intermunicipal Development Plan, the County Plan, the Janet ASP, and the Land Use Bylaw. The proposed amendments also support Council's Strategic Objectives particularly with respect to supporting responsible growth.

Intermunicipal aspects have been addressed to the satisfaction of Calgary and Chestermere.

Should Council grant first and second reading to the Bylaw, the Bylaw would require referral to the CMRB for approval.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

Administration Resources

Jessica Anderson, Planning Policy



OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8020-2020 be given first reading.
 Motion #2 THAT Bylaw C-8020-2020 be given second reading.
 Motion #3 THAT Bylaw C-8020-2020, be referred to the Calgary Metropolitan Region Board for approval.
- Option #2: THAT alternative direction be provided.

BACKGROUND:

The Janet ASP amendment was led by the County and funded by Beedie Group. The process began in late 2019 and resulted in a draft Janet ASP amendment in 2020. In February 2020, Council granted first reading to the draft Janet ASP. Over the summer of 2020, public feedback was received and adjustments were made to the draft plan to incorporate feedback. Due to uncertainty around the timing and content of the draft Calgary Metropolitan Regional Growth Plan (as adopted by the Calgary Metropolitan Region Board), in the fall of 2020, the County and partnering developer placed the project on hold to await further direction on the proposed regional plan to ensure alignment with regional priorities. In April 2022, the project team determined that it was appropriate to proceed with the project. Landowners within the study area, stakeholders, and agencies were involved throughout the project to provide feedback and input into the amendments.

Key points from the TOR, adopted May 28, 2019, that guided the development of the Janet ASP amendment include the following:

- i. A community and stakeholder engagement strategy that would result in a participatory process that is educational, inclusive, transparent, responsive, timely, and builds community and stakeholder trust;
- ii. An intermunicipal engagement strategy with the City of Calgary and the City of Chestermere to address interface issues and minimize potential impacts;
- iii. Develop a land use strategy, including development sequencing for future redesignation, subdivision, and development of lands;
- iv. Determine appropriate integration and transition policies for adjacent land uses;
- v. Update the Transportation Network Analysis to determine future transportation needs and opportunities, including the identification of possible pedestrian and cycling linkages;
- vi. Evaluate the need for a fire suppression systems strategy to evaluate availability and quality of water for fire suppression;
- vii. Development form and phasing to make efficient and cost-effective use of existing and planned infrastructure and services;
- viii. Employment areas should plan for connections to existing and/or planned transit, where appropriate; and
- ix. Establish a framework for monitoring the long-term effectiveness of the Janet ASP amendment.

The proposed Janet ASP amendment addresses each of these key points and provides the appropriate policy to address them. If approved, the Janet ASP amendments would provide policy guidance for the preparation of local plans and subsequent applications for redesignation, subdivision, and development within the Long-Term Development Area.



PUBLIC ENGAGEMENT:

The level of engagement proposed for this project was outlined in the TOR as follows:

- Prepare a communications and engagement strategy to identify all relevant interest groups within the study area affected by the planning process, including Prairie Schooner Estates, intermunicipal partners, and external stakeholders. The strategy would demonstrate how the process would proceed through several phases, and how various tools/techniques would be used in each phase to meaningfully engage with a range of participants.
- The strategy would result in a participatory process that is educational, inclusive, transparent, responsive, timely, and builds community and stakeholder trust.

The public engagement component of the Plan included two mail-outs to adjacent landowners notifying them of the project, two community meetings where the draft amendments were presented, two What We Heard Reports, multiple meetings with Administration, and email/telephone communications. The materials from the events were posted to the County webpage, including a Feedback & Responses document that provided responses to the feedback received during the second community meeting. Administration worked closely with the community of Prairie Schooner Estates to understand and address concerns wherever possible. Adjustments to the mapping and interface policies were made to respond directly to landowner feedback.

All landowners within and adjacent to the Plan area (up to 1600 m) were notified of the public hearing.

PLAN CONTENT:

The purpose of the Janet ASP amendment is to define the land use strategy, the sequence of development, and updates to the transportation network to support the expansion of the existing Regional Business Centre. Proposed policies within the amended Janet ASP support the preparation of future local plans and provide a comprehensive planning framework for limited-service commercial and industrial development.

Land Use Strategy

The Janet land use strategy provides for the development of a Regional Business Centre through an expansion of the original industrial area, developed under the Shepard ASP (2001). The land use strategy in the amended Janet ASP establishes high-level direction for the development of the Long-Term Development lands and continues to guide development in the wider Janet ASP area.

Development would continue on lands east of the Western Irrigation District canal, extending the existing industrial development form. The majority of the Janet area would develop as a limited-service industrial and commercial business area. Development is dependent upon the approval of comprehensive local plans and land use. The existing agricultural lands would remain in agricultural use until such time as change is deemed desirable. Commercial and non-intrusive industrial development would be permitted along the Glenmore Trail and Township Road 240 corridors. Ensuring high-quality design of commercial development would contribute to creating attractive complementary development along these routes, which are adjacent to the cities of Calgary and Chestermere. The Prairie Schooner Estates community is expected to remain a permanent country residential area. The Business-Residential Interface area policies would be applied to business development on adjacent lands to ensure that adequate buffering is provided for this residential area. The Heather Glen Golf Course and Foothills Nursery are expected to be converted to business use over the long-term, but both are an asset to the area and would be encouraged to remain until alternative uses are desired by the landowners.



TECHNICAL SUPPORT:

A critical component of plan preparation included the development of supporting technical studies to examine transportation infrastructure and environmental considerations; two technical studies were prepared:

- Transportation Network Analysis (December 2020); and,
- Environmental Screening Report (October 2022).

The transportation study identifies future infrastructure needs and required upgrades to support the proposed land uses identified in the land use strategy, while the environmental study considers the existing environmental conditions of the area and the impacts of future development. Technical studies for future planning stages would be required to align with County policies and Servicing Standards. The technical policies were aligned to facilitate comprehensive implementation.

The servicing, stormwater, and transportation policies 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 the proposed infrastructure for the Plan area is provided below.

Stormwater Management

The existing Janet ASP contemplates both the Shepard Regional Drainage Plan and the Cooperative Stormwater Management Initiative (CSMI) to manage stormwater; however, since 2014, the County has identified the CSMI as the County's post-development stormwater solution for the Plan area and the region. A criterion to advance the Long-Term Development Area is to identify a regional stormwater conveyance system and mechanisms to finance and implement the construction.

CSMI uses the Western Irrigation District (WID) canal system and right-of-way as a medium-term conveyance solution. Ultimately, CSMI uses an out-of-canal solution whereby all stormwater runoff is diverted away from the WID irrigation system by utilizing existing and proposed conveyance systems that ultimately discharge to the water body at Serviceberry Creek.

The County completed the Janet Master Drainage Plan (MDP) in 2016 to respond to ongoing storm drainage challenges in the west Janet area. When that process was completed, the County included the entire ASP area, including the Long-Term Development lands. At the time, land use assumptions were consistent with the vision of the area as a limited-service business park, so the Master Drainage Plan addressed the requirements for stormwater servicing to the Long-Term Development area. Interim servicing, unit area release rates, local infrastructure requirements, and recommendations arising from the 2016 MDP would be implemented for future development under the County's development process.

The County is investing capital into the Janet area to remediate and improve the stormwater runoff until such time that the south system connects to CSMI and an outlet for discharge is established. The entire Janet area is designed zero discharge until the ultimate solution via CSMI is realized.

Portions of the Plan area south of the WID may continue to drain into the existing Shepard Slough complex utilizing existing drainage infrastructure but would ultimately connect to CSMI for post-development servicing.

The County collects Stormwater levies in this area to support the funding of new or expanded stormwater infrastructure required to support subdivision and development, and the acquisition of lands required to support the overall CSMI system.



Servicing (Potable Water and Wastewater)

The existing Janet ASP area is defined as a limited-service business park wherein lots are serviced by individual cisterns for potable water and sewage tanks for wastewater. Individual lot owners manage these systems in accordance with County Servicing Standards, Policy 449, and provincial guides and standards. The Long-Term Development Area is a continuation of the existing business park and would be serviced in the same manner.

It is noted that future opportunities may exist with respect to piped servicing potential, although they are not currently achievable. Servicing opportunities as a result of regional servicing studies/agreements, the expansion of the existing Emtor/Carmeck Franchise Area, and/or the expansion of existing County infrastructure may offer future opportunities; therefore, a policy has been included in the draft Janet ASP to consider new solutions as opportunities emerge.

Transportation Impact Assessment

To support the Janet ASP amendment process, the County retained Watt Consulting Group (WATT) to assess the impacts of the proposed land uses on the transportation network. The primary objectives of the study were to review the transportation capacity and operational conditions on the existing network, forecast future traffic volumes, and identify the transportation network improvements required to support the proposed land uses.

The results of the study provide the potential transportation improvements required within the 5-, 10-, and 20-year time horizons. More detailed Transportation Impact Assessments would still be required at the application stages; however, the analysis provides an overview of the infrastructure that would likely be required to support the full development of the Janet ASP area. Map 7: Transportation Network in the Janet ASP identifies the ultimate road classifications, right-of-way requirements, and intersection/interchange locations. As well, the analysis suggests that regional transit opportunities should be further evaluated at the subsequent stages of development planning, and the future transit network should be identified in cooperation with Calgary Transit and other municipalities in the vicinity. Policies in Section 21.0 of the proposed ASP have been updated to implement the findings of the Network Analysis.

Environmental Screening Report

To support the Janet ASP amendment process, the County retained RC BioSolutions Ltd. to provide an Environmental Screening Report for the amendment area. The purpose of this Environmental Screening was to complete a desktop-level investigation, determine the existing environmental conditions of the area, and assess potential and actual environmental impacts that may occur as a result of development. It was also intended to satisfy the CMRB's Regional Evaluation Framework (REF) policy surrounding Environmentally Sensitive Areas. The intention of the Environmentally Sensitive Area policies in the Calgary Metropolitan RGP is to identify and mitigate the effects of development on larger patterns of ecosystem functions and services (i.e., regionally significant natural area components). The report noted that there were no areas of particular environmental concern besides the three existing environmentally sensitive areas (wetlands). However, due to the potential for development to impact wetlands, wildlife, vegetation, environmentally sensitive areas, and historical resources, it is recommended that a Biophysical Impact Assessment (BIA) be prepared, in accordance with the County Servicing Standards, at the local plan stage. The Janet ASP already includes such policy requirements. Further, the report recommended that the County consider a study to delineate and classify the three Environmentally Sensitive Areas (wetlands) to properly determine setbacks and future protection steps, such as environmental reserves, which is already addressed through the existing Janet ASP policy.



POLICY DIRECTION AND SUPPORT:

The key policy direction for the Janet ASP amendment is provided in the Calgary Metropolitan RGP, Intermunicipal Development Plan, County Plan, and the existing Janet ASP.

Calgary Metropolitan Regional Growth Plan (RGP)

The proposed amendment was evaluated in accordance with the Calgary Metropolitan RGP. The Calgary Metropolitan RGP provides a policy framework for growth at the regional level within the Calgary region. The Calgary Metropolitan RGP identifies Preferred Growth Areas across the region. For rural municipalities, growth is directed to Hamlet Growth Areas and Joint Planning Areas. The Janet ASP is located within Joint Planning Area 2 (JPA 2) (Schedule 1 Regional Growth Structure) and is supported as a Preferred Growth Area.

While the County is required to jointly prepare a Context Study for JPA 2 with the City of Calgary and the City of Chestermere, the Calgary Metropolitan RGP further provides that ASP amendments in Joint Planning Areas may continue to be approved prior to completion of the Context Studies, subject to the policies of the Calgary Metropolitan RGP (Policy 3.1.9.10). In particular, the Long-Term Development Area may be defined and made available for development, while high-level, regional planning exercises are undertaken for the wider area. In addition, a policy was added to the draft Janet ASP to acknowledge regional planning considerations and to require the implementation of relevant outcomes at local planning stages and/or during future ASP updates.

As an amendment to further define land use within an existing Employment Area, the Janet ASP facilitates a preferred Placetype and, as guided by the Calgary Metropolitan RGP, is appropriately located within a Preferred Growth Area where infrastructure and transportation are available. In addition, the Janet ASP is located in an area close to several population centres that can provide opportunities for short commutes and locations where transportation infrastructure (including key mobility corridors such as Glenmore Trail, Peigan Trail, and Stoney Trail) can provide for the efficient movement of goods.

With respect to development in preferred growth areas (Policy 3.1.3.1), the adopted ASP is currently focused on facilitating limited-service business development and the ASP amendment does not alter the vision and policies supporting this type of development. However, policies have been included to ensure that where regional potable water and wastewater servicing does become available in future, the plan is amended to accommodate connections to regional servicing networks. The Janet development form offers a unique product to the region and encourages limited-service businesses to locate in this existing, planned area rather than in a disbursed development form. Further, policy was added to ensure that the outcomes of future Context Studies be incorporated into future development, as appropriate, and that future amendments to the ASP may be contemplated, depending on outcomes and opportunities of the Context and Servicing Studies.

The Calgary Metropolitan RGP includes key Region-Wide policies on collaboration (Policy 3.1.1.1), managing agricultural impacts (Policy 3.1.1.3), and promoting opportunities for economic development (Policy 3.1.1.5 - 3.1.1.6). The existing Janet ASP addresses these matters through existing policy, which would apply to the amendment area. Further consideration of these region-wide matters would be addressed through specific policies in subsequent local plans. The amendment is further aligned with the environmental protection (Policy 3.3.2.1), transportation and transit (Policy 3.5.1.1 – 3.5.1.3), and protection of regional corridors (Policy 3.5.3.1 – 3.5.3.3) policies of the Calgary Metropolitan RGP through both the existing policy framework of the Janet ASP and the new policies presented.

The Calgary Metropolitan RGP provides policy direction on Intermunicipal collaboration in Section 3.2.2. Collaboration processes undertaken with the City of Calgary have resulted in discussions on transportation and, in particular, future transit opportunities. Similarly, collaboration with the City of Chestermere focused on ensuring transportation networks are aligned across boundaries and land use



transitions are appropriately managed. Administration has executed a structured engagement process with both neighbours, which included notification and circulation of materials as the Plan was developed. Administration provided all technical studies for review and comment, and Administration revised both the draft Plan and technical studies to respond to comments received during circulation. The intermunicipal aspect of the project and resulting amendment are consistent with the goals of the Calgary Metropolitan RGP, ensuring coordination on planning matters of regional significance.

It is Administration's assessment that the proposed land use strategy aligns with the Calgary Metropolitan RGP direction on development form (Employment Placetype) and location (Preferred Growth Area) and that the overall Janet ASP amendments meet the wider requirements of the Calgary Metropolitan RGP.

Per the Regional Evaluation Framework criteria (REF 4.1 (d)) and the definition of regionally significant (REF 2.1), the Bylaw is required to be referred to the CMRB following second reading.

Rocky View/City of Calgary Intermunicipal Development Plan (IDP)

The Janet ASP is identified as a Key Focus Area on Map 2: Key Focus Areas, in particular, the Long-Term Development lands, are shown as part of the Highway 560 (Glenmore Trail) Joint Industrial Corridor, wherein proposals would be evaluated against existing statutory plans. The relevant statutory plan, in this case, is both the County Plan and the existing Janet ASP as discussed below. The Long-Term Development Area is further identified in Map 4 of the IDP as a County growth corridor.

Section 6.0 provides direction with respect to interface planning. The Janet ASP amendment includes policies to support development that respects existing and planned land uses across the municipal boundary and to mitigate nuisance factors. Further, the amendment continues to acknowledge that intermunicipal entranceways are important features for both municipalities and that special consideration should be given to the interface areas.

The most recent feedback received from The City of Calgary is included in Attachment 'C'. Administration has sought to incorporate The City of Calgary's feedback into the development of the Plan where comments were material to intermunicipal matters and necessary to ensure compliance with the guiding statutory framework; Administration considers that the resulting policy additions and amendments ensure that specified concerns are appropriately mitigated.

Municipal Development Plan (County Plan)

The County Plan supports the development of several business areas which accommodate the wide variety of businesses wishing to locate in the County. This Plan identifies business areas where the majority of commercial and industrial development should locate. By focusing on development in these locations, the County provides for orderly growth and economic efficiencies in the development of its transportation and infrastructure systems.

The Janet area is identified as a Regional Business Centre per Map 1 of the County Plan. Regional business centres are comprehensively planned areas of commercial and industrial development within the County and their purpose is to provide regional and national business services.

Policy 14.3 states that the County will encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas. The proposal is an expansion to the existing business area, which maximizes the use of existing infrastructure and minimizes land use conflicts within agricultural uses. Being that the proposal connects to existing regional transportation and stormwater infrastructure, only two boundaries are adjacent to agricultural uses, and this minimizes the amount of traffic being drawn into rural areas.

In addition, Policy 14.8 states that the County shall direct new commercial and industrial development to the existing identified Regional Business Centres, and ensure development complies with existing area structure plans. Business activity in the Janet area has been growing steadily in recent years and



is anticipated to continue in a pattern of growth over the coming years. A significant majority of the existing Janet ASP lands have a conceptual scheme and/or land use approvals for development. Steady absorption rates are expected to lead to a demand for more industrial land in the area. If approved, the Janet ASP amendment would supplement the existing industrial land inventory in the Janet ASP as well as the Fulton Industrial Park to the south.

