



Carswell Planning, "No hurdle too high."

March 8, 2021

Rocky View County Attention: *Oksana Newmen*, Planner
262075 Rocky View Point, Rocky View County, AB T4A 0X2
ONewmen@rockyview.ca Phone 403-520-7265

Re: PL20190102 Redesignation and PL20190103 Concept Scheme

To all who submitted comments,

First, thank you for your comments on the proposed development. Thank you, Oksana for sharing these comments. As you know, I am authorized to act on behalf of the registered owner. This letter is intended to provide a response to your Checklist Comments. We also received favourable comments of support from a number of neighbours, eight (8) actually.

Current Land Use

As you know, the land is currently zoned as Agricultural, General District (A-GEN) which permits Agriculture (General). "Agriculture (General) means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District." There is no maximum to the number of animal units, given the parcel's size (Tables 3 and 4 of the Land Use Bylaw). No planning application is required.

Development

The Area Structure Plan envisioned the land to some day be residential, similar to the lands east of Fawn Hills, but only if the landowner puts a development proposal forward. The landowner has options for the optimal use of land, whether it be residential or agricultural.

A great deal of effort, expense and risk goes into land development. There is no guarantee that any development will be approved or that everyone will be satisfied, but we believe this to be a good development. Council has an opportunity to approve or deny the application.

Under this Concept Scheme, development is focused furthest from your properties and buffered by treed slopes and fields to essentially ensure your views and the enjoyment of your properties is considered. I hope to address your other concerns here.

Water. Your water supply is to be protected and not diminished in quantity or quality with the development seeking communal water as well.

Waste. Septics will be to a higher standard and nutrient uptake of the wooded area further ensures it will not pose a problem.

Environment. The wetland where the pond exists was purchased from Alberta Environment. Based on Provincial mapping, remaining wet areas are Class D, the lowest significance, and account for only a third of an acre and well away from development.

Fire. Yes, the area is at high risk of wildfire. That is why the proposed internal road acts a a fire break. That is also why the storm ponds were split north and south and to have water available. The development also goes beyond recommendations of the fire mitigation plan for the pruning of lower branches and removal of fuel on the forest floor in proximity to development and trails.

Emergency Egress. Yes, the area would benefit from another route connecting Greater Bragg Creek to the highway. This doesn't stop development or the vision of the Area Structure Plan identifying this area for growth however.

Traffic and Noise. Fawn Hills Drive is a public road intended to serve both sides of the road for efficiency of collecting taxes for its construction, maintenance, snow clearing, etc. the development has conducted the traffic impact studies and made recommendations for the improvements, including the intersection with West Bragg Creek Rd and correcting the currently unsafe design.

Services. The development will help the businesses in Bragg Creek and add to the tax base. Property values are expected to benefit and Bragg Creek will be viewed as a desirable place to live.

Slope. A slope analysis was conducted and all of the lots determined to be suitable for development.

Wildlife Encounters. Negative human-wildlife interactions are not a land use issue, but a people issue where education helps, such as not feeding wildlife.

Conclusion

There is no guarantee that any development will be approved or that everyone will be satisfied, but we believe this to be a good development.

Thank you for taking the time to provide comments and I welcome your feedback,



Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.



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