

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]                      **james**

Last name [required]                      **thomson**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]                      **Council**

Date of meeting [required]                      **Sep 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters                      **item 28. 65P2024**

Are you in favour or opposition of the issue? [required]                      **In favour**



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to inform council at this early stage that storm water / overland water is going to be a huge issue with the potential to create serious winners and losers. The Prairie Gateway is huge and will require tremendous topographical changes. Many residents and farmers can be over looked in this planning process and build out by the Goliath proponents which includes the City of Calgary. Desktop analysis on over land water and drainage thus far is very insufficient. Further it does line up with decades of lived experience in the area. A farmer on the land knows how the water flows they should not be ignored due to lack of alphabet behind their name. For the fair benefit of residents and land owners in the area and future councils I ask that you insist on comprehensive independent assessments of drainage baseline and future impacts from this development. The City of Calgary is a proponent and developer in this instance and must hold itself to a higher standard than it would as approving authority for an private sector application.

Sincerely James Thomson

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First name [required] Gary

Last name [required] Sutherland

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Prairie Gateway ASP

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME

Sutherland letter to Calgary re Prairie Gateway ASP.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I respectfully submit the letter of objection. My objection is based on errors and omissions in the technical reports supporting the ASP, which to date, have largely been a desk-top exercise. We've met numerous times with the project team since 2020 to share information and facts about the drainage patterns, culvert locations and wetlands, yet continually this information is not being represented accurately in the ASP nor have we seen any revisions to the Stormwater/Master Drainage and wetlands technical reports.

Mr. Gary Sutherland  
283218 Twp Rd 232  
Rocky View, Alberta  
T1X 0K7

Sept 3, 2024

City of Calgary  
Planning Services  
800 MacLeod Trail S.E.  
Calgary, AB T2G 5E6

Attention: Public Hearings/Planning Services

Dear Sir/Madam:

Re: Bylaw 65P2024 and 66P2024

Upon review of the revised Prairie Gateway ASP [July 2024] and City of Calgary-Rocky View County Intermunicipal Development Plan, I would like to express the following concerns with this ASP and the IDP amendments proposed:

**Prairie Gateway ASP [July 2024]**

Pg. 12 Plan Area Context – correction – The Plan area is 4.0 km east of the Stoney Trail Ring Road [not 1.5km]

Pg. 24 Rail Served Policy Area – suggest addition of:

General Policy

10.03 Railed Served Development shall comply with Guidelines for New Development in Proximity to Railway Operations [source: FCM-Railway Association of Canada 2013]

Pg 40 Natural & Historic Environment

Policies – Wetlands

This section of the ASP is based on the Waterbodies Permanence Assessment technical report Feb 2024. Based on new information provided at the May 28/24 open house and the June 19/24 Shepard Community meeting, the project team told us that the Waterbodies Permanence Assessment technical report would be revised. The original report did not acknowledge the Environmental Screening Assessment [Tannas 2020] completed on the same lands for the original/former RVC Shepard Industrial ASP. Tannas assessed wetlands and the presence of the historic drainage ditch constructed in 1955 that serves as an drainage outlet for the westernmost catchment areas of the ASP. It flows out through the NW corner of the ASP and then flows west 200-400m into the Shepard Wetland complex.

**I do not support approval of the ASP until the Waterbodies Permanence Assessment technical report is revised with this new and accurate information. Subsequently the Prairie Gateway ASP will be amended with the new information from the technical report.**

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Policies – Other – suggest addition of:

Top Soil Removal/Deposition: The Prairie Gateway ASP area encompasses over 2,000 acres of agricultural land with historic drainage and salinity/alkali concerns.

Stripping, grading, topsoil removal, storage and topsoil deposition will comply with approved bylaws and policies so as not to impair/impede drainage patterns and future development or cause risks to soil/water quality.

Pg. 54 – Water Servicing – suggest addition of:

19.07 b. May consider additional infrastructure design, capacity and engineering in order to service the hamlet of Shepard.

Pg. 56 – Map 10: Water Servicing – suggest addition of:

Show the hamlet of Shepard on the map.

Show the Shepard Business Park on the map.

Pg. 59 – Stormwater

This section of the ASP is based on the Prairie Gateway Master Drainage Plan technical report Feb 2024. The project team based much of their analysis on information provided by the City of Calgary's East Calgary Regional Drainage Study Phase 1. The analysis in the East Calgary Drainage study was incomplete, considering only 30% of the existing, actively contributing wetlands/waterbodies in the City of Calgary's Shepard Industrial ASP [2013] area, which impacts the NW area of the ASP. This omission is a serious oversight and was brought to the attention of the project team on May 28<sup>th</sup> and June 19<sup>th</sup> 2024 public meetings. We were told there would be a revised Master Drainage Plan. Options and proposed drainage systems/storm trunks are incorrect. Budget implications of excessively longer, deeper storm trunks, in the wrong location will be huge.

