From: <u>james chmilar</u>

To: <u>Public Hearings Shared</u>

Subject: [EXTERNAL] - Bylaw C-8105-2020 and C-8104-2020

Date: Tuesday, May 25, 2021 9:40:26 AM

Attachments: Land Use Area 89 with History of Changes.pdf

Public Hearing Comments C-8105-2020 and C-8104-2020 May 25.pdf

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

PLEASE see attached IN ADDITION to the Agenda attachments for E1 and E2 that were not referenced by the administration report.

No Video; there is Google Map where you can see the area from a mile high.

PLEASE leave the Rural Residential expansion in the Bearspaw and areas surrounding Calgary.

Thank you for your attention

Jim Chmilar on behalf of the GVLA executive committee and 55 RVC Voters and tax payers. Sent from Mail for Windows 10

Presentation to Rocky View County Council on

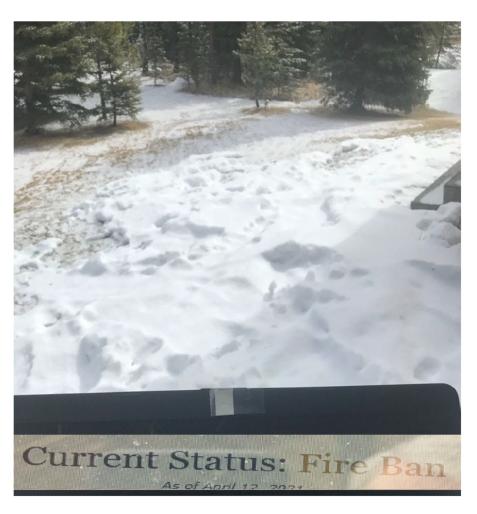
Applications

- PL 20200114 &
- PL 20200144

May 25, 2021



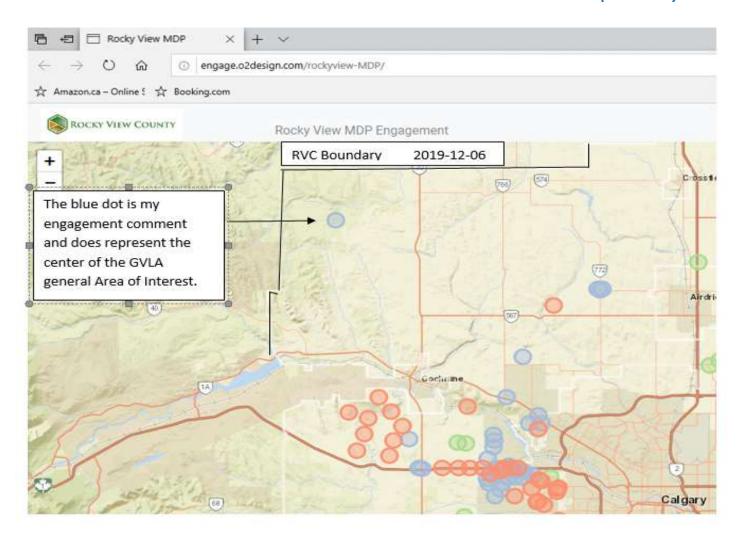
Annual Event for the last 12 years



Being in the most NW corner of the County
Our AREA differs from MOST of RVC

Our elevation is 300 meters higher than RVC Office

On April 12, 2021 RVC was under a FIRE BAN and we still had snow in the yard



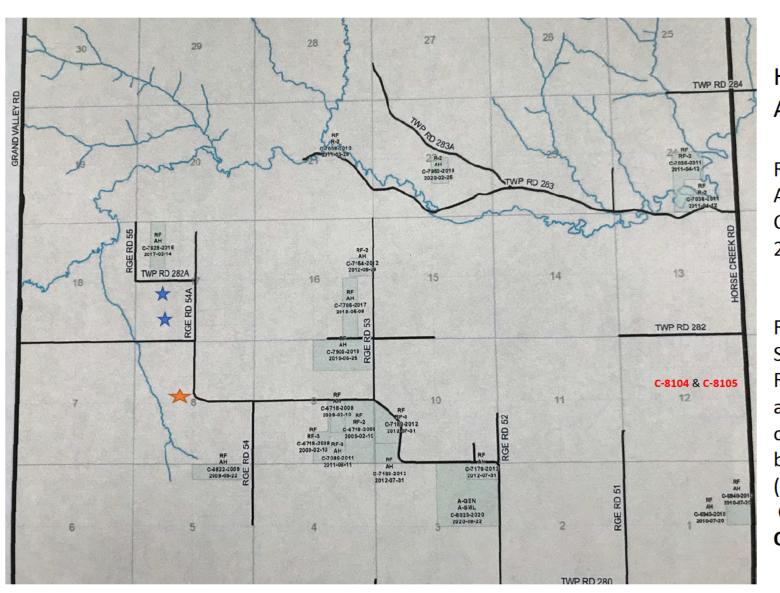


GVLA Membership is the penciled lands

PL20200114 and PL 20200144 are the RED Star

GVLA paid membership currently sits at 55 RVC Voters

Map is from 2005 Town Hall Meeting on Municipal Planning



Historical Land USE in Area 89

RF (former land use) AH (changed to) C-7900-2019 (bylaw) 2019-06-25 (date changed)