Existing Janet ASP

The existing Janet ASP was adopted in 2014 and established the Long-Term Development Area to be made available for development through an amendment to the Janet ASP. Section 12.0 of the Janet ASP sets criteria for the amendment to proceed, including reaching 70% development threshold (existing plan area), public engagement, transportation analysis, implementation of a stormwater conveyance system, and demonstration of a logical and efficient extension of infrastructure. Each of these criteria has been addressed and the proposed amendment provides additional development capacity within an existing and established business area.

STRATEGIC PRIORITIES:

In addition to the statutory plans noted above, Council provides further direction through its Strategic Plan (2019). The proposed amendment is consistent with the following Strategic Themes:

- Service Excellence – by ensuring that there is a sufficient supply of available, planned business areas, the development community can proceed with confidence and clear expectations of requirements, timelines, and suitable locations for development.
- Financial Health – the proposed amendment provides opportunities to increase the commercial and industrial tax base within the County, support the extension of infrastructure through the collection of levies, and a mechanism to contribute to the funding and construction of CSMI—which is a regionally significant stormwater solution.
- Responsible Growth – the proposed amendment supports development in an identified growth area where logical and efficient extension of infrastructure can be realized. Further, growth patterns are consistent with neighbouring municipalities creating corresponding employment hubs, attractive entranceways, and minimizing land use conflicts.

CHANGES SINCE FIRST READING:

As noted, first reading to the proposed Bylaw C-8020-2020 was granted February 25, 2020; however, in accordance with Section 188 of the MGA, that reading was routinely rescinded after two years (February 25, 2022). On December 13, 2022, Council approved changes to the procedure bylaw resulting in a process change whereby first reading can be considered after a Public Hearing. Therefore, the Bylaw is presented for consideration of first and second readings at this time (third reading to be considered following referral to CMRB). For ease of review, the primary changes since Council's consideration of first reading are detailed below:

- Adjustments to existing policies and new policies added to specifically address City of Calgary comments regarding transportation, transit, parks and recreation amenities, land use transitions, cost-sharing mechanisms, and specific areas for future collaboration;
- Administration has worked closely with residents of Prairie Schooner Estates to address concerns heard throughout the process. Specifically, the land use strategy for lands east and west of the community has been revised from commercial to industrial interface with several additional policies to limit future development of heavy industrial uses, or any uses that would have significant negative impact to adjacent lands. Further, several policies have been revised to more clearly articulate the expectations of future planning for these



lands to ensure that appropriate landscaping, buffering, and site design are developed and implemented through close collaboration with the community; and

- Further policy amendments are presented to align with requirements of the Calgary Metropolitan RGP including implementation of future Context Studies and amendments to Map 4: Existing Conditions to more clearly identify Environmentally Sensitive Areas for avoidance and protection at future development stages.

All changes are detailed in Schedule “A” of the Bylaw (see Attachment ‘A’).

PUBLIC SUBMISSIONS:

Public Hearing notices for the draft Janet ASP amendment were sent to 583 properties within, and 1600 m adjacent to, the proposed Plan area. Twenty eight letters of objection, representing sixteen properties, were received in response as well as one letter of support.

Respectfully submitted,

Concurrence,

“Matthew Boscarol”

“Dorian Wandzura”

Executive Director
Community Services

Chief Administrative Officer

JA/bs

ATTACHMENTS

- ATTACHMENT ‘A’: Bylaw C-8020-2020 and Schedule “A”
- ATTACHMENT ‘B’: Janet Area Structure Plan amendment (redline)
- ATTACHMENT ‘C’: City of Calgary Comments dated February 13, 2023
- ATTACHMENT ‘D’: Landowner Circulation Map
- ATTACHMENT ‘E’: Public Submissions

SCHEDULE 'A'**FORMING PART OF BYLAW C-8020-2020**

Schedule of textual amendments to Bylaw C-7418-2014, known as the Janet Area Structure Plan:

Amendment #1:

Within whole document delete reference to:

Town of Chestermere

And replace with:

City of Chestermere

Amendment #2:

Within Executive Summary, paragraph 3, delete sentence, which reads:

An area structure plan amendment will be required prior to development of the long-term growth area with final business uses to be determined at the time of Plan amendment.

And replace with the following:

In 2023 an area structure plan amendment was approved to enable development to proceed in the east of the canal. The applicable amendments have been embedded into the Plan to guide development.

Amendment #3:

Within Executive Summary, paragraph 4, add text, which reads:

subject to policy and technical requirements,

Amendment #4:

Within section 1. PLAN PURPOSE – What Is An Area Structure Plan? delete text which reads:

sequence of development

And add a bullet with the following:

the proposed sequence of development;

Amendment #5:

Within section 2. PLAN ORGANIZATION, paragraph 2, delete text which reads:

19

And replace with the following:

18

Amendment #6:

Within section 2. PLAN ORGANIZATION, paragraph 3, add text, which reads:

and

Amendment #7:

Within section 2. PLAN ORGANIZATION, paragraph 4, add text, which reads:

Appendix D outlines the key intermunicipal engagements that occurred with the city of Calgary and city of Chestermere in preparing the plan amendments for the area east of the canal. Appendix E contains the Interim Growth Plan Corridors mapping.

Amendment #8:

Within section 3. PLAN AREA, delete text, which reads:

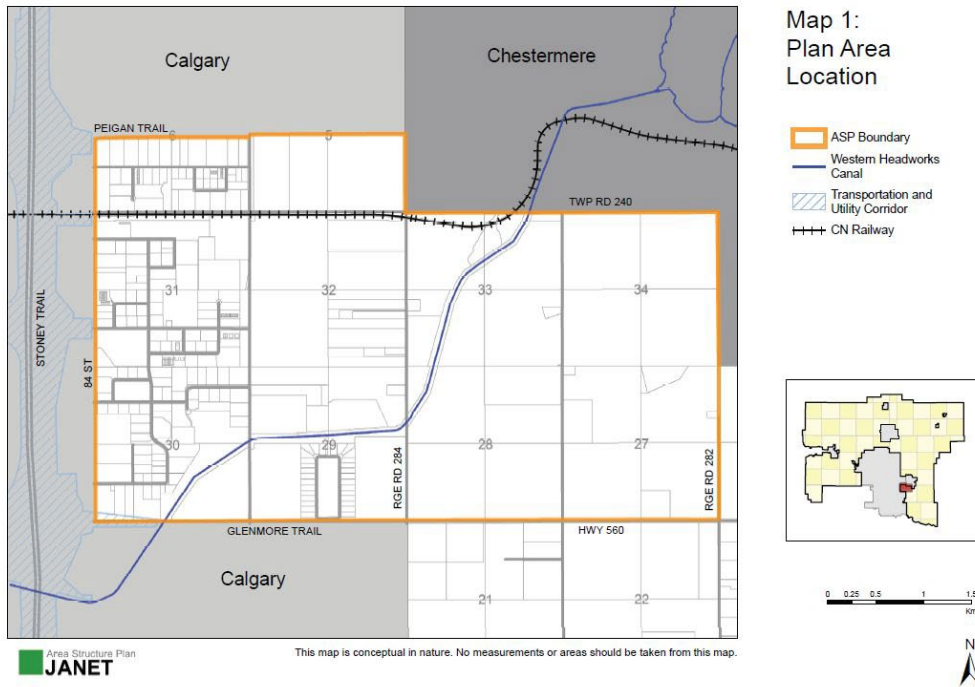
June 2012

And replace with the following:

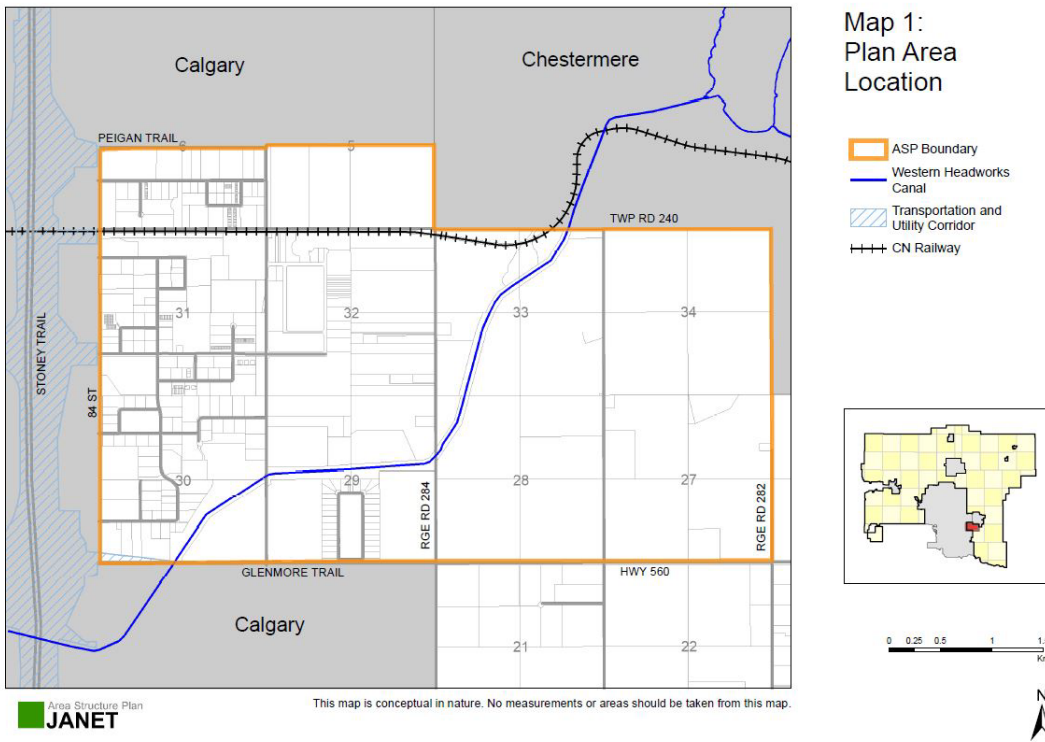
spring 2020

Amendment #9:

Delete Map 1: Plan Area Location:

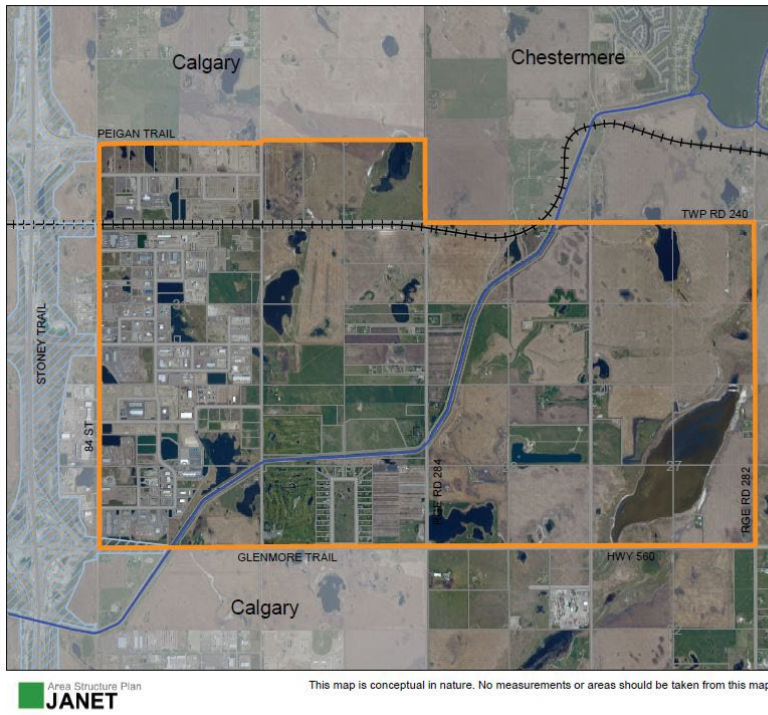


And replace with the following:

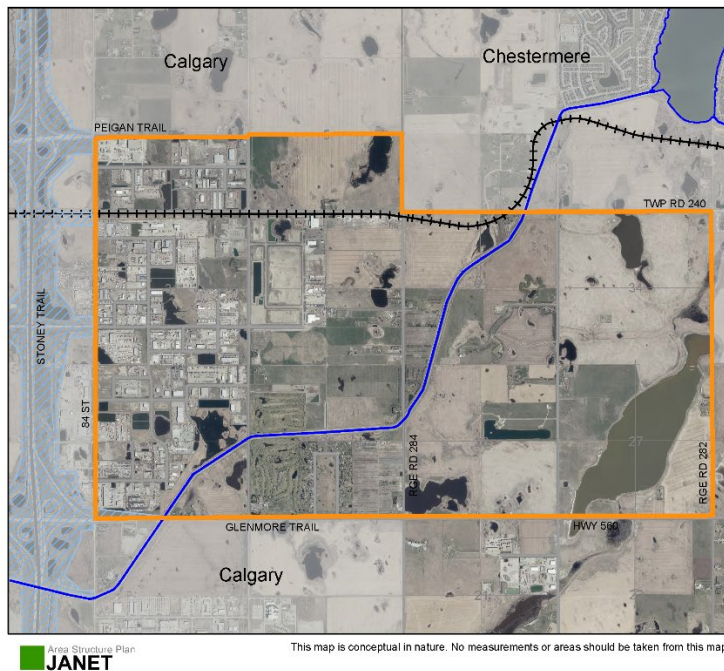


Amendment #10:

Delete Map 2: Air Photo:



And replace with the following:



Amendment #11:

Within section 4. JANET TODAY, History, add the following sentence after the last paragraph:

In 2019, County Council approved the Terms of Reference directing the preparation of an amendment to the Plan to facilitate development within the lands east of the canal.

Amendment #12:

Within section 4. JANET TODAY, Surrounding Context, paragraphs 2, 3, 6, and 7, delete text, which reads:

This

And replace with the following:

That

Amendment #13:

Within section 4. JANET TODAY, Surrounding Context, paragraph 7, delete text, which reads:

town

And replace with the following:

commercial

Amendment #14:

Within section 4. JANET TODAY, Surrounding Context, paragraph 5, delete text, which reads:

The Town City of Chestermere identifies lands north of the Janet area as General Urban (predominantly residential) in its Municipal Development Plan (2009).

And replace with the following:

The City of Chestermere updated its Municipal Development Plan in 2016 and identified the lands north of Janet generally as Residential Neighbourhood with pockets of Mixed-Use Neighbourhood Commercial; this is intended to create complete communities with distinct characteristics, boundaries, and elements that form livable, vibrant neighbourhoods with local identities.

Amendment #15:

Within section 4. JANET TODAY, Surrounding Context, add the following text as paragraphs 8 and 9, respectively:

The Waterford Area Structure Plan, approved by the City of Chestermere in 2016, provides a planning framework to guide future development for the "South Community" as identified in the Waterbridge Master Area Structure Plan. The community will mainly consist of a mix of residential densities, with minor pockets of commercial located at key entrances to the community.

In addition to the Waterford Area Structure Plan, the existing large lot rural residential community of Paradise Meadows lies directly west of the Western Headworks Canal.

Amendment #16:

Within section 4. JANET TODAY, Surrounding Context, paragraph 10, delete text, which reads:

Business Park / Employment in the Chestermere Municipal Development Plan

And replace with the following:

Employment Lands in the Chestermere Municipal Development Plan. Employment lands emphasize single uses, such as corporate or multi-use office, industrial, and power centres.

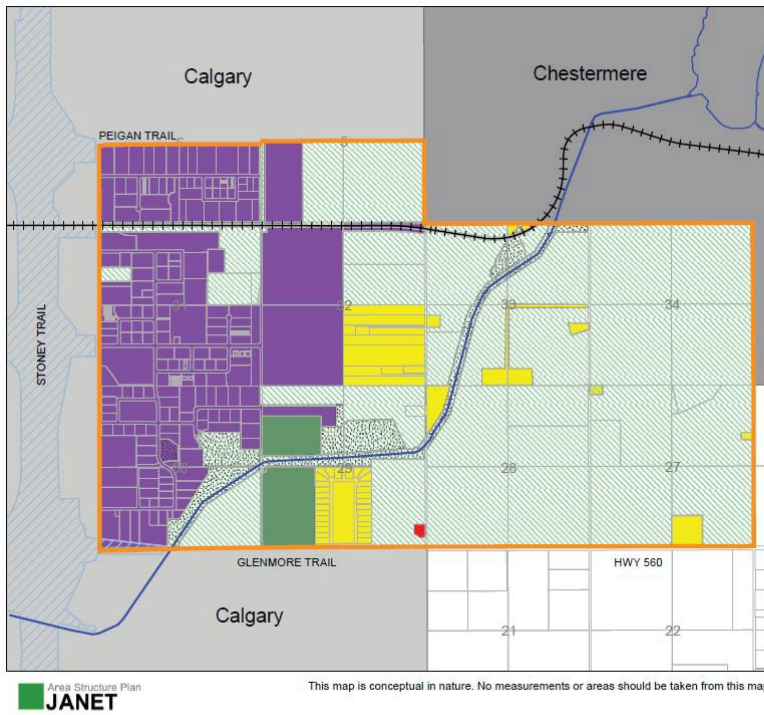
Amendment #17:

Within section 4. JANET TODAY, Surrounding Context, add paragraph 11, which reads:

The City of Calgary and City of Chestermere adopted an Interface Intermunicipal Development Plan in 2020 for the lands adjacent to Range Road 284, north of the Janet area. The Interface Intermunicipal Plan provides for a residential corridor with mixed-use nodes.