Additionally compounding the Prairie Gateway ASP stormwater analysis is the fact that Immediately west of the Prairie Gateway ASP are the City of Calgary's South Shepard ASP [2013/19] and the Shepard Industrial ASP [2013]. Each of these were approved **without** a Master Drainage Plan. Proposed solutions to correct the drainage, overland flow and flooding concerns from these areas is now being proposed within the Prairie Gateway ASP. Unfortunately, numerous errors and omissions exist with both the East Calgary Drainage study and the Prairie Gateway ASP thus far because to date, **all drainage and stormwater management analysis has been a desk-top exercise.**

**I do not support approval of the ASP until the Master Drainage Plan technical report is revised with improved and accurate information. Subsequently the Prairie Gateway ASP will be amended with the new information from the revised Master Drainage Plan.**

**City of Calgary- Rocky View County IDP Amendments:**

The edits to the IDP and other statutory plans repeatedly focus on collaboration and joint planning. I thought the purpose of any IDP is supposed to be joint planning and collaboration between two municipalities, and I don't understand why the Prairie Gateway ASP area has been removed from the map showing the priority growth regions. **The ASP area should remain in the IDP map.**



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Thank you for your consideration of the above information and suggestions.

I can be reached at [REDACTED] [cell] or [REDACTED] [residence] anytime if you have questions or need additional information. Thank you for your consideration of this written submission and I look forward to discussing this further with City of Calgary administration.

Yours truly,

A large black rectangular redaction box covering the signature area.

Gary Sutherland

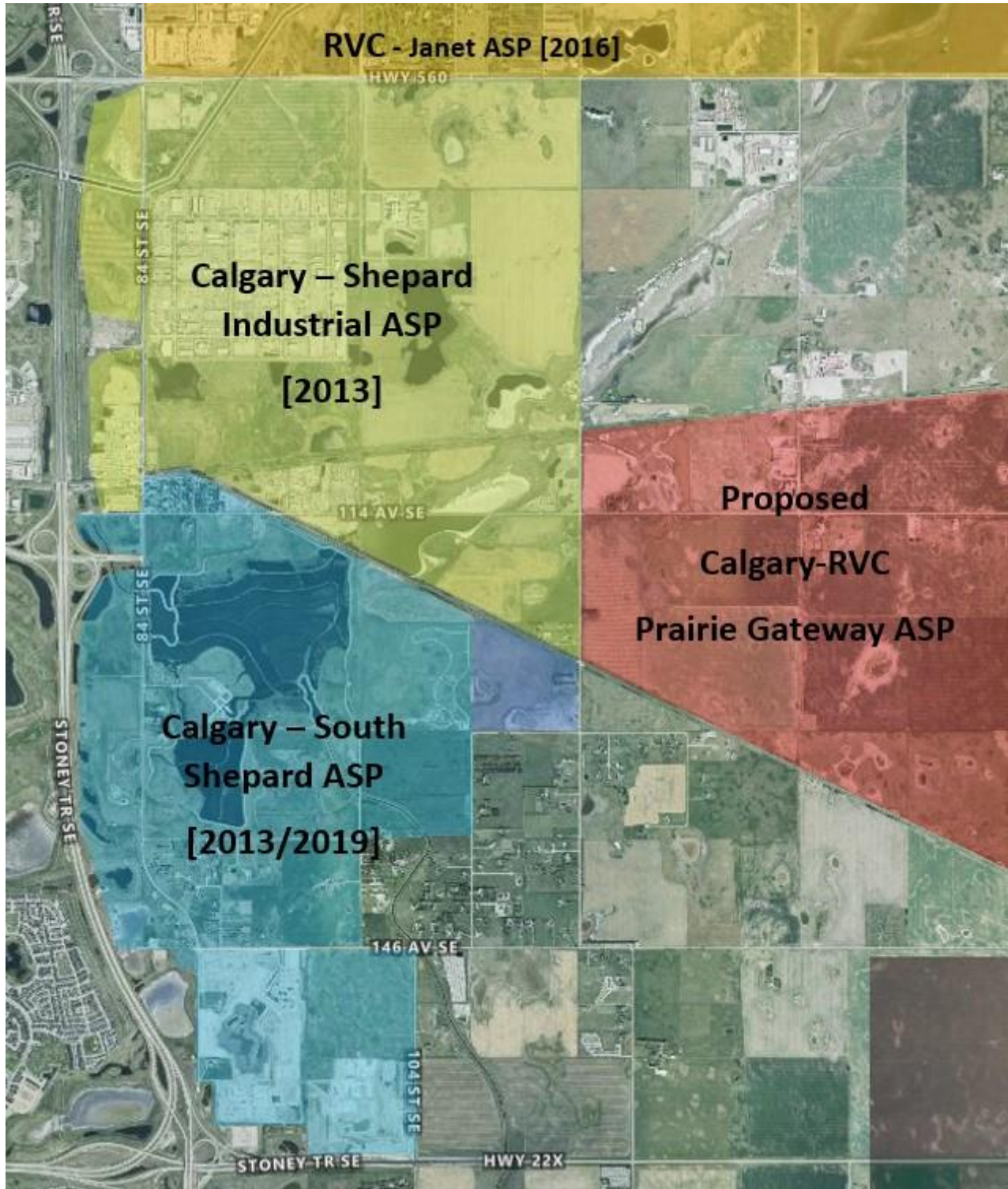
Cc: [REDACTED]