RVC provided this summary; Since 2009 over a dozen REDESIGNATIONS in this area.. The 2 blue stars were created 2019-11-12 and the brown star was 2020-09-17 (all are S7 Ranch)

GVLA DID NOT OPPOSE or OBJECT ANY OF THESE

- As per our Brochure a few key GOALS & ACTIONS are
 - To protect and preserve the natural environment including the wildlife, air and water quality and natural landscapes.
 - To maintain a predominately rural atmosphere
 - Until a development plan for the community is in place, the Association will remain opposed to the designation of land as Residential that results in a density of more than eight residences or parcels in any given quarter of land.

Bylaw C-8105-2020 and also Bylaw C-8104-2020 at adjacent east —west 40 acre parcels in the south half of NE ¼ 12-28-05-W5M and access to both of these parcels is via a single road approach on Horse Creek Road. The north half of this quarter has SIX 10 acre and ONE 20 acre parcel all of which are serviced by TWP Road 282. So the marginally overcrowded at 9 parcels is trying to get overcrowded at 11 parcels, enough is enough.

Add to this that the NW ¼ of the same section 12-28-05-W5M also has a similar mix of TWO 40 acre parcels and a SIX 10 acre and ONE 20 acre parcel.

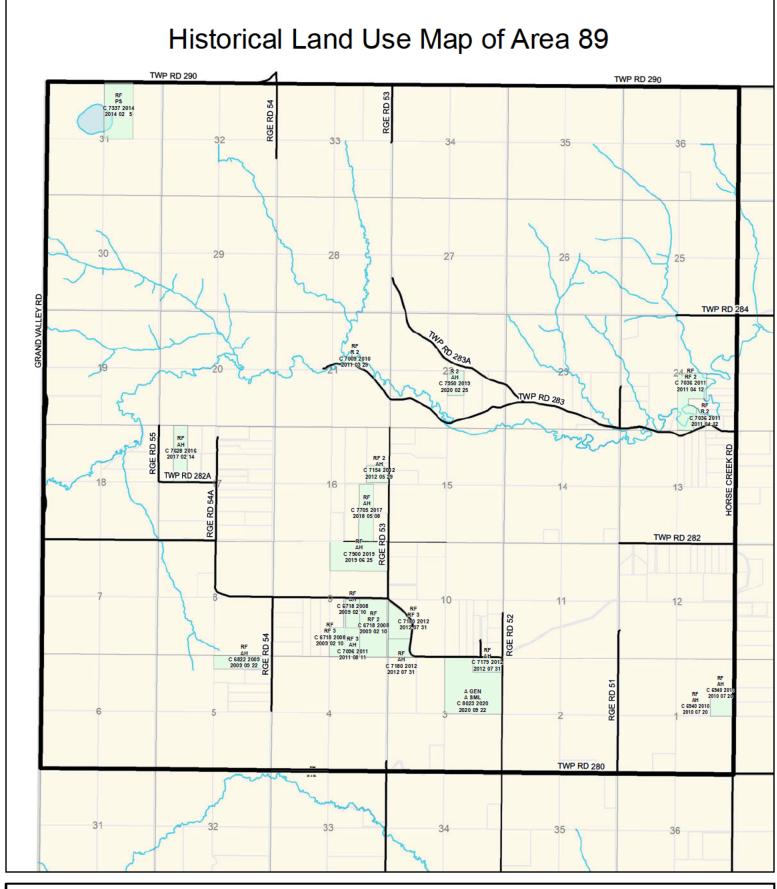
AND a mile west in SE ¼ of 10-28-05-W5M is a cluster of TWELVE parcels with a few of these being down to the 5 acre size. The subdivision of this quarter was what started the GVLA back in 1995.

We continue to oppose smaller than 20 acre parcels in this area.

PLEASE leave the Rural Residential expansion in the Bearspaw and areas surrounding Calgary.