Amendment #18:

Delete Map 3: Existing Land Use:



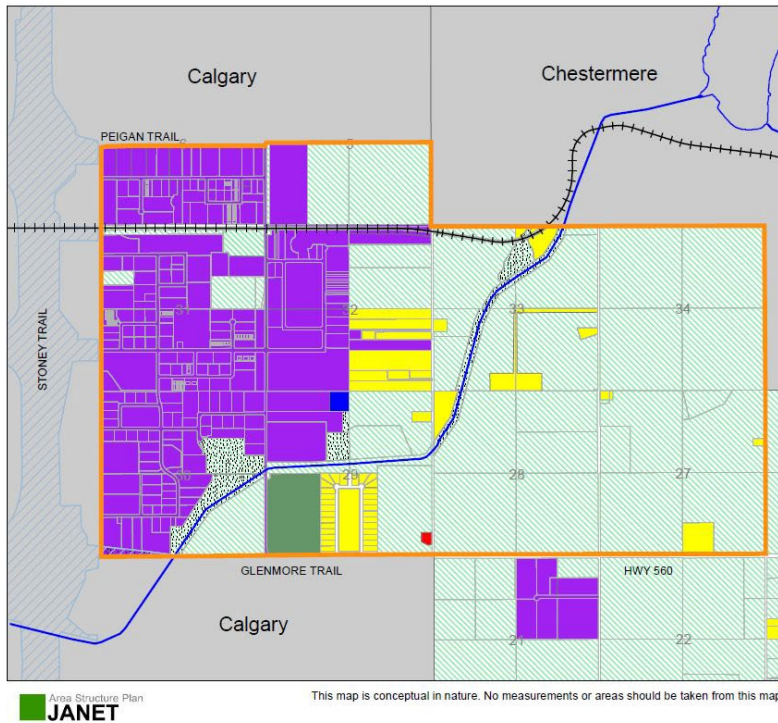
Map 3:
Existing
Land Use

- ASP Boundary
- Agriculture
- Recreational
- Commercial
- Industrial
- Residential
- Crown Land
- Transportation and Utility Corridor
- Western Headworks Canal
- CN Railway

0 0.25 0.5 1 1.5
Km



And replace with the following:



Map 3:
Existing
Land Use

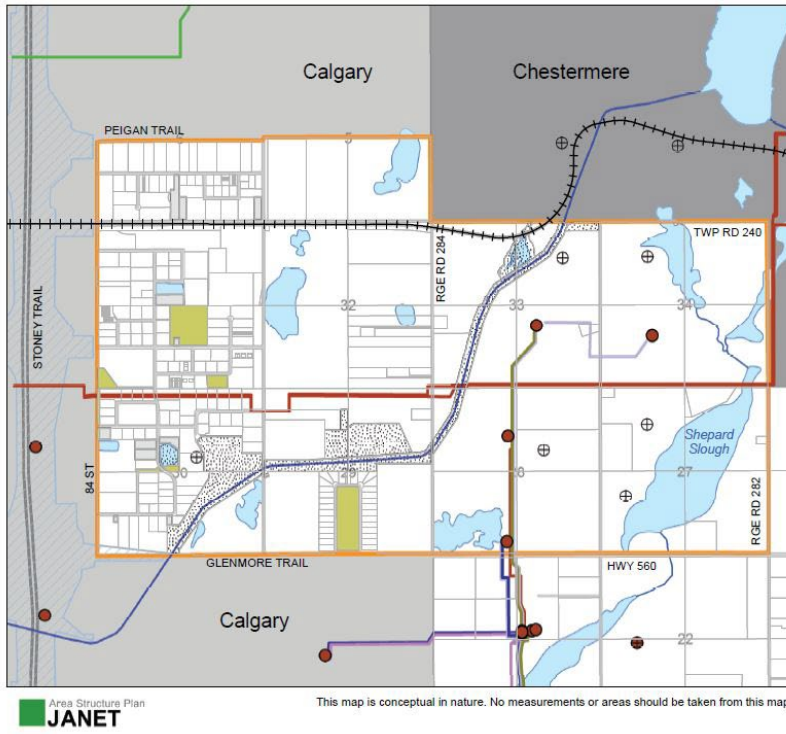
- ASP Boundary
- Agriculture
- Recreational
- Business
- Industrial
- Residential
- Public Service
- Crown Land
- Transportation and Utility Corridor
- Western Headworks Canal
- CN Railway

0 0.25 0.5 1 1.5
Km



Amendment #19:

Delete Map 4: Existing Conditions:



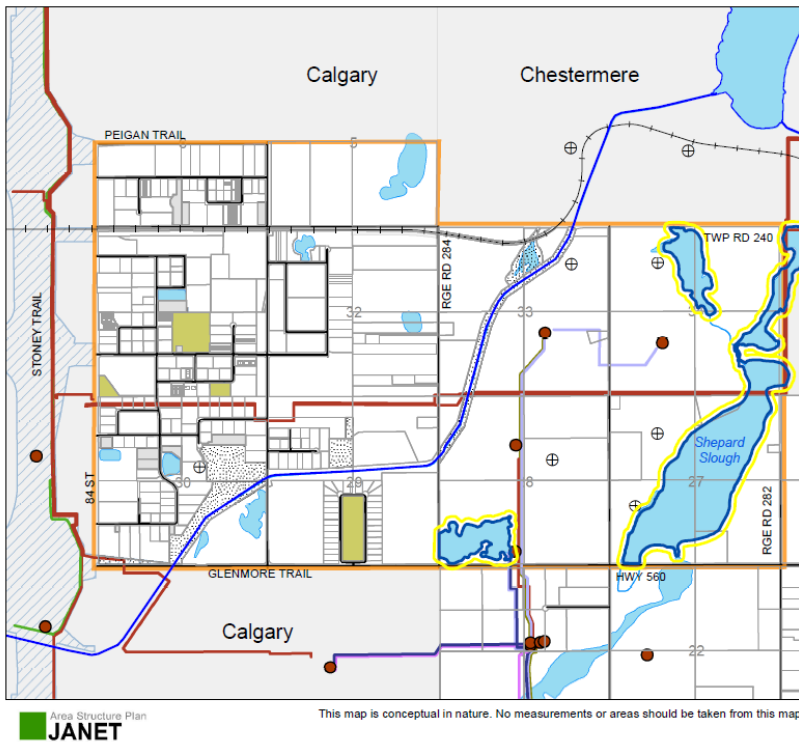
Map 4:
Existing
Conditions

- ASP Boundary
- Municipal Reserve
- Public Utility Lot
- Crown Land
- Water Bodies
- Transportation and Utility Corridor
- CN Railway
- Western Headworks Canal
- Oil/Gas Well
- Abandoned Well
- Fuel Gas
- LVP Products
- Natural Gas
- Oil Well Effluent
- Salt Water
- Sour Natural Gas

0 0.25 0.5 1 1.5
Km



And replace with the following:



Map 4:
Existing
Conditions

- ASP Boundary
- Municipal Reserve
- Public Utility Lot
- Crown Land
- Water
- Transportation and Utility Corridor
- Railway Lines
- Western Headworks Canal
- Oil/Gas Well
- Abandoned Well
- Fuel Gas
- LVP Products
- Natural Gas
- Oil Well Effluent Salt
- Water
- Sour Natural Gas
- Environmentally Sensitive Areas

0 0.25 0.5 1 1.5
Km



Amendment #20:

Within section 4. JANET TODAY, Existing Conditions, paragraph 3, add text, which reads:

Policies in this Plan ensure that the required network improvements will be confirmed at subsequent planning stages (local plan and subdivision) in consultation with the adjacent municipalities.

Amendment #21:

Within section 5. PLANNING FOR TOMORROW, Overview, delete text, which reads:

has been

And replace with the following:

was

Amendment #22:

Within section 5. PLANNING FOR TOMORROW, Overview, delete text, which reads:

recently adopted

Amendment #23:

Add the following header within section 5. PLANNING FOR TOMORROW, Policy Direction from Other Plans:

CALGARY METROPOLITAN REGION GROWTH PLAN

Amendment #24:

Within section 5. PLANNING FOR TOMORROW, Policy Direction from Other Plans, add text, which reads:

The Regional Growth Plan, Servicing Plan and Regional Evaluation Framework (REF) came into effect on August 15, 2022.

The Regional Growth Plan provides a policy framework for managing growth and implementing a long-term vision for the Calgary Metropolitan Region. The Servicing Plan is intended to support the Growth Plan and outlines how the planning and coordination of regional servicing will facilitate the implementation of the Growth Plan. The Regional Evaluation Framework provides member municipalities with criteria to determine when new municipal Statutory Plans and amendments to existing Statutory Plans shall be submitted to the Calgary Metropolitan Region Board for approval, and procedures for submission.

The Janet Area Structure Plan is identified as an existing statutory plan and as a Preferred Growth Area within Joint Planning Area 2. While the County is required to prepare a Context

Study for JPA2 jointly with The City of Calgary and the City of Chestermere, ASP amendments in Joint Planning Areas may continue to be approved.

The Janet Area Structure Plan amendments for the area east of the canal, implement the vision and land uses defined by the existing Plan (adopted in 2014) and were developed in accordance with the Growth Plan, Servicing Plan and REF.

Amendment #25:

Add the following header within section 5. PLANNING FOR TOMORROW, Policy Direction from Other Plans:

MUNICIPAL DEVELOPMENT PLAN (COUNTY PLAN)

Amendment #26:

Add the following header within section 5. PLANNING FOR TOMORROW, Policy Direction from Other Plans:

ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

Amendment #27:

Add the following header within section 5. PLANNING FOR TOMORROW, Policy Direction from Other Plans:

CITY OF CHESTERMERE

Amendment #28:

Within section 5. PLANNING FOR TOMORROW, Physical Constraints and Attributes, f), delete text, which reads:

Alternative methods of stormwater management need to be explored given that the natural drainage flow is severed.

And replace with the following:

The Cooperative Stormwater Management Initiative (CSMI) is the County's post-development stormwater solution for the Plan area and the region.

Amendment #29:

Within section 5. PLANNING FOR TOMORROW, Public Engagement Process, add the following text, which reads:

Lands east of the canal: To facilitate development within the area east of the canal, further public engagement occurred between September 2019 and October 2022. Engagement included open houses, online surveys and virtual engagement. The intent of the engagement was to develop the land use strategy for this area.

Amendment #30:

Within section 6. JANET VISION AND GOALS, Janet Vision, paragraph 2, delete text, which reads:

which

And replace with the following:

that

Amendment #31:

Within section 7. JANET LAND USE STRATEGY, Purpose, delete text, which reads:

6

And replace with the following:

7

Amendment #32:

Within section 7. JANET LAND USE STRATEGY, Strategy, paragraph 2, delete paragraph, which reads:

Immediate industrial growth will focus on the area west and north of the Western Headworks Canal, where there is an existing transportation system and a potential regional stormwater conveyance solution. Development of the approximately 240 gross hectares (600 acres) of land, combined with existing designated but undeveloped industrial land, will satisfy the County's short-to-medium term industrial development needs in the Janet area. The area east and south of the Western Headworks canal is designated as a Long Term Development area and will retain its agricultural character until a transition to other business uses is deemed appropriate.

Amendment #33:

Within section 7. JANET LAND USE STRATEGY, Strategy, paragraph 3, bullet 1, delete text, which reads:

The majority of the Janet area lying west of the Western Headworks Canal will develop as a limited-service industrial business area. Development is dependent upon the approval of comprehensive *local plans* and land use.

And replace with the following:

The Janet area will develop as a limited-service industrial and commercial business area. Development is dependent upon the approval of comprehensive *local plans* and land use.

Amendment #34:

Within section 7. JANET LAND USE STRATEGY, Strategy, paragraph 3, delete bullet 2, which reads:

The area lying east of the Western Headworks Canal is part of the Long Term Development area and will develop as a limited-service Regional Business Centre. Development of land within the Long Term Development area requires an operational regional stormwater conveyance system.

Amendment #35:

Within section 7. JANET LAND USE STRATEGY, Strategy, paragraph 3, delete bullet 4, which reads:

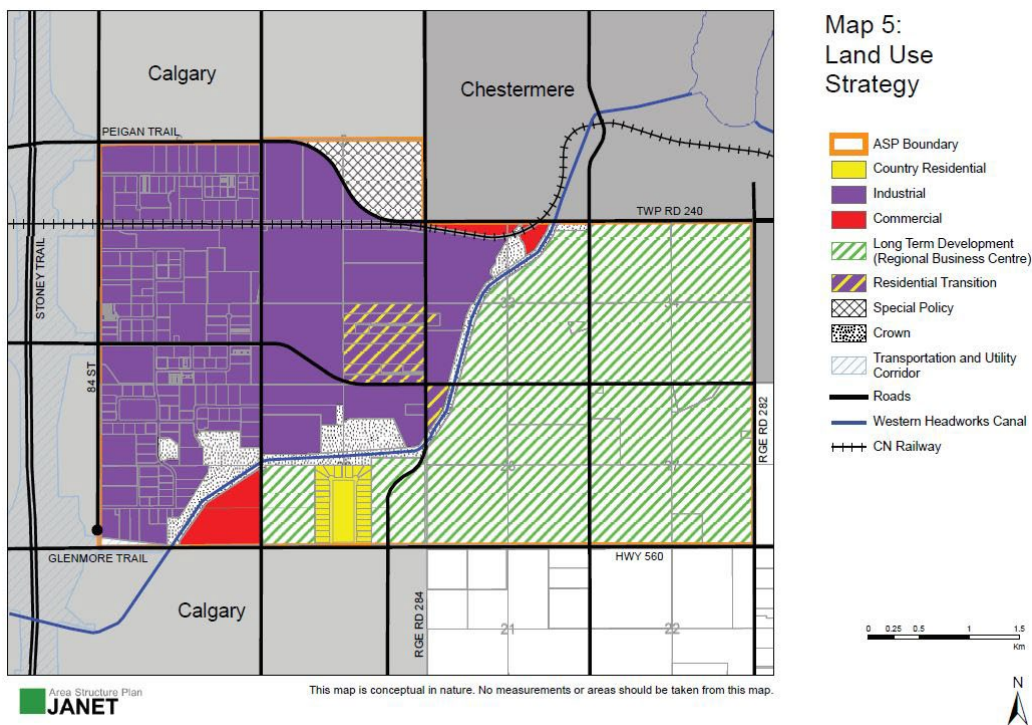
Commercial and industrial development will be permitted along the Glenmore Trail and Peigan Trail corridors. Ensuring high quality design of commercial development will contribute to creating attractive complementary development along these routes, which are adjacent to the City of Calgary and Town of Chestermere.

And replace with the following:

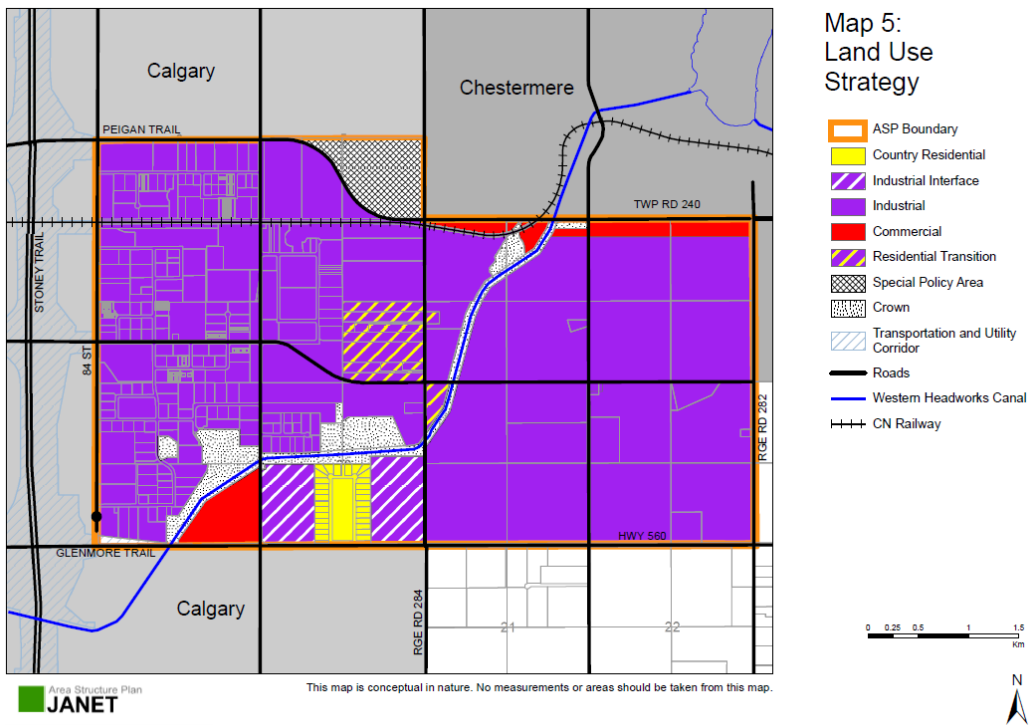
Commercial development will be permitted along the Glenmore Trail and Township Road 240 corridors. Ensuring high quality design of commercial development will contribute to creating attractive complementary development along these routes, which are adjacent to the cities of Calgary and Chestermere.

