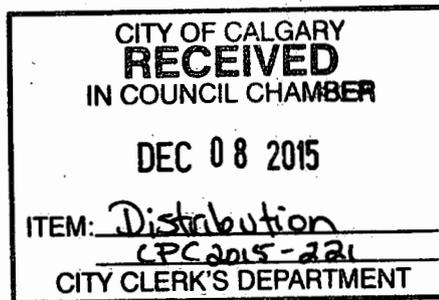


City Clerk #8007,
The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5



November 26, 2015

cityclerk@calgary.ca

Dear Mayor Nenshi and Members of Council:

Re: **Glacier Ridge ASP M 2015 – 027** **December 07, 2015**
Dunn Family Farm - **Community D, Neighbourhood 1**

We are writing you on behalf of our family, the Dunn's, who own the NW 5 26 1 W5 quarter of land in the easterly portion of the Glacier Ridge ASP. This parcel has been in our family and farmed by our family for over 100 years. And right to this day, it is being actively farmed by our parents, who have been farming it for over the past 50 years.

We are a farm family, not developers and so our involvement in the ASP process has been one of observation and attendance at as many meetings and open houses as we could. We don't have the resources of our neighboring landowners, Qualico, Brookfield, and Dream and so we did not financially participate in the developer funded aspects of the ASP and various studies. As a result of our non-financial participation, we did not have access to the developer meetings nor to developer funded studies even though we, in the case of the BIA, gave access to the Stantec to enter our lands. (*We were offered the opportunity to meet with Stantec, the BIA consultant, to have them go through their work, and we did eventually receive a copy of the BIA overview, however the offer for the meeting only came to us on Friday October 16th and we didn't receive a copy of the BIA until after the CPC meeting where the proposed ASP was reviewed*). Both the meeting and the overview were offered after the draft was finalized and in the case of the overview copy, after the proposed ASP was on CPC's agenda. We don't think either approach would have given us an opportunity to change anything in the proposed ASP.

Consequently, we want to identify that we did request two changes to the draft ASP as it affects our land. **The first request was to delete the Green Corridor (Map 3 Land Use Concept) on our parcel at Panorama Rd NW and 160 Avenue NW.** In the proposed ASP, Table 1: Land Use Concept Elements (Pg 16) defines (?) a green corridor as; *Green Corridors connect natural areas through a variety of ecological corridors and also provide places for people to walk and cycle in a natural environment.*

Our reason for this request was that this land has been farmed as cropland, over the entire quarter for over 100 years, hardly the natural area a green corridor is claimed to be. Certainly there are some low lying areas, but not wet enough, and certainly not permanently wet to deter farming. We had been told that the reason for the green corridor location was so that a pathway or corridor could link the lands to the south and east of us to the Community Center, Rec and Library site to the west of our lands. We wonder why, when there is a Regional Pathway shown along our southerly boundary and then north along Panorama Rd NW, that the Parks Department felt it was necessary to provide a duplicate and redundant connection to the detriment of our lands.

The one thing that kept going through our minds was the lack of knowledge that the consultant, Stantec had on the history of the area on this land that they call a permanent stream. This land has been in our family for 100 years or more and there has never been a permanent stream on it - we know that. Dad confirmed it with his comment - it has been wet in some areas during spring seeding for the past few

years, but it has not had a permanent stream flowing through it. We walked across it this past fall and could see that the only area that stays wet year round is a few acres close to Evans' land, which is now owned by Qualico. Even in our history of 50 years, we know there has never been a permanent stream through it. Yes there is a small draw going through it that catches run off - that is typical of most pieces of land. We realize the City will make it out to be what they want it to be - but we find they are not respecting the amount of knowledge that we absolutely know to be true. Every farmer knows every inch of the land they farm, and in Dad's case that knowledge spans over years of farming it and living on it since 1945. Mom and Dad have an aerial photo from 1990 that clearly shows the entire land being farmed.

Our second request was for an adjustment to the easterly collector road on our lands. Simply put, we feel that we were at a disadvantage due to our lack of knowledge of the process. We had met with administration, including transportation, to request that the easterly collector on our lands be shifted to the quarter section line to the east, so that it would be shared between our lands and the land to the east. We were not suggesting getting rid of it, just that we be treated equitably and not bear 100% of the burden of an additional collector road on our lands.

We had asked that CPC direct administration to amend all Maps and other references in the ASP to shift the easterly collector road to the shared property line to the east of its proposed alignment. We understood that there were spacing requirements where a road like this collector meets a bigger road (160th Ave NW) but thought the collector could curve off the property line, either east or west of it, to meet the spacing requirements. We also noted that this collector does not provide a continuous link to the south but ends (or begins) at another east west collector south of our lands, so it was not providing a continuous link to lands and communities south of 144th Ave NW.

Administration told us that the collector couldn't be curved, yet there were other curved collectors shown in the ASP. We had also been told it couldn't curve around the proposed Joint Joint School Site, but we didn't know why it couldn't. In fact, if the Joint Joint School site shared on our boundary with the lands to the east is a bona fide reason, we would have been willing to accept a stand-alone school site on our lands. It would come out of our 10% reserved dedication we understand, so we would not have been giving any more reserve land up, just a different type of reserve land. In that event, then the collector could have remained straight and be shared on the common property line.

We have watched the city approach our lands for decades now. We understand that we are likely the last family to farm these lands and as it is our legacy, we need to ensure the lands when sold provide as much benefit to us as they have to our family for the past 100 years.

Thank you for your consideration.

Sincerely

Janet Dunn and Lynn Preston (nee Dunn), on behalf of the Dunn Family

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Councillor Magliocca ward02@calgary.ca