Thank you for your attention

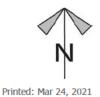
Jim Chmilar on behalf of the GVLA executive committee and 55 RVC Voters and tax payers.







Land Use History Label Descriptioin RF (former land use) AH (land use changed to) C-7628-2016 (bylaw) 2017-02-14 (date changed)



Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

From: <u>james chmilar</u>

To: <u>Public Hearings Shared</u>

 Subject:
 [EXTERNAL] - Bylaw C-8105-2020

 Date:
 Tuesday, May 25, 2021 10:11:38 AM

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

Bylaw C-8105-2020 is a 40 acre parcel in the south half of NE $\frac{1}{2}$ 12-28-05-W5M The north half of this quarter has SIX 10 acre and ONE 20 acre parcel all of which are serviced by TWP Road 282.

So the marginally overcrowded at 9 parcels is trying to get overcrowded at 11 parcels, **enough is enough.**

Add to this that the NW ¼ of the same section 12-28-05-W5M also has a similar mix of TWO 40 acre parcels and a SIX 10 acre and ONE 20 acre parcel.

AND a mile west in SE ¼ of 10-28-05-W5M is a cluster of TWELVE parcels with a few of these being down to the 5 acre size. The subdivision of this quarter was what started the GVLA back in 1995.

We continue to oppose smaller than 20 acre parcels in this area.

PLEASE leave the Rural Residential expansion in the Bearspaw and areas surrounding Calgary.

Thank you for your attention

Jim Chmilar on behalf of the GVLA executive committee and 55 RVC Voters and tax payers.

Sent from Mail for Windows 10

Jeannette d"Abadie From: **Public Hearings Shared** To: Cc: Louis d"Abadie Subject: [EXTERNAL] - Fwd:

Date: Tuesday, May 25, 2021 9:05:39 AM

Attachments: Beynons App.docx

ATT00001.htm

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

Sent from my iPhone

Begin forwarded

Date: May 23, 2021 at 3:08:17 PM PDT

To: Jeannette



Subject: Proposed by law amendments, by law C-8105-2020, Beynon Property

Submission from: Jeannette & Louis d'Abadie 281100 Horse Creek Rd, Rocky View County AB, T4C 2X3 Ptn. SW 7, T28 R4 W5M

We SUPPORT the Beynon application for proposed amendment from A-SML to R-RUR. In our opinion:

- 1) TRAFFIC: The change of this small portion of land ("the Parcel") for an additional residence should not materially affect traffic patterns with respect to access to and from Rge Rd 50 (Horse Creek Rd) Access onto Horse Creek Rd requires residents to stop and check for traffic from both directions, normal driver safety rules apply.
- 2) AESTHETICS: The Parcel is located at the summit of the hill and the setback of a residence should not affect the aesthetics of the neighbourhood.
- 3) WATER: Each residence is responsible for their own water supply and in our research prior to purchasing our property 10+ years ago, the hydrogeology suggests that there are small independent water bodies.in this area and therefore new residences should not affect neighbours' water supplies.
- 4) EXISTING LAND USES & VALUES: Local residents either have residential homes, horses, hay fields and/or cattle in the affected area. This subdivision should have no negative effects on the current practices of existing local land uses or property values.
- 5) NOISE & POTENTIAL CONFLICTS: The population of livestock, pets or protective canines should be minimally affected by the addition of one or two local homes and therefore should not unduly affect local noise or increase neighbourhood conflicts. In our experience, most rural residents will alert each other if livestock is loose, if they are affected by excessive noise or barking, vicious animals or the like and the problems are sorted out amicably.
- 6) PERSONAL CONSIDERATIONS: On a more personal level, it is our understanding that the Beynons have applied for this amendment to provide for an immediate family member to construct a residence. The Beynon family have resided in this locality for generations and have been fine, caring neighbours to us and many others in the traditional ways that country folk are well known for in Alberta. They have always been there for us in times of need and welcomed us to the neighbourhood some ten plus years ago. We would welcome their immediate family members to the community.

Yours truly,

Jeannette & Louis d'Abadie

LETTER OF SUPPORT FOR REDESIGNATION OF 281131 HORSE CREEK ROAD

We, residents of Horse Creek Road, are not opposed to the redesignation of NE-12-28-05-W05M to create a 10-acre parcel.

Name	Address	Signature	Date
Trany Kinch Doug Kinch	Box 38 88446 Horse Creek Ad	Jany (16)	Sept 27/20
SHANE KINKA	HORSE CREEK BO		SEPT 27/2
SAMMON	華	Abstinct.	
Murray Willick Rosemany Willick	281148 Morse Creek Ad.	RWillick	Sypt 27/20
MAMILYN