Amendment #36:

Delete Map 5: Land Use Strategy:



And replace with the following:



Amendment #37:

Within section 8. COUNTRY RESIDENTIAL, policy 8.4, delete text, which reads:

13

And replace with the following:

12

Amendment #38:

Within section 9. COMMERCIAL, paragraph 2, sentence 1, delete text, which reads:

has the potential to

And replace with the following:

will

Amendment #39:

Within section 9. COMMERCIAL, paragraph 2, delete the last sentence, which reads:

The final form of development (commercial or industrial) along Glenmore Trail area will be determined at the time of amending the Long Term Growth area and by market demand.

Amendment #40:

Within section 9. COMMERCIAL, policy 9.5, delete text, which reads:

or future

Amendment #41:

Within section 9. COMMERCIAL, policy 9.5, delete text, which reads:

(Section 13)

And replace with the following:

(Section 12)

Amendment #42:

Within section 9. COMMERCIAL, policy 9.9, delete text, which reads:

26.1

And replace with the following:

25.1

Amendment #43:

Within section 9. COMMERCIAL, policy 9.9, d), delete text, which reads:

and

And replace after policy 9.9, e), which reads:

and

Amendment #44:

Within section 9. COMMERCIAL, policy 9.9, add f), which reads:

f) evaluate options for regional transit services to the Plan area, and where feasible, incorporate design elements to accommodate future transit service.

Amendment #45:

Within section 10. INDUSTRIAL, delete policy 10.3, which reads:

Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact are appropriate within the industrial area.

And replace with the following:

Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact shall be deemed appropriate within the industrial area.

Amendment #46:

Within section 10. INDUSTRIAL, delete policy 10.4, which reads:

Commercial, institutional, and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.

And replace with the following:

Commercial, institutional, recreational, and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large traffic volumes may be appropriate within the industrial area.

Amendment #47:

Within section 10. INDUSTRIAL, policy 10.5, delete text, which reads:

26.1

And replace with the following:

25.1

Amendment #48:

Within section 10. INDUSTRIAL, policy 10.5, d), delete text, which reads:

and

And replace after policy 10.5, e), which reads:

and

Amendment #49:

Within section 10. INDUSTRIAL, policy 10.5, add f), which reads:

f) evaluate options for regional transit services to the Plan area, and where feasible, incorporate design elements to accommodate future transit service.

Amendment #50:

Within section 10. INDUSTRIAL, add policy 10.11, which reads:

10.11. An application for industrial or commercial uses on the lands shall:

a) demonstrate how proposed land uses are compatible with the Country Residential area through preparation of a local plan; and,

b) demonstrate thoughtful subdivision design to orient more intensive uses, roadways, and areas of activity away from the existing Country Residential area.

Amendment #51:

Within section 10. INDUSTRIAL, add the following section after policy 10.11, d):

Foothills Nursery

The Foothills Nursery was established in the early 1970s and expanded to the Janet area in 2011. The 114 acre parcel is located adjacent to Glenmore Trail, west of Range Road 284. This Plan recognizes and supports continued agricultural use of the property but allows for conversion to commercial and industrial use if market demand warrants it and the policies of this Plan are addressed.

10.12. Agricultural use of lands occupied by the Nursery will be allowed to continue until such time as a transition to industrial or commercial use is desired and the proposal for the new land use addresses the policies of this Plan.

10.13. A change from agricultural use to industrial or commercial use on the lands currently occupied by the Foothills Nursery will be supported subject to the policies of this Plan.

10.14. An application for industrial or commercial uses on the lands shall:

- a) demonstrate how proposed land uses are compatible with the Country Residential area through preparation of a local plan; and
- b) demonstrate thoughtful subdivision design to orient more intensive areas of activity and roadways away from the existing Country Residential area.

Amendment #52:

Delete section 12. LONG TERM DEVELOPMENT, which reads:

The Long Term Development area is identified for the future expansion of the Regional Business Centre. The area includes all of the land within the Plan area to the east and south of the Western Headworks Canal, with the exception of the Prairie Schooner Estates subdivision. Development of this area should be allowed once the area north of the irrigation canal approaches build out, suitable transportation infrastructure is in place, and a regional stormwater conveyance system is functional. In the interim, existing uses will be allowed to remain and limited development for agricultural purposes including farmsteads and first parcels out will be permitted in the Long Term Development area.

The Long Term Development area is envisioned to be developed with both commercial and industrial uses. Areas on the north side of Glenmore Trail and south side of Peigan Trail (Township Road 240) may be more suitable for commercial uses. The development of commercial uses along Glenmore Trail is consistent with the land use strategy identified by the City of Calgary which calls for commercial development on adjacent lands on the south side of Glenmore Trail. Also, commercial development on the south side of Peigan Trail (Township Road 240) would provide a more desirable interface with the residential communities proposed to the north in the Town of Chestermere. All other land in the Long Term Development area is envisioned for future industrial expansion; however, the final distribution of commercial and industrial uses will be determined at the time of Plan amendment.

OBJECTIVES

Protect lands for future business expansion by limiting development to agriculture and other existing uses until alternative forms of development are determined to be appropriate.

Provide for the appropriate agriculture development that is consistent with the direction of the County Plan.

POLICIES

12.1 Redesignation or subdivision of land within the Long Term Development area (Map 5) to any new use, other than a Farmstead, first parcel out or an agricultural use requires an amendment to this Plan.

Development of new business land uses in the Long Term Development area shall not be supported until approximately 70 per cent of the developable land within the Plan area that is not designated as a Long Term Development area has an adopted *local plan* and land use.

Prior to amending this Plan to allow for the development of new business land uses in the Long Term Development area:

- a) a public engagement process involving area stakeholders shall be undertaken and an overall Land Use Strategy and supporting policies for the Long Term Development area shall be developed;
- b) mechanisms to implement the construction of the transportation network shall be identified;
- c) a regional stormwater conveyance system and mechanisms to finance and implement the construction shall be identified, to the County's satisfaction; and
- d) it shall be demonstrated that the development is a logical and efficient extension of existing infrastructure.

Amendment #53:

Within section 13. BUSINESS-RESIDENTIAL INTERFACE, paragraph 1, add text, which reads:

parcels supported for

Amendment #54:

Within section 13. BUSINESS-RESIDENTIAL INTERFACE, add policy 13.2, which reads:

13.2. The interface strategy should mitigate impacts to adjacent Country Residential areas with particular emphasis on protecting residents from noise, light, visual, and privacy intrusions, alongside other forms of nuisance.

Amendment #55:

Within section 13. BUSINESS-RESIDENTIAL INTERFACE, policy 13.4, add c), which reads:

c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.

Amendment #56:

Within section 13. BUSINESS-RESIDENTIAL INTERFACE, policy 13.7, delete text, which reads:

b) surface parking where the parking is hidden from view by berms and / or landscaping.

Amendment #57:

Within section 13. BUSINESS-RESIDENTIAL INTERFACE, policy 13.8, add a), which reads:

a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface; and,

Amendment #58:

Within section 13. BUSINESS-RESIDENTIAL INTERFACE, policy 13.9, delete text, which reads:

13.9 Mass plantings and / or berms are required to minimize the visual impact of the commercial / industrial buildings within an interface area. These plantings and / or berms:

a) should incorporate natural contours and variations in height, in order to achieve a natural landscaped appearance;

And replace with the following:

Mass plantings and landscaped berms are required to minimize the visual impact of the commercial / industrial uses within an interface area. These plantings and berms:

a) shall incorporate natural contours and variations in heights, in order to achieve a natural landscaped appearance;

Amendment #59:

Within section 13. BUSINESS-RESIDENTIAL INTERFACE, policy 13.9, add b), which reads:

b) should incorporate berms constructed to a height of not less than 2.00 m (6.56 ft.) in height, should not be overbearing on the residential properties and should be appropriately positioned to maximize privacy and screening for residents; and,

Amendment #60:

Within section 14. AGRICULTURAL INTERFACE, delete paragraph 2, which reads:

In accordance with the policies and actions of the County Plan, a set of Agricultural Boundary Design Guidelines are being developed. When completed, the Guidelines will provide recommendations for a variety of buffering, siting, and design techniques to minimize impacts of non-agricultural development on agricultural operations and to reduce potential land use conflicts.

And replace with the following:

In accordance with the policies and actions of the Municipal Development Plan, a set of Agricultural Boundary Design Guidelines have been adopted by council. The Guidelines provide recommendations for a variety of buffering, siting, and design techniques to minimize impacts of non-agricultural development on agricultural operations and to reduce potential land use conflicts.

Amendment #61:

Within section 14. AGRICULTURAL INTERFACE, delete policy 14.1, which reads:

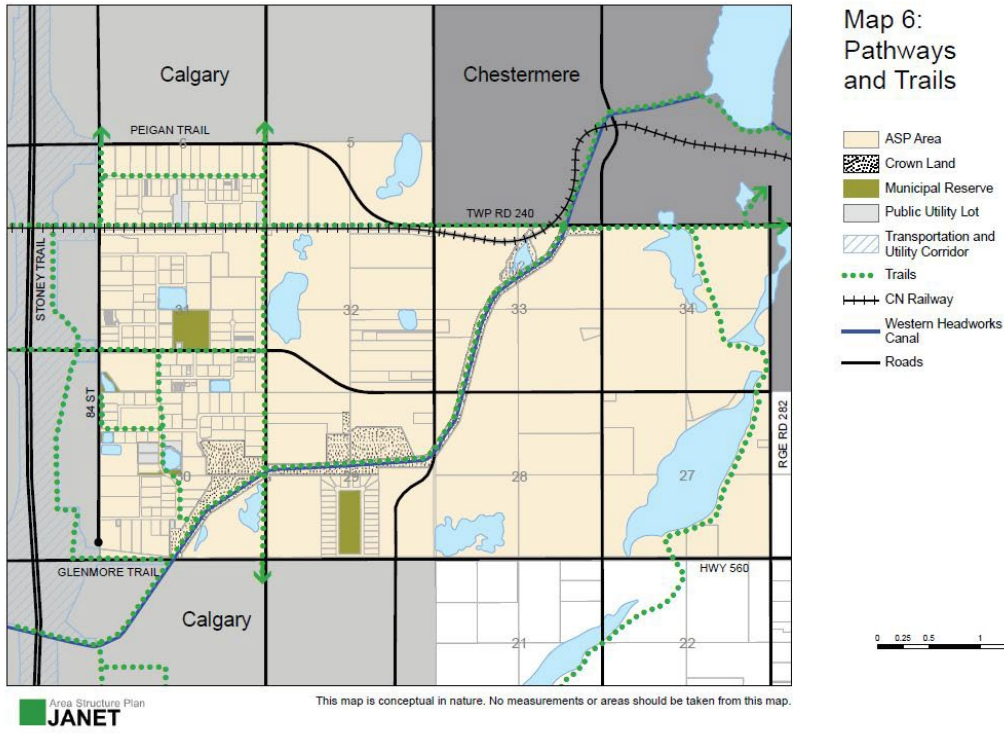
Until such time as the Agricultural Boundary Design Guidelines are adopted, the policies of this Plan shall guide the design of developments bordering agricultural lands.

And replace with the following:

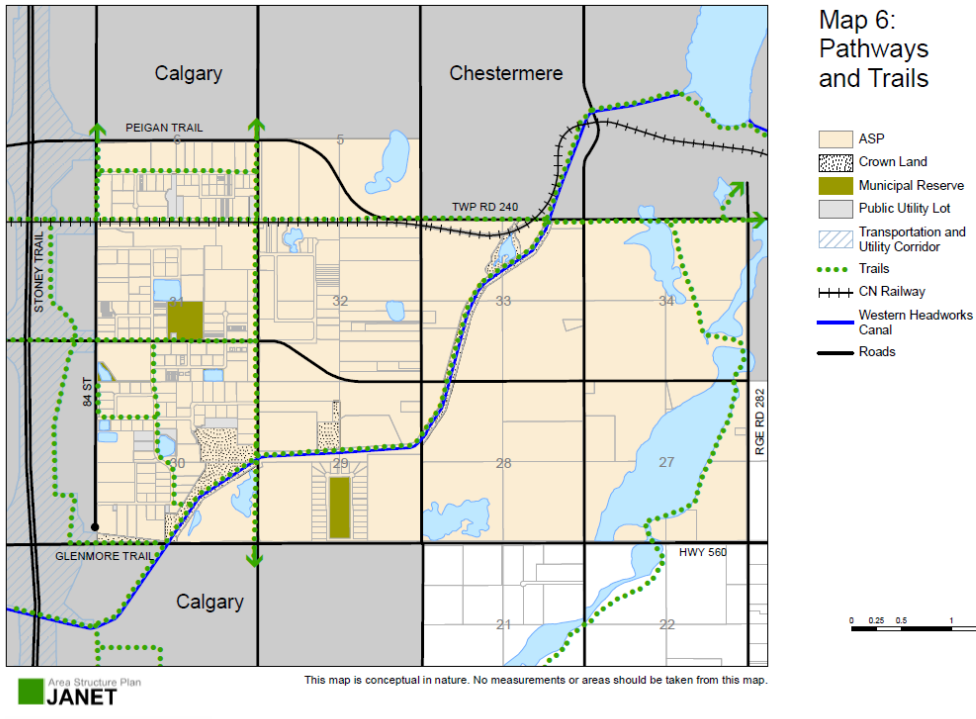
Applications for non-agricultural development adjacent to agricultural lands should adhere to the County's Agricultural Boundary Design Guidelines.

Amendment #62:

Delete Map 6: Pathways and Trails:



And replace with the following:



Amendment #63:

Within section 15. GATEWAYS, policy 15.3, delete text, which reads:

are discouraged to

And replace with the following:

shall not

Amendment #64:

Within section 15. GATEWAYS, policy 15.4, add text, which reads:

to promote a consistence architectural theme with planned and existing development within the gateway area.

Amendment #65:

Within section 15. GATEWAYS, policy 15.6, delete text, which reads:

will

And replace with the following:

shall

Amendment #66:

Within section 16. SPECIAL POLICY, add policy 16.5, which reads:

16.5. Once the Peigan Trail functional alignment has been established, the policies in Section 13 (Business-Residential Interface) shall apply to lands adjacent to the Special Policy Area.

Amendment #67:

Within section 17. OPEN SPACE, PARKS, AND PATHWAYS, at the end of sentence 1, add text, which reads:

and environmental protection.

Amendment #68:

Within section 17. OPEN SPACE, PARKS, AND PATHWAYS, add policy 17.5, which reads:

17.5. *Local plans* prepared for the Plan area should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 6. Pathways and Trails, and appropriately incorporate the goals and policies of the Parks and Open Space Master Plan,

the Active Transportation Plan: South County, and the Calgary – Chestermere Interface Intermunicipal Development Plan. Local Plans should:

Amendment #69:

Within section 17. OPEN SPACE, PARKS, AND PATHWAYS, policy 17.5, c), delete text, which reads:

required

And replace with the following:

possible,

Amendment #70:

Within section 18. NATURAL ENVIRONMENT, policy 18.9., delete text, which reads:

which

And replace with the following:

that

Amendment #71:

Within section 19. RESERVES, policy 19.2., add text, which reads:

As development proceeds, consultation shall occur with the school board(s) and other relevant partners to confirm if a high school site is required, and if required, to determine an appropriate location.

Amendment #72:

Within section 19. RESERVES, policy 19.9, add text, which reads:

the Recreation and Parks Master Plan

Amendment #73:

Within section 21. TRANSPORTATION, Objectives, add a bullet, which reads:

Provide opportunities for alternative modes of transportation, such as transit.

Amendment #74:

Within section 21. TRANSPORTATION, policy 21.2, add text, which reads:

and the City of Calgary

Amendment #75:

Within section 21. TRANSPORTATION, policy 21.3., delete text, which reads:

The County should collaborate with adjacent municipalities to ensure connections of streets, pedestrian, and bicycle networks align and transition smoothly across municipal boundaries.

And replace with the following:

The County shall collaborate with adjacent municipalities to ensure connections of streets, access points, pedestrian, and bicycle networks align and transition smoothly across municipal boundaries.

Amendment #76:

Within section 21. TRANSPORTATION, policy 21.4, delete text, which reads:

must

And replace with the following:

shall

Amendment #77:

Within section 21. TRANSPORTATION, delete policy 21.6, which reads:

The County encourages and supports opportunities to connect to a regional public/private transportation system. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long term operation and maintenance requirements.

Amendment #78:

Within section 21. TRANSPORTATION, Regional Transportation Network, add policy 21.9, which reads:

Opportunities to connect to a regional transit system should be supported in consultation with the City of Calgary and City of Chestermere. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long-term operation and maintenance requirements.

Amendment #79:

Within section 21. TRANSPORTATION, Regional Transportation Network, add policy 21.10, which reads:

If a regional transit system is provided, services should connect via Peigan Trail, 61st Avenue SE, and/or Glenmore Trail.