Attachments:

Map 1 – East Calgary ASP's

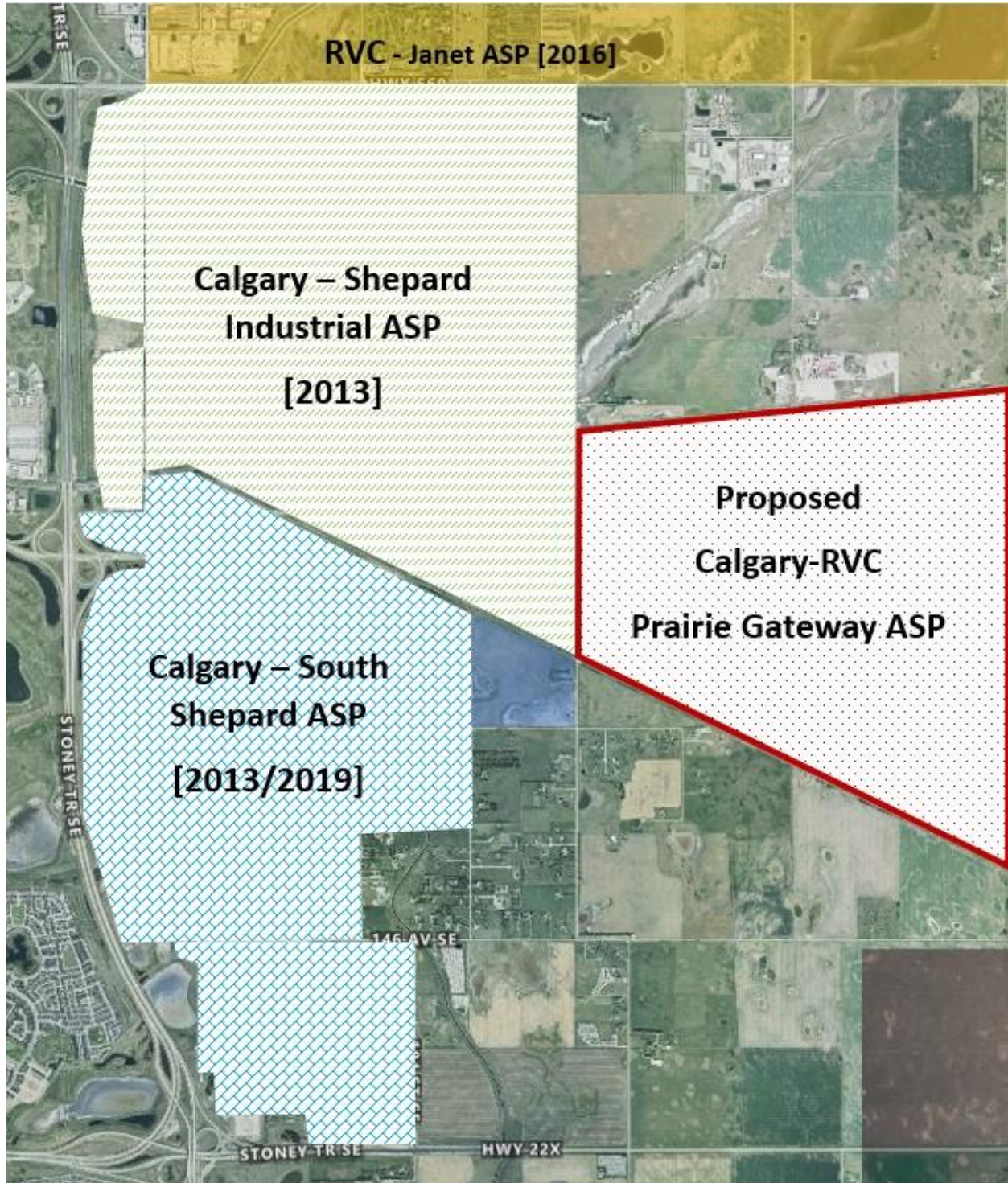
Map 2 – East Calgary ASP's approved with no Master Drainage Plan

Map 1: Existing & Proposed Area Structure Plans in IDP area





Map 2: ASP's approved with no Master Drainage Plan



ASP's approved with no Master Drainage Plan