Amendment #80:

Within section 21. TRANSPORTATION, General, policy 21.16, delete text, which reads:

are

And replace with the following:

shall be

Amendment #81:

Within section 21. TRANSPORTATION, General, policy 21.18, delete text, which reads:

must

And replace with the following:

shall

Amendment #82:

Within section 21. TRANSPORTATION, Peigan Trail Alignment, policy 21.20, delete text, which reads:

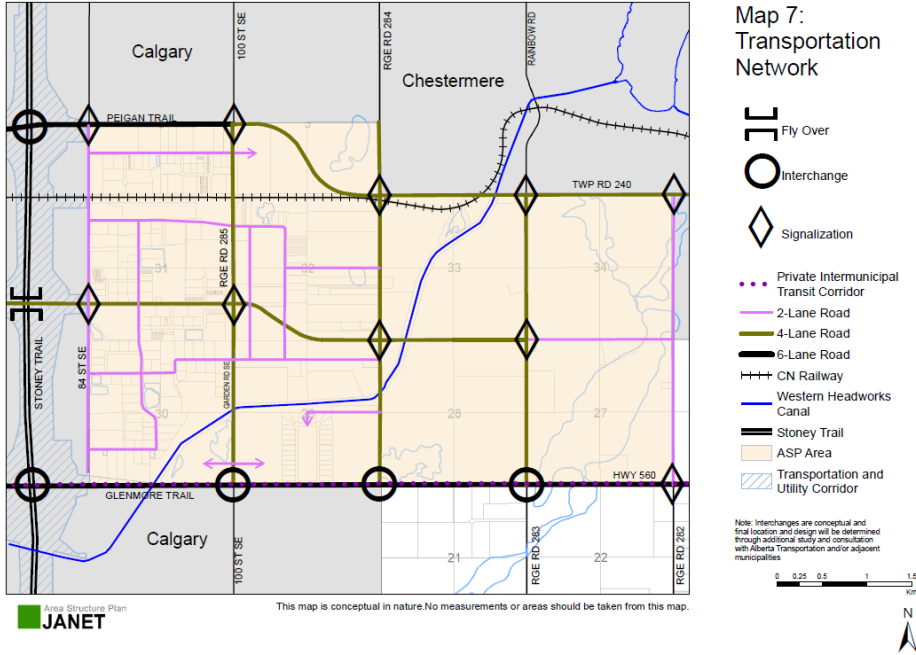
should

And replace with the following:

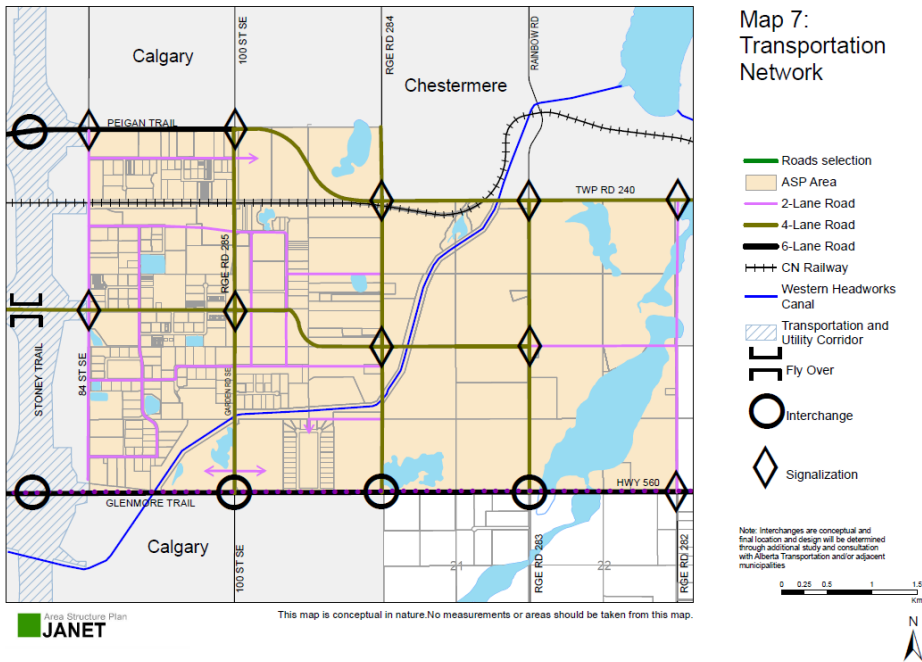
shall

Amendment #83:

Delete Map 7: Transportation Network:



And replace with:



Amendment #84:

Within section 22. UTILITY SERVICES, Utility Service Development, add policy 22.3, which reads:

Underground utilities locations and line assignments should be coordinated with the City of Calgary and/or the City of Chestermere where the utilities tie into, or impact infrastructure.

Amendment #85:

Within section 22. UTILITY SERVICES, Utility Service Development, policy 22.5, delete the following text, which reads:

are

And replace with the following:

shall be

Amendment #86:

Within section 22. UTILITY SERVICES, add policy 22.6, which reads:

22.6. The County should explore and implement measures to require landowners to connect to regional servicing at a future time, when not feasible at the time of development.

Amendment #87:

Within section 22. UTILITY SERVICES, Water, delete policy 22.9, which reads:

The County encourages the reduction and reuse of water in accordance with Provincial laws and regulations.

And replace with the following:

The County should encourage the reduction and reuse of water in accordance with Provincial laws and regulations.

Amendment #88:

Within section 22. UTILITY SERVICES, Wastewater, policy 22.11., delete the following text, which reads:

22.8

And replace with the following:

22.9

Amendment #89:

Within section 22. UTILITY SERVICES, Shallow Utilities, add policy 22.15, which reads:

22.15. The location of regional and local transmission corridors, utility rights-of-way and easements, and related line assignments shall be identified and protected at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.

Amendment #90:

Within section 23. STORMWATER, delete text, which reads:

The Janet Area Structure Plan is located in the Shepard Regional Drainage Basin. Historically, stormwater movement in the drainage basin was from north to the south, eventually discharging into the Bow River. Over time, the movement of stormwater has been impeded by different forms of development, buildings, new roadways, and irrigation canals. Significant, further development requires the identification and implementation of a regional conveyance and treatment system involving multi-jurisdictional partners.

Two alternative regional stormwater conveyance and treatment systems were investigated at the time this Area Structure Plan was being prepared. These are the:

- Shepard Regional Drainage Plan, which proposes to take water south to the Bow River; and
- the Cooperative Stormwater Management Initiative, which proposes to take water east and north to the Red Deer River drainage basin.

The Shepard Regional Drainage Plan proposes to treat and move water south of the Western Irrigation Headworks Canal southward through a series of naturalized and constructed conveyance systems. This solution is long term and costly, particularly for upstream development areas such as Janet. At the time of writing this Plan, stormwater south of the Irrigation Canal is intended to be conveyed to the Shepard Drainage System.

The Cooperative Stormwater Management Initiative (CSMI) proposes the uses of the Western Irrigation District (WID) canal system and right-of-way as a medium term conveyance solution. The ultimate CSMI option is for an out-of-canal solution whereby all stormwater runoff is diverted away from the WID irrigation system by utilizing existing and proposed conveyance systems that discharge to Weed Lake. This initiative may result in a stormwater management system that complements the Shepard Regional Drainage Plan system or, alternatively, replaces the Shepard Regional Drainage Plan. At the time of writing this Plan, stormwater north of the Western Headworks Canal is intended to be conveyed to the CSMI System.

The majority of stormwater treatment is expected to happen at or near the source, with limited reliance on the conveyance system as a treatment option.

And replace with the following:

The Janet Area Structure Plan is located in the Bow River Drainage Basin. Historically, stormwater movement in the drainage basin was from north to the south, eventually discharging into the Bow River through a series of wetlands and naturally occurring conveyance routes. Over time, the movement of stormwater has been impeded by different forms of development, buildings, new roadways, and irrigation canals. Significant, further

development requires the identification and implementation of a regional conveyance and treatment system involving multi-jurisdictional partners.

The Cooperative Stormwater Management Initiative (CSMI) is the County's post-development stormwater solution for the Plan area and the region. CSMI uses the Western Irrigation District (WID) canal system and right-of-way as a medium term conveyance solution. Ultimately, CSMI uses an out-of-canal solution whereby all stormwater runoff is diverted away from the WID irrigation system by utilizing existing and proposed conveyance systems that discharge to Weed Lake.

Portions of the Plan area south of the Western Headworks Canal may continue to drain into the existing Shepard Slough complex at pre-development rates and volumes, to ensure natural flows are maintained with water quality controls as required to sustain the existing wetlands.

The majority of stormwater treatment is expected to happen at or near the source, with limited reliance on the conveyance system as a treatment option.

Amendment #91:

Within section 23. STORMWATER, Master Drainage, delete policy 23.1, which reads:

Prior to *local plan* and / or subdivision approval, a Master Drainage Plan for the Plan area is required to be completed.

And replace with the following:

Local plan and / or subdivision approvals shall be in accordance with the Janet Master Drainage Plan.

Amendment #92:

Within section 23. STORMWATER, Regional Stormwater Management, delete policy 23.2, which reads:

The County shall work collaboratively with adjoining municipalities, the Western Irrigation District, Alberta Environment and Sustainable Resource Development, and Ducks Unlimited to develop a comprehensive and regional approach to stormwater management for the Janet Plan area and the larger region.

And replace with the following:

The County shall continue to work collaboratively with adjoining municipalities, the Western Irrigation District, Alberta Environment and Protected Areas, and Ducks Unlimited to develop a comprehensive and regional approach to stormwater management for the Janet Plan area and the larger region.

Amendment #93:

Within section 23. STORMWATER, policy 23.3, delete text, which reads:

applicable *and* (Shepard Regional Drainage Plan).

Amendment #94:

Within section 23. STORMWATER, delete the following section, which reads:

Shepard Regional Drainage Plan

23.5. Stormwater shall be discharged to the south into the Shepard ditch once it becomes operational in accordance with the Shepard Regional Drainage Plan, or other plans that amend, replace, or add to that plan.

23.6. The County shall protect and acquire conveyance routes that are necessary to discharge into the Shepard regional drainage system.

23.7. The volume and rate of stormwater discharge to the City of Calgary shall be in accordance with the Shepard Regional Drainage Plan and the Janet Master Drainage Plan or other plans that amend, replace or add to those plans.

Amendment #95:

Within section 23. STORMWATER, policy 23.8, delete text, which reads:

to the east

Amendment #96:

Within section 23. STORMWATER, policy 23.8, delete text, which reads:

Weed Lake

And replace it with the following:

Rosebud River

Amendment #97:

Within whole document delete reference to:

Alberta Environment and Resource Development

And replace with:

Alberta Environment and Parks

Amendment #98:

Within section 23. STORMWATER, Interim Drainage Solutions, policy 23.11, b), delete text, which reads:

system

And replace with the following:

outfall

Amendment #99:

Within section 23. STORMWATER, Utility costs, policy 23.25, add text, which reads:

based on proximity to the CSMI connection or to address gaps I the local conveyance system.

Amendment #100:

Within section 23. STORMWATER, policy 23.27, delete text, which reads:

are

And replace with the following:

shall be

Amendment #101:

Within section 24. SOLID WASTE, policy 24.2, delete text, which reads:

are

And replace with the following:

should be

Amendment #102:

Within section 25. OIL AND GAS, policy 25.16, delete text, which reads:

which

And replace with the following:

that

Amendment #103:

Within section 25. OIL AND GAS, policy 25.16, delete text, which reads:

is

And replace with the following:

shall be

Amendment #104:

Within section 26. IMPLEMENTATION AND MONITORING, policy 26.1, add text, which reads:

shall

Amendment #105:

Within section 26. IMPLEMENTATION AND MONITORING, policy 26.2, delete text, which reads:

26.1

And replace with the following:

25.1

Amendment #106:

Within section 26. IMPLEMENTATION AND MONITORING, policy 26.2, delete text, which reads:

do

And replace with the following:

shall

Amendment #107:

Within section 26. IMPLEMENTATION AND MONITORING, policy 26.5, delete text, which reads:

will

And replace with the following:

shall

Amendment #108:

Within section 26. IMPLEMENTATION AND MONITORING, Local Plan Boundaries, add text, which reads:

as well as public infrastructure considerations.

Amendment #109:

With section 26. IMPLEMENTATION AND MONITORING, policy 26.10, delete text, which reads:

and the identification of a regional stormwater conveyance system, and mechanisms to implement its construction.

Amendment #110:

Within section 26. IMPLEMENTATION AND MONITORING, Phasing, delete text, which reads:

Long Term Development

The Long Term Development area is for future expansion of the Regional Business Centre and will likely not be needed for commercial and industrial growth over the next ten to 15 years. Nevertheless, the protection of this area from interim uses and land fragmentation is deemed important in order to facilitate a future efficient land use and development pattern.

26.11 Development in the Long Term Development area shall be in accordance with Section 12 of this Plan.

26.12 An amendment to this Plan will be required to facilitate expansion of the Regional Business Centre into the Long Term Development area in accordance with Section 12.

And replace with the following:

Phase 3

Phase 3 lands were previously identified as a long term Development area and may now proceed with development, subject to the policies of this Plan.

26.13 Phase 3 lands may proceed with development subject to the policies of this Plan.

Amendment #111:

Within section 26. IMPLEMENTATION AND MONITORING, Technical Requirements and Submissions, add policy 26.16, which reads:

Local Plans should utilize, and align with, the outcomes of joint studies that arise from the Calgary Metropolitan Region Growth Plan.

Amendment #112:

Within section 26. IMPLEMENTATION AND MONITORING, Monitoring, policy 26.17, delete text, which reads:

the a

Amendment #113:

Within section 26. IMPLEMENTATION AND MONITORING, Plan Review and Amendment, paragraph 1, add sentence at the end, which reads:

The Janet Area Structure Plan is located within a Joint Planning Area under the Calgary Metropolitan Region Growth Plan, and outcomes from joint planning endeavors may provide further guidance on development within the Janet area.

Amendment #114:

Within section 26. IMPLEMENTATION AND MONITORING, Plan Review and Amendment, paragraph 2, add the following text, which reads:

or if relevant regional planning considerations change,

Amendment #115:

Within section 26. IMPLEMENTATION AND MONITORING, Plan Review and Amendment, policy 26.18, add the following text, which reads:

and the Calgary Regional Growth Plan.

Amendment #116:

Within section 26. IMPLEMENTATION AND MONITORING, Plan Review and Amendment, policy 26.19, add the following text, which reads:

subject to Administration recommendations and Council direction.

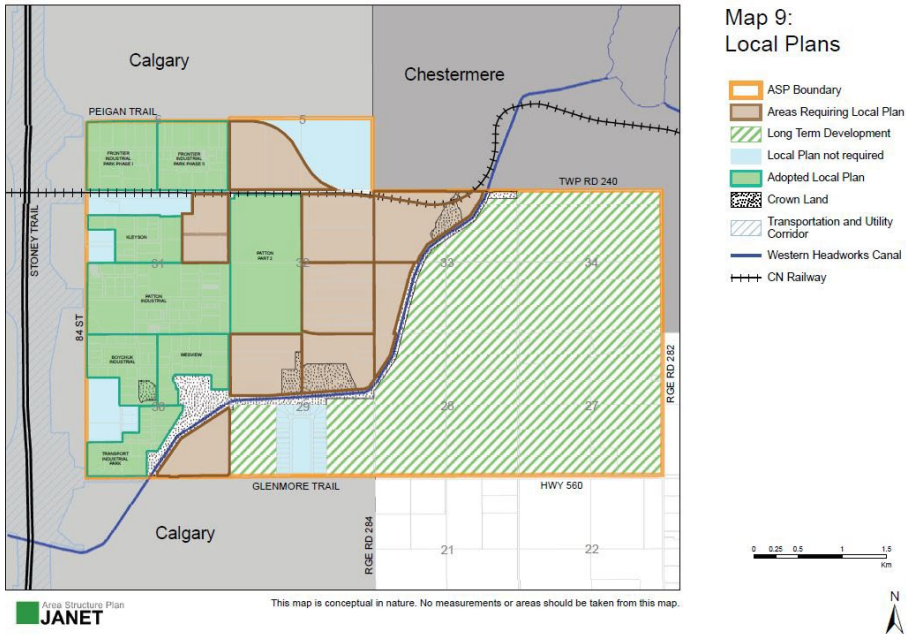
Amendment #117:

Within section 26. IMPLEMENTATION AND MONITORING, Plan Review and Amendment, add policy 26.20, which reads:

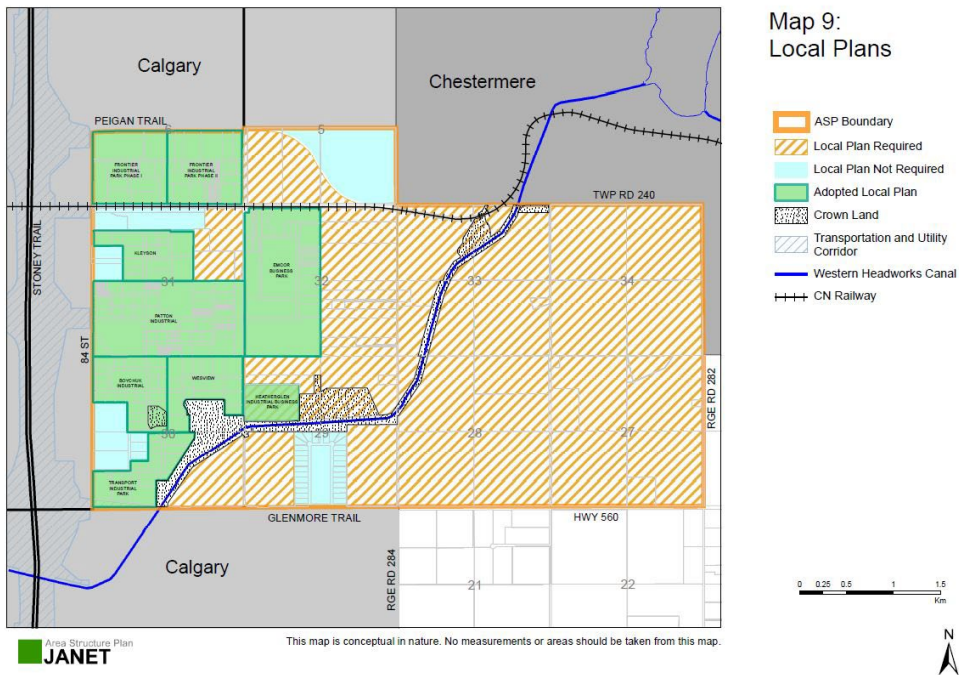
Context Study outcomes may inform strategies for more efficient and cost-effective servicing of the Plan area with regard to potable water and sanitary, in which case the County shall consider appropriate review of the ASP to incorporate regional servicing opportunities.

Amendment #118:

Delete Map 9: Local Plans:

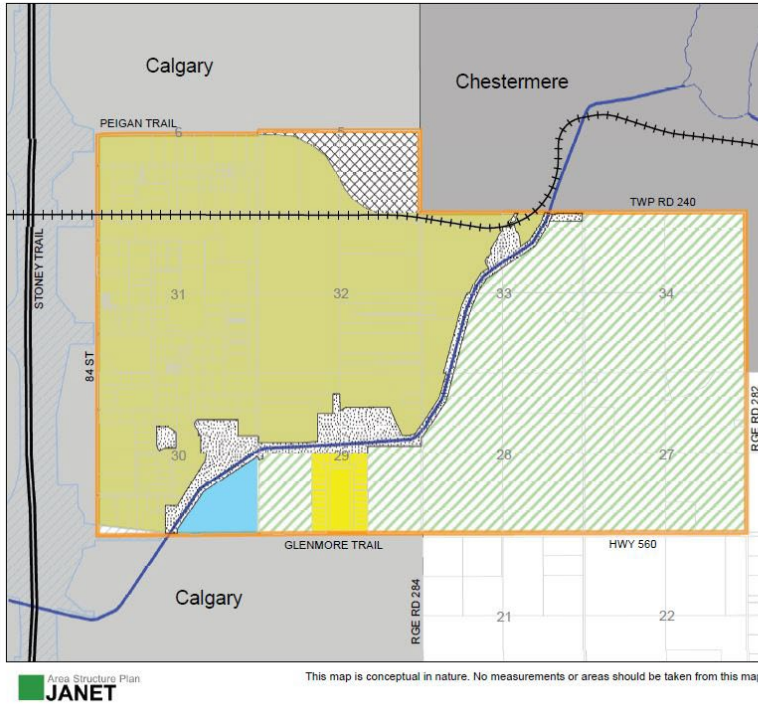


And replace with the following:



Amendment #119:

Delete Map 10: Phasing

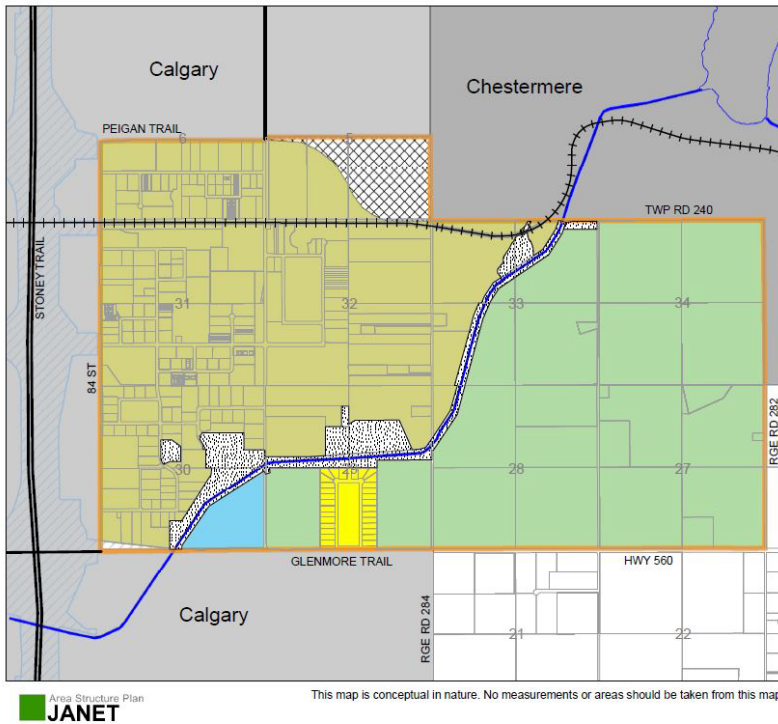


Map 10:
Phasing

- ASP Boundary
- Phase 1
- Phase 2
- Long Term Development
- Country Residential
- Special Policy
- Crown Land
- Transportation and Utility Corridor
- Western Headworks Canal
- CN Railway



And replace with the following:



Map 10:
Phasing

- ASP Boundary
- Phase 1
- Phase 2
- Phase 3
- Long Term Development
- Country Residential
- Special Policy
- Crown Land
- Transportation and Utility Corridor
- Western Headworks Canal
- CN Railway



Amendment #120:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, paragraph 2, delete sentence, which reads:

The County is currently engaged with the Town of Chestermere to develop a separate Intermunicipal Development Plan that will also provide direction on areas of interest, cooperation, and consultation.

Amendment #121:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, add the following text as paragraph 3, which reads:

In preparing amendments to the Janet Area Structure Plan for the area east of the canal, the County worked collaboratively with the City of Calgary and City of Chestermere to identify shared issues and opportunities. An outline of the key intermunicipal engagements is identified in Appendix D.

Amendment #122:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, policy 27.3, delete text, which reads:

Calgary

And replace with the following:

County

Amendment #123:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, policy 27.3., delete text, which reads:

any other agreement(s)

And replace with the following:

the interim circulation protocol identified in the Rocky View County and City of Chestermere Intermunicipal Development Plan Terms of Reference,

Amendment #124:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, add policy 27.4, which reads:

Prior to local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

Amendment #125:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, policy 27.5, delete text, which reads:

or as otherwise required by any future Intermunicipal Development Plan.

Amendment #126:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, Rocky View County – City of Calgary, policy 27.6 delete:

will

And replace with:

shall

Amendment #127:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, Rocky View County – City of Calgary, add policy 27.8, which reads:

Applications within the Plan area, together with all relevant supporting technical documents, shall be circulated in accordance with the Rocky View/City of Calgary Intermunicipal Development Plan; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts on The City.

Amendment #128:

Within section 27. INTERMUNICIPAL COORDINATION AND COOPERATION, Local Plans, Redesignation and Subdivision, policy 27.9, add c), which reads:

c) gateway and interface policies;

Amendment #129:

Within Appendix A: Definitions, add text as paragraph 1, which reads:

Co-operative Stormwater Management Initiative (CSMI) is a group of five partner municipalities working together with the Western Irrigation District (WID) to develop a regional stormwater solution for lands east of the City of Calgary.

Amendment #130:

Within Appendix B: Landscaping and Design Guidelines, delete text, which reads:

2. Where buildings are located adjacent to a residential area, the emphasis should be on those building elevations that are facing the residential area.

And replace with the following:

2. Where buildings are located adjacent to a residential area, building design shall be carefully considered to ensure combability.

Amendment #131:

Within Appendix B: Landscaping and Design Guidelines, number 5, delete text, which reads:

which

And replace with the following:

that

Amendment #132:

Within Appendix B: Landscaping and Design Guidelines, number 11, add g), which reads:

- g) demonstrate mitigation of impacts in Residential-Business Interface areas in accordance with Section 13.0.

Amendment #133:

Add Appendix D: Key Intermunicipal Engagement Events

Appendix D: Key Intermunicipal Engagement Events

The County worked with the City of Calgary and City of Chestermere at key milestones for the area east of the canal amendment. The following table includes information from the engagement undertaken for both the City of Calgary and City of Chestermere. Engagement was adapted according to the differing issues presented by each municipality on the amendments.

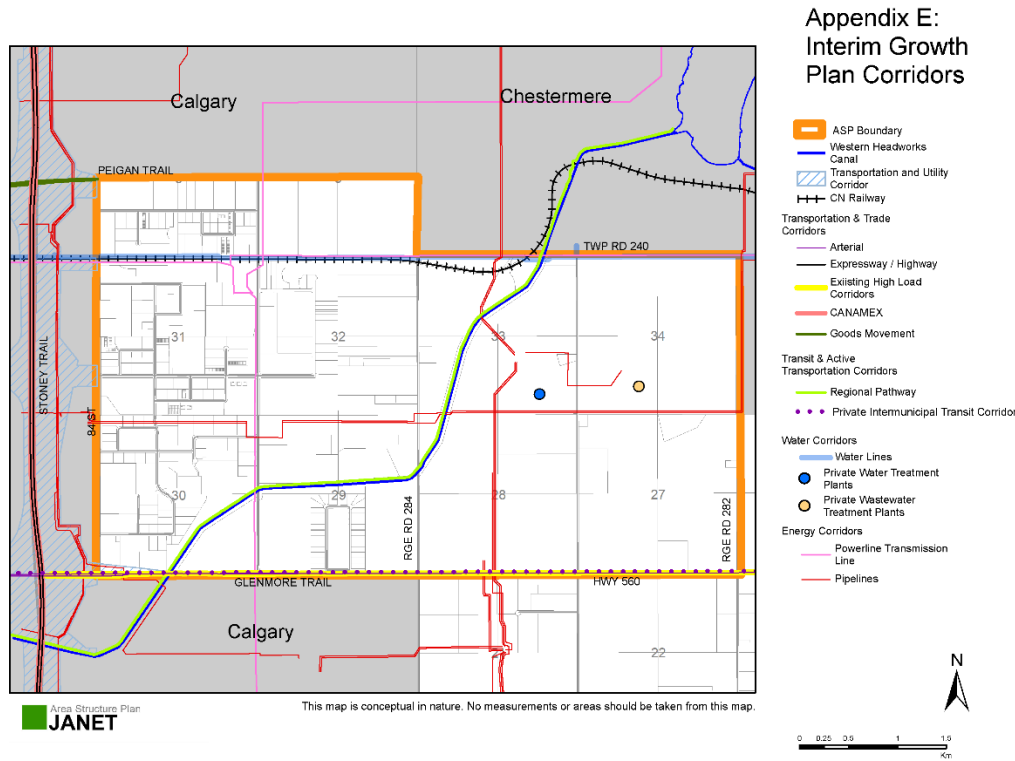
Phase	Date	Engagement
Phase 1 – Project Launch	July - September, 2019	The County prepared a bespoke intermunicipal engagement plan for each neighbouring municipality. The plans identified how the County would engage with the neighbouring municipalities at key milestones of the projects. The plans were revised at the request

	September, 2019	<p>of neighbouring municipalities to reflect the level of engagement each sought for the project.</p> <p>The City of Calgary and City of Chestermere were notified of the County's public engagement event that was held to gather feedback from affected stakeholders. Representatives from the City of Chestermere attended the event.</p>
Phase 2 – Engagement and Plan Writing	September, 2019	<p>The County met with the City of Chestermere for a technical workshop to examine issues and opportunities with respect to the proposed plan amendments. Discussions were held on the following topics:</p> <ul style="list-style-type: none"> • Planning; • Transportation; and • Servicing and Stormwater.
	October, 2019	<p>The County met with the City of Calgary for a technical workshop to examine issues and opportunities with respect to the proposed plan amendments. Discussions were held on the following topics:</p> <ul style="list-style-type: none"> • Planning; • Transportation; • Servicing and Stormwater; and • Fire Service provision.
	January, 2020	<p>The County shared the draft land use scenario with the City of Calgary and the City of Chestermere for review and comment.</p>
Phase 3 – Draft Plan Release	February, 2020	<p>The pre-circulation draft plan was circulated to the City of Calgary and the City of Chestermere for a preliminary review and comment.</p>
	May, 2020	<p>The County met with the City of Calgary and the City of Chestermere to discuss the comments provided on the pre-circulation draft plan and to discuss the outcomes of the transportation network analysis.</p>
Phase 4 – Draft Plan Release	June, 2020	<p>The first reading draft plan and draft transportation network analysis was circulated to the City of Calgary and City of Chestermere for review and comment.</p>
	September, 2020	<p>Meetings were held with the City of Calgary to discuss the comments and potential revisions to address concerns.</p>
	December, 2020	<p>The City of Calgary and the City of Chestermere were circulated the revised draft plan and network analysis that incorporated feedback from the previous circulations and meetings. This draft is intended to be the public hearing draft for Rocky View County's consideration.</p>
	July, 2022	<p>Revisions to draft plan proposed to address City of Calgary comments. Draft plan circulated for final review and preparation of</p>

	<p>September – October, 2022</p>	<p>next steps.</p> <p>Meetings were held with the City of Calgary to discuss the comments and potential revisions to address concerns. Further policy revisions made.</p> <p>Meetings were held with the City of Chestermere to discuss the project and provide updates with respect to process.</p> <p>Chestermere confirmed no outstanding concerns.</p>
--	----------------------------------	--

Amendment #134:

Add Appendix E: Intergovernmental Growth Plan Mapping:



Amendment #135:

Minor administrative amendments for formatting and editing throughout.



February 13, 2023

City File: RV20-01

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

Attention: Jessica Anderson

SUBJECT: Janet Area Structure Plan Circulation Response #6 Revised

Dear Jessica Anderson,

We would like to thank Rocky View County staff for collaborating on the review and addressing The City of Calgary's concerns on this file. The City of Calgary is satisfied that the Janet Area Structure Plan (the Plan) has sufficient policies to address the direct impacts to The City as outlined in our Intermunicipal Development Plan. The City is requesting further collaboration on the transportation items as the plan moves towards implementation.

As a Calgary Metropolitan Region Board (CMRB) member, The City feels compelled to mention that the proposed Area Structure Plan may not meet all the policies in the CMRB Growth Plan as the development does not propose to connect to piped water and wastewater servicing. The Plan area is within Joint Planning Area 2 where this may be addressed. The City looks forward to collaborating with Rocky View County on the Context Study.

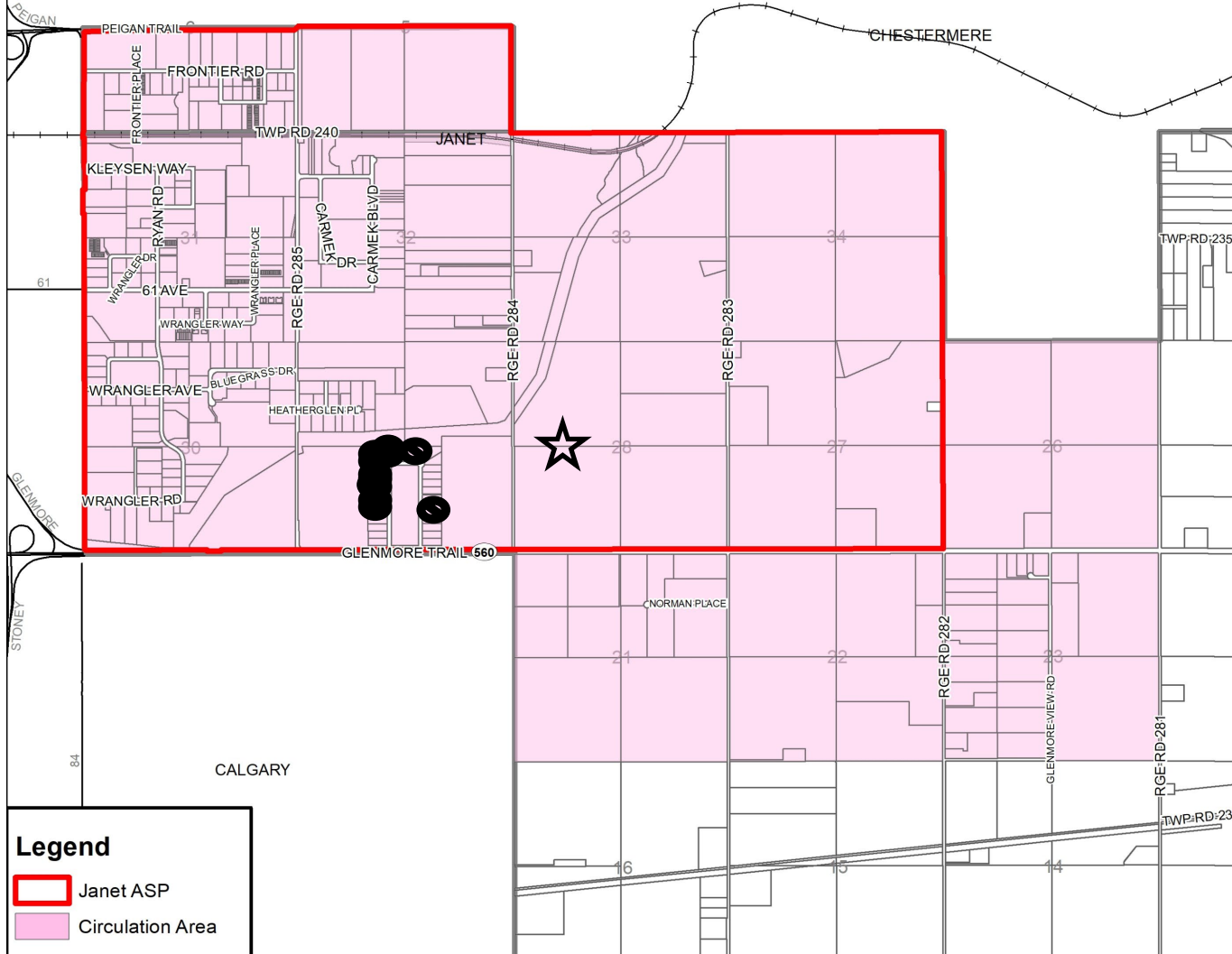
Thank you for the opportunity to comment.

Sincerely,

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

Matthew Atkinson
Senior Planner | Regional Planning
Planning and Development Services
The City of Calgary | T 403.333.6994

**Landowner
 Circulation
 Area**



Legend

- Janet ASP
- Circulation Area

Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Legend

- Support
- Opposition

*Landowners in city of Calgary and city of Chestermere were notified in accordance with applicable Intermunicipal Referral Policies and Council Policy C-327.





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

February 8th, 2023

ATTN: Jessica Anderson, Policy Supervisor, Planning

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

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

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

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

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

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

Sincerely,

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

Jordan Dawson
Vice President, Industrial

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Alex Potvin

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

Good morning Alex,

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

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

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

Kind regards,

Jessica Anderson
Policy Supervisor | Planning

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
DIR: 403-520-8184
janderson@rockyview.ca | www.rockyview.ca

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

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

*17 responses were received with the following general comments

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

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

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

Jenn Burton

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Charlene Strome-Kosek

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

From: [Christina Ciampanelli](#)
To: pse-residents@googlegroups.com; [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)
Subject: [EXTERNAL] - RE: [PSE] Janet Area Structure Plan Draft (ASP)
Date: February 6, 2023 9:49:48 AM
Attachments: [cc_7db2d032-c7df-43c2-bac4-cb6a7c0f87be.png](#)
[mg_rt_with_cci_15484e0e-625c-4ef1-b7c3-59a7f9c8c6b4.png](#)
[valtec_with_cci-1_ae06a5db-e2fb-4d69-82ae-26cdd5b9d3e5.png](#)

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

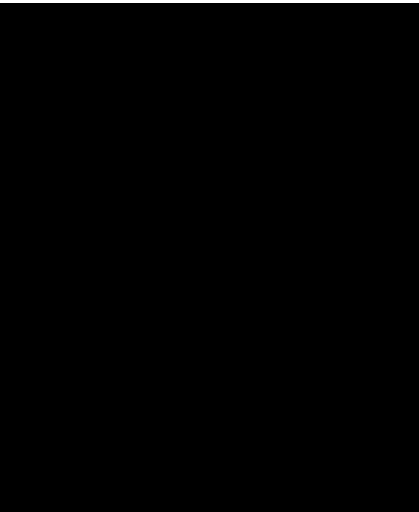
This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts to the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway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

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

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

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

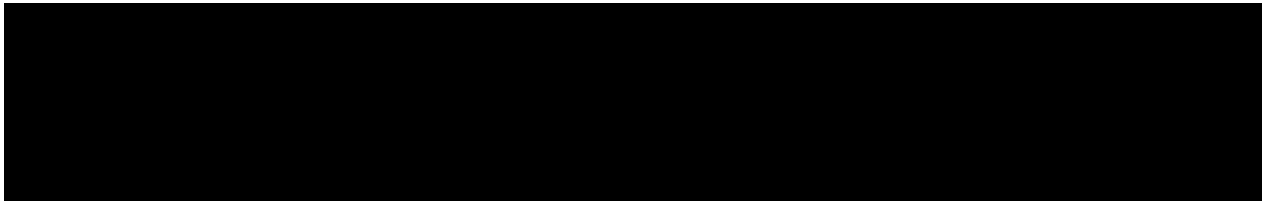
Sincerely,



Christina Ciampanelli



www.conceptcontrols.com



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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Dan Campeau

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

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

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

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

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

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

apparent.

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

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

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

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

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

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

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

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

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

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

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

residential developments and the Western Irrigation District Canal."

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

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

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

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

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

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

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

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

Sincerely,

Phil Bauer

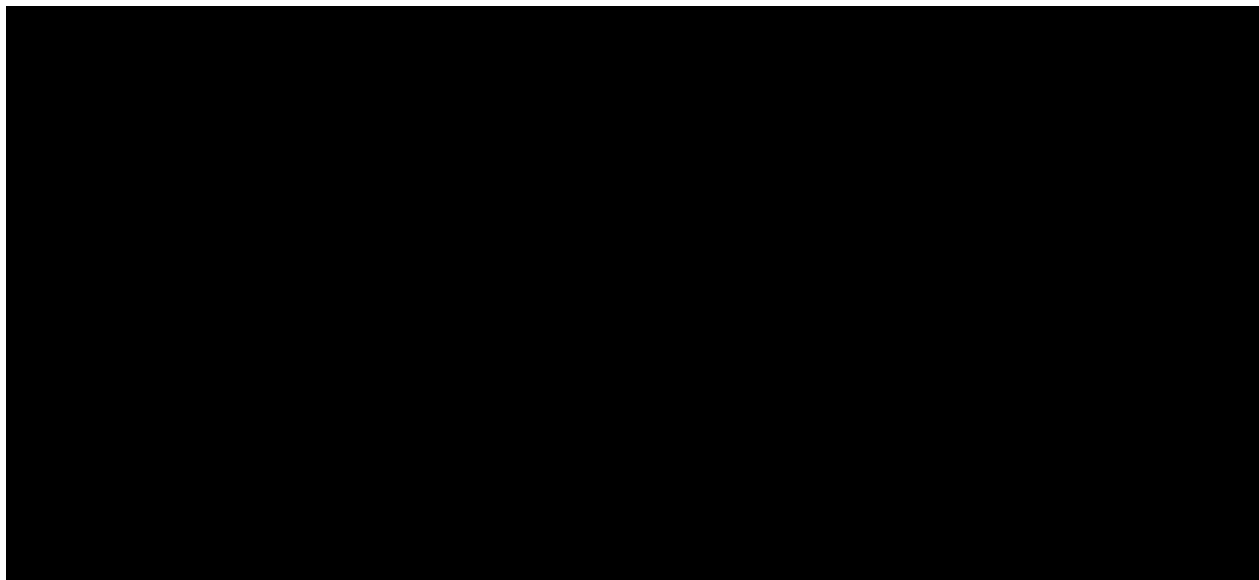
--
--

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

[REDACTED]

To unsubscribe from this group, send email to:

[REDACTED]



*17 responses were received with the following general comments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

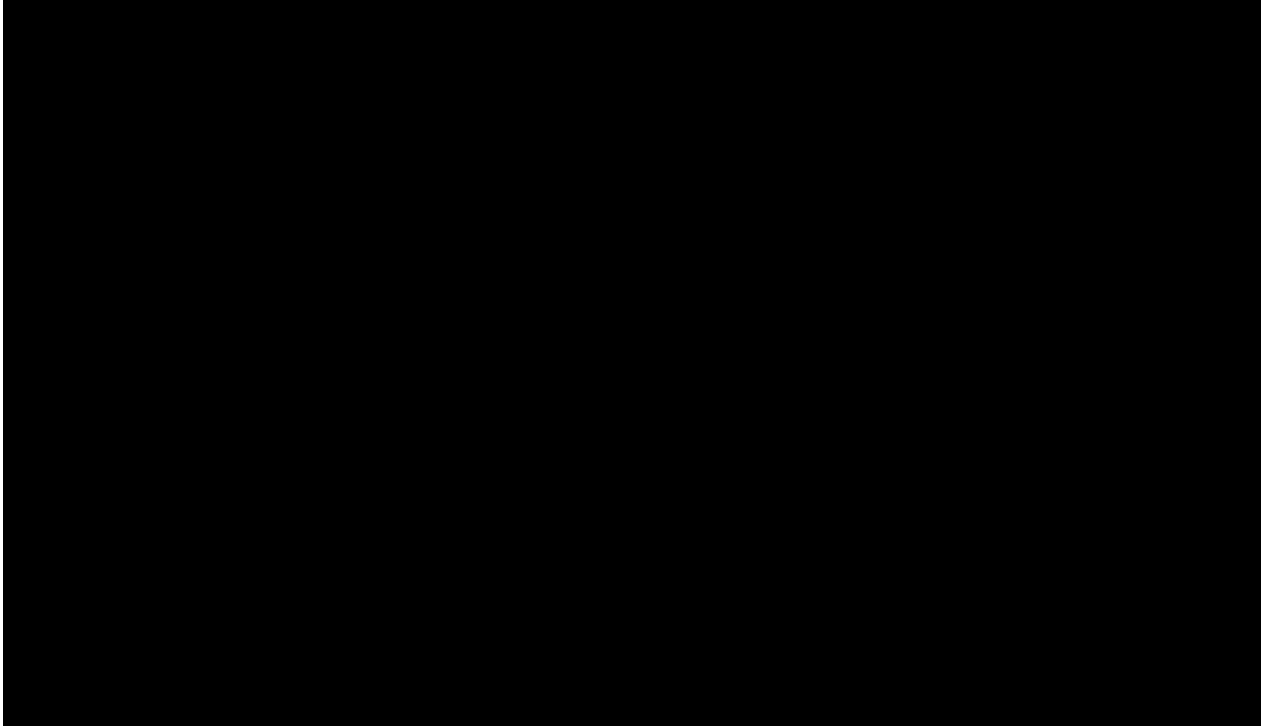
The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

Sincerely,

Doug Hartl

--
--

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



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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Greg Linton

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

*17 responses were received with the following general comments

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

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

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

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

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

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Greg McAllister

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Harakaranveer Plaha

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

*17 responses were received with the following general comments

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

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

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

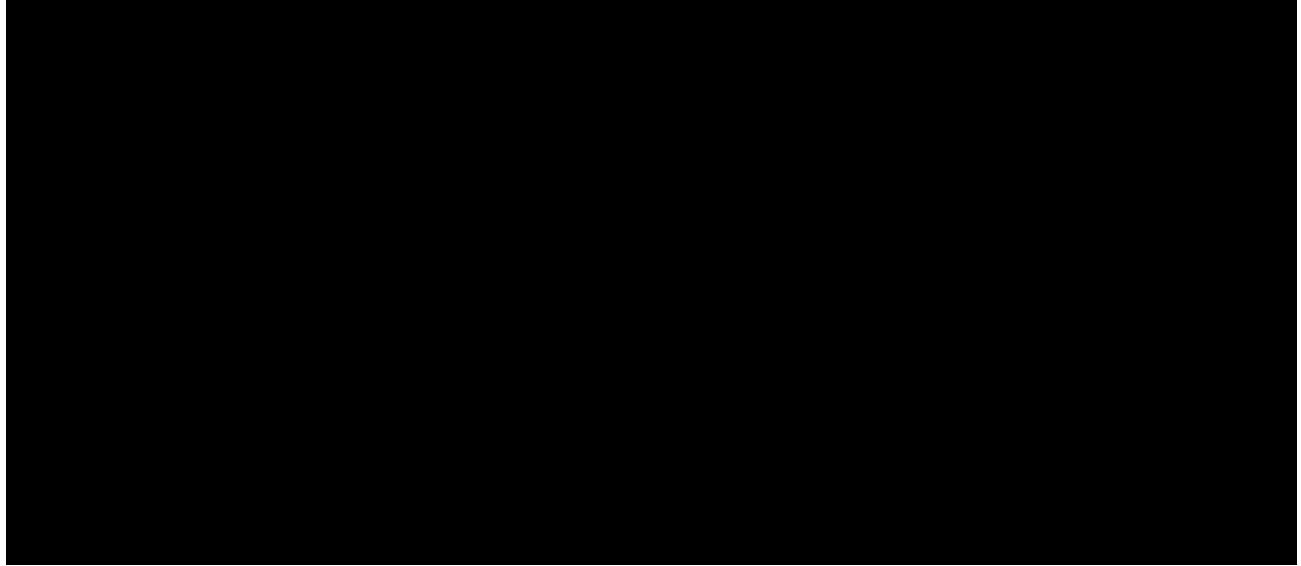
In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

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

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

Sincerely,

Harpawan Plaha



*17 responses were received with the following general comments

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

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

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Harvinder Plaha

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

*17 responses were received with the following general comments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Jaime Besner

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

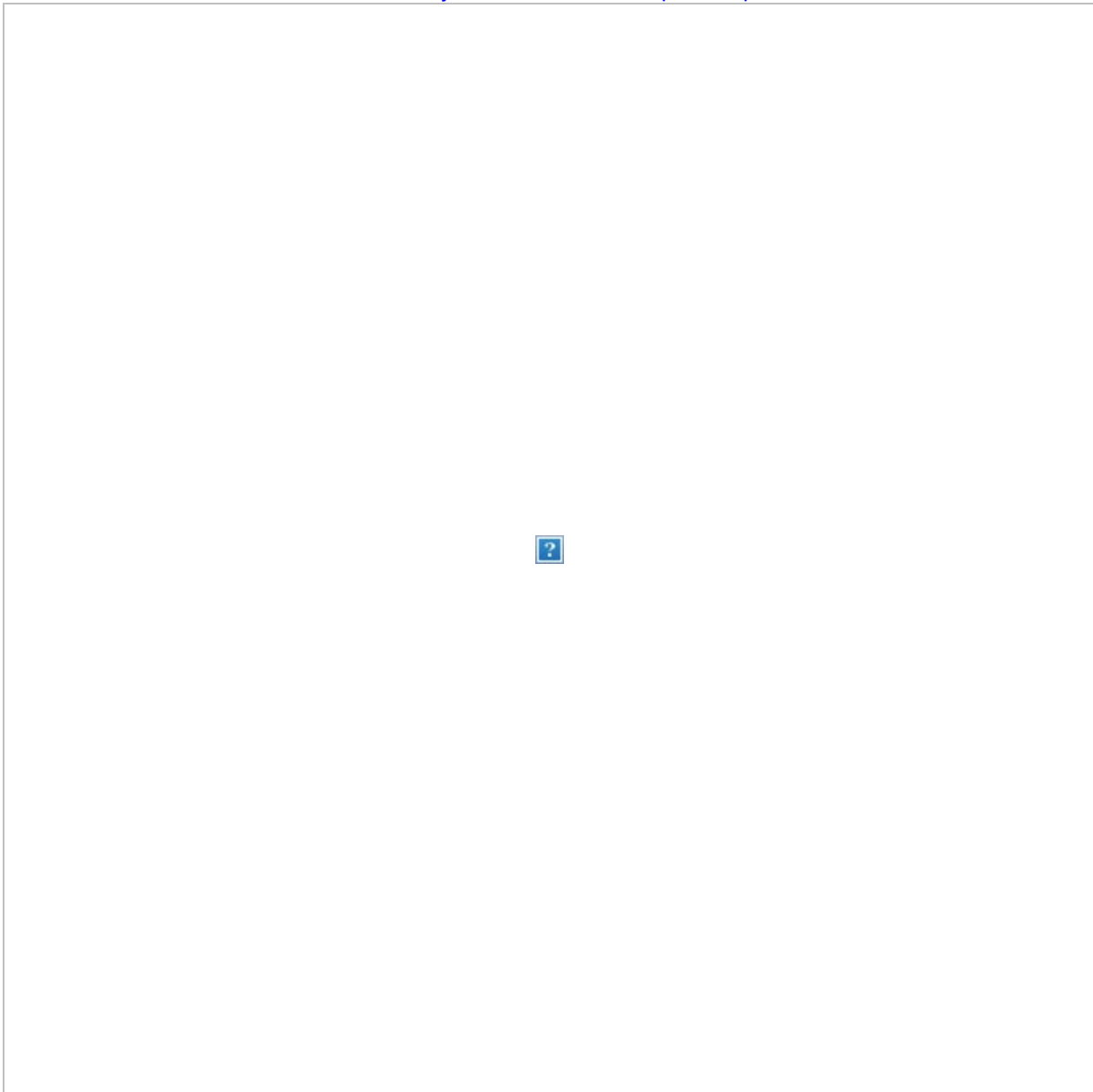
In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

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

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

Sincerely,
Joseph Lipp

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Kelly C Raven, M.Ed

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Laurena Poot

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Lisa Linton

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

*17 responses were received with the following general comments

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

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

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Paramjit Plaha

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

|

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

*17 responses were received with the following general comments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Peter Lipp

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Phil Bauer

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

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

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

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

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

Remember your 2020 Vision and Mission Statement found

here: <https://www.rockyview.ca/Portals/0/Files/Government/Council/StrategicPlan/Strategic-Plan.pdf>

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

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

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

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

*Priscilla Lipp,
91 Prairie Schooner Estates*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

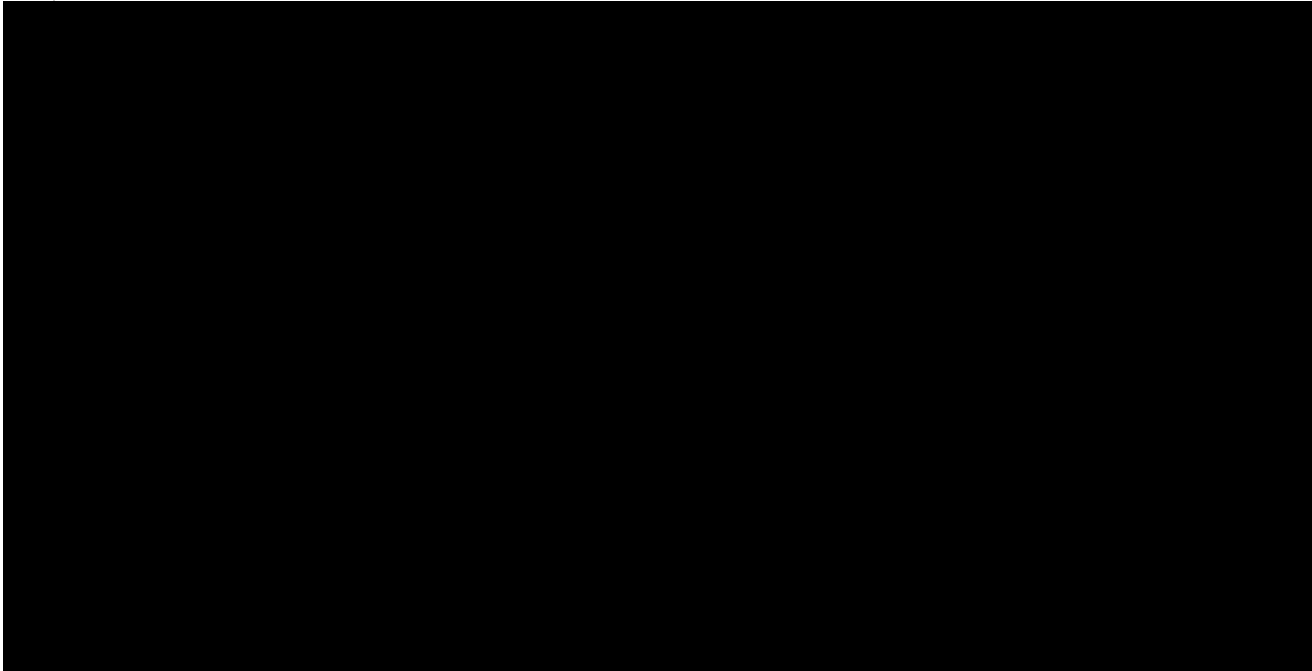
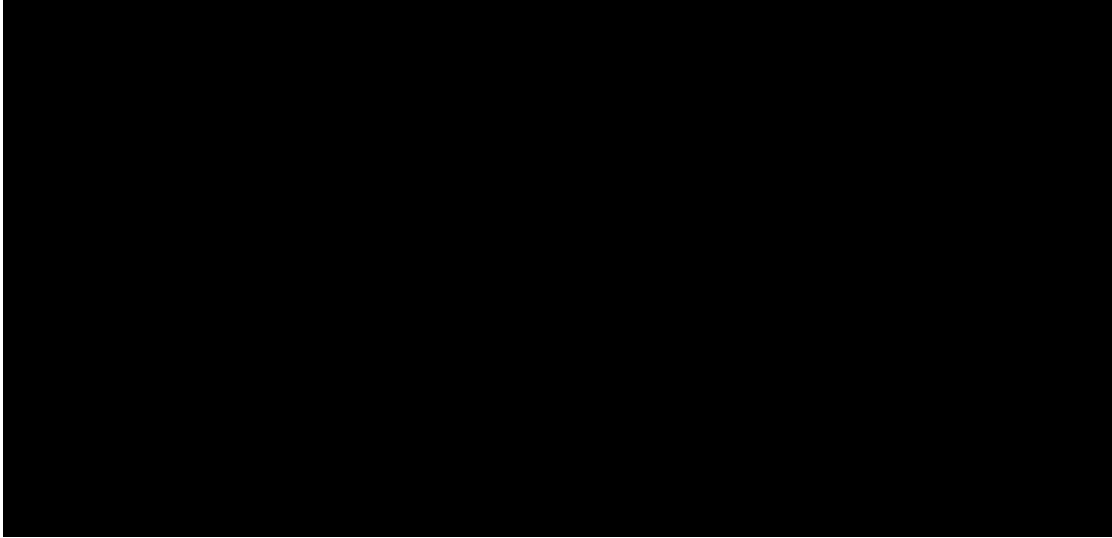
REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

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

Sincerely,

Doug Hartl

--



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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Richard Childs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kind regards,

Robert Besner

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you.
Ryan Wyatt

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

Sent: February 8, 2023 6:28 AM

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

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

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Dan Campeau

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

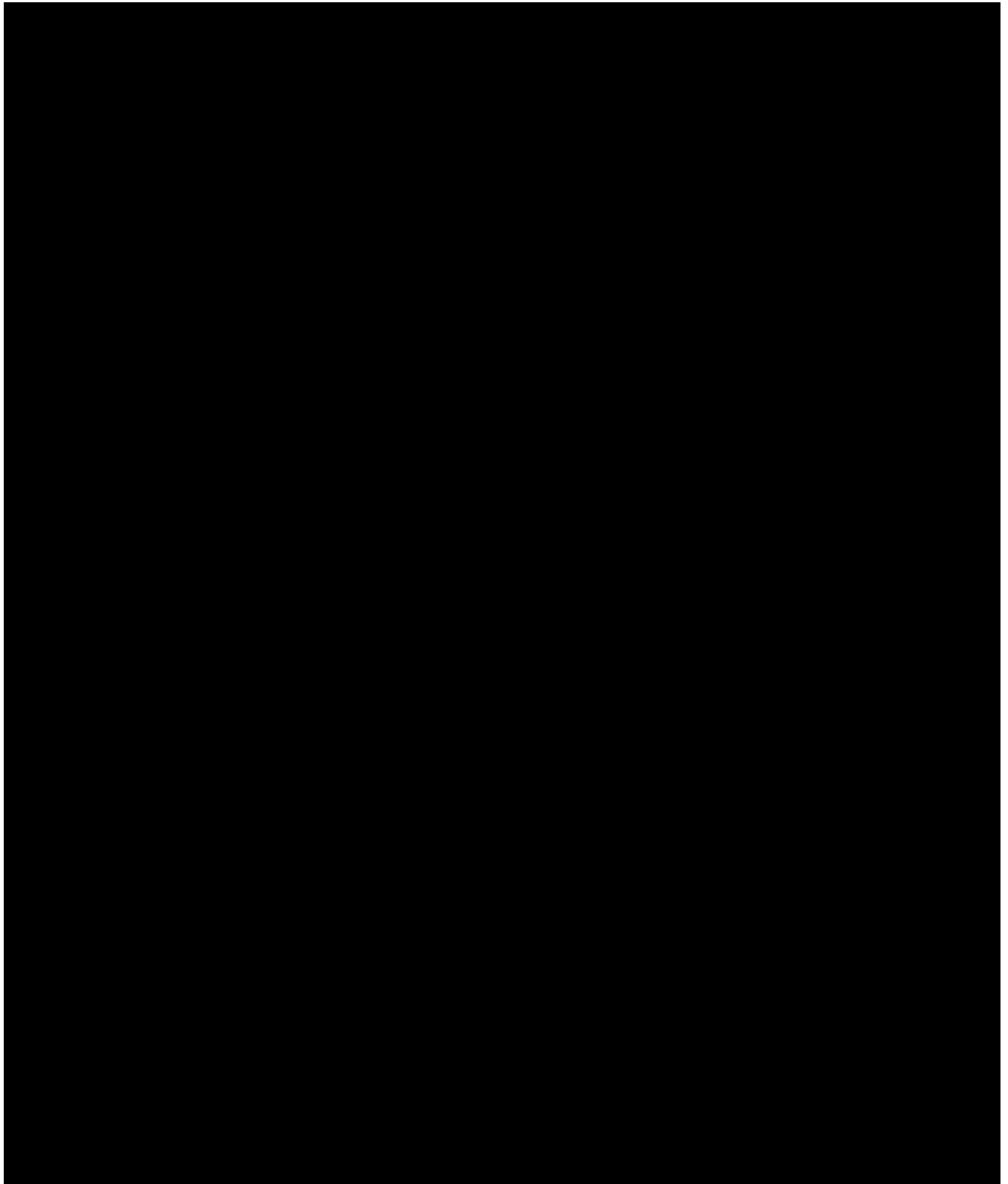
The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

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

Sincerely,

Phil Bauer





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

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

Sincerely,
Sandie Brunt-McAllister

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

February 4, 2023

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

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slope, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m. 38m x 815m = ~31,000m². In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stock pile berms that have been built on the golf course from the excess material taken from the 9 hole on the North side of the canal last year.

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

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

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

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

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

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

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

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

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

Sincerely,



Mrs. Sandie Brunt-McAllister

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

Rocky View Legislative Services,

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

RE: Janet Area Structure Plan Draft (ASP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Tara Wyatt

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

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

To whom it may concern

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m. $38m \times 815m = \sim 31,000m^2$. In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to

have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

Regards,

Terry Lane

From: [Todd Kosek](#)
To: [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kisseel](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#); [PSE All residents](#)
Cc: [Todd Kosek](#)
Subject: [EXTERNAL] - PSE Janet Area Structure Plan Draft (ASP)
Date: February 7, 2023 9:58:54 AM
Attachments: [image.png](#)

My name is Todd Kosek and I am a resident at Prairie Schooner Estates (PSE).

I have reviewed the amendments made to the ASP draft that were intended to address PSE's concerns, and unfortunately, they **DO NOT** address the main concerns that PSE has clearly presented. As an RVC and PSE resident, I am quite disappointed that the ASP was pushed to the council without further discussions with the PSE community to reach a happy medium to move forward with. I feel this would be in line with the demographic values we live by.

PSE had already made it quite clear that the 1.22m berm outlined in the Business Residential Interface is **NOT** what was proposed by PSE, and it **WILL NOT** satisfy the conditions to minimize the impacts from future development.

For the records, here is a summary of communications between PSE and RVC's Planning Policy (Jessica Anderson).

On September 20, 2022, there was a meeting held between RVC and PSE to discuss the ASP. During that meeting, PSE presented, very clearly, that the main concerns for development directly adjacent to our properties would be the direct impacts on our livelihoods, safety, and peace of mind - particularly from a visual and sound perspective. In that meeting, it was noted several times that there needed to be significant improvements to the Business Residential Interface to minimize those impacts. Also at that meeting, there were four (4) members of RVC - so it is assumed that proper meeting minutes and documentation of the comments were accurately taken to ensure that PSE's concerns were apparent.

On November 8, Jessica Anderson sent an email to some PSE residents which included proposed changes to the ASP, including the introduction of a 1.22m berm in the Business Residential Interface. The PSE residents replied stating that we had discussed in the September 20th meeting that 3m and 6m berms would be preferable avenues to minimize impacts.

In the following weeks, many PSE residents sent RVC emails outlining our main concerns with future development, and the needed proposed berm that would ultimately minimize impacts. The proposed berm is to be 6m high.

On December 13 RVC exchanged a couple of emails with PSE, outlining that RVC would be in touch with PSE shortly to discuss the response matrix (attached). Also, RVC acknowledged all the emails that they received from PSE residents. At that time, PSE reiterated the **importance of the 6m berm as the main item of concern**. However, PSE never heard anything back with regard to the response matrix.

On January 25 RVC provided an update outlining that the ASP has been submitted to the council for approval, and the response matrix will be posted on the website shortly. However, the response matrix was never distributed to PSE prior to the ASP being pushed forward to the council - I find this to be a very unprofessional act, as it does not align with previous statements by RVC, nor does it align with civic duties to ensure the public is well

represented.

It appears that through all the correspondence, meetings, emails, and feedback, RVC has not only rejected but entirely ignored the main concern noted by PSE. This is shown particularly in the response for the proposed 3m and 6m berms. The response to the proposed 3m berm was simply to see the response for the 6m berm. These are completely different berms with significantly different quantities and costs; they cannot hold the merit and justification of the same response, especially when the items noted in the response to the 6m berm were showing emphasis on its size.

Please allow me to break down the particular response to the 6m berm proposal.

1. "A berm of this scale would equate nearly 2 stories in height, 40m in width..."

Yes. That is the point. PSE needs a significant barrier in place to completely minimize all potential impacts from the developments. The Business-Residential Interface shows that there is to be a minimum 50m distance from the residential property line to any building. This can easily be extended to accommodate a 40m wide berm as needed. In addition, the berm can easily replace any pathway or *open space*, as described in the ASP. The Business-Residential Interface should be an area used **SPECIFICALLY** to minimize the impacts of the developments on the long-standing respectable residents at PSE.

2. "...and approximately 240,000 m2 of material to accommodate required sloping."

This value does not make any sense. Assuming that the 6m wide berm has 3:1 pitch slopes, each slope length would be 19m. That's 38m for both sides. The property line along the golf course is 815m. $38m \times 815m = \sim 31,000m^2$. In addition, the adjacent Heatherglen golf course and Foothills Nursery that border PSE both have an immense amount of usable material that would be more than enough for the berms. This has been proven by the huge stockpile berms that have been built on the golf course from the excess material taken from the 9-hole on the North side of the canal last year.

3. "The technical considerations including Sediment and Erosion Controls, stormwater management, and drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal."

These parameters are not significant compared to the overall development area proposed in the ASP, and can easily be mitigated through proper design. I almost feel offended by this type of comment, insinuating that it is beyond a reasonable parameter to achieve, while essentially suggesting that RVC does not want to have proper measures in place to address PSE's concerns.

4. "Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent."

With all due respect, this is an unreasonable response. The residents of PSE **WANT THE BERM TO ACT AS A VISUAL AND SOUND BARRIER FROM DEVELOPMENT**. Also, any new development won't be deterred or affected by any "aesthetic implications" of a berm - that seems absurd to consider. In addition, these berms behind residential properties would be running North-South, which means that there would be full South exposure to all the residential properties in PSE, and the only potential sun loss would be in the short time frame before or after sunset or sunrise. There is more than enough space to accommodate all the sun required in the area. It appears that this response was provided by an individual who has never been to PSE.

5. "Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is

unlikely to be approved due to impacts to the highway system."

This is a moot response. Further East along the same Highway 560 near Langdon there are new developments in place, specifically a community called "Painted Sky". To minimize highway impacts on the new community, a berm along Highway 560 has been built. Regardless if a berm cannot be built along Highway 560, this does not define that berms behind property lines also cannot be built.

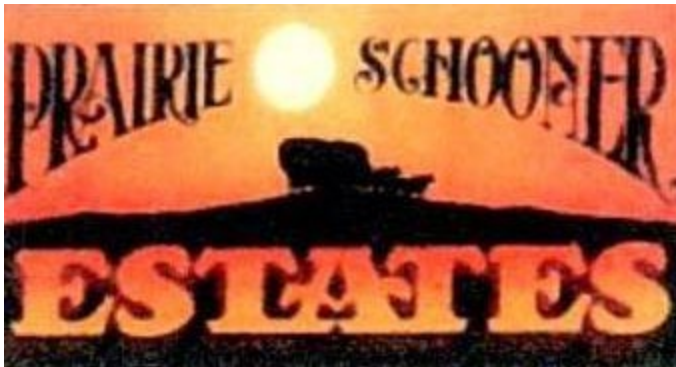
In closing, it seems quite apparent that RVC is not strongly taking into consideration the concerns of PSE. This plan should have been open for further discussion before being pushed to the council.

The PSE community does not agree with the Janet Area Structure Plan Draft, and I ask that the COUNCIL REJECT THE JANET AREA STRUCTURE PLAN DRAFT.

The action to push forward the ASP without having further discussions with PSE calls into question all the good and fair practices of the democratic values we all live by.

Sincerely,

Todd Kosek
President of Prairie Schooner Estates LTD



Do not open links or attachments unless sender and content are known.

From: [Tom Lipp](#)
To: [Legislative and Intergovernmental Services](#); [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kisse](#); [Division 4, Samantha Wright](#); [Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#); [Jessica Anderson](#)
Subject: [EXTERNAL] - Janet Area Structure Plan
Date: February 6, 2023 8:14:42 PM

Dear Leadership Team for the MD of Rockyview: Please read the following carefully.

The draft Structure Plan for the Janet area is just plain wrong. Why are the clear wishes of the residents of Prairie Schooner Estates (PSE) being ignored? Do we not live in a democracy? Have you not read what was sent to your planning team last fall?

In my opinion, here's what you must do to fix the draft.

1. Make the berm much larger, especially on the east and west sides. The 1.22m berm as proposed is a joke. It does nothing to shelter PSE from noise and light pollution. Think 6 meter berm in some places and 3 meters in others. You have enough topsoil nearby to make this happen.

2. Make the berm much wider. Think about 40 meters. This can be done. Even the City of Calgary understands how to use larger wider berms effectively to honour and protect the privacy of its residents in choice communities.

3. Remember that most sunlight comes to PSE from the South. Therefore the loss of sunlight due to high berms running North-South will be minimal and temporary.

Does the MD of Rockyview not care about its current residents? Are the planners thinking more about tax profits than about people? Please go back to the drawing board and rework your draft while it is easy and inexpensive to make changes.

Let's keep the reputation of the MD of Rockyview untarnished. Let's keep the PSE community as a desirable verdant oasis, well sheltered from commercial and industrial influences. Let's design a WIN-WIN plan for the Janet Area !

Surely your professional planning team can make this happen - NOW - during the planning process when mistakes can easily be avoided.

Sincerely
Tom Lipp (Resident of PSE for 20 years.)

Do not open links or attachments unless sender and content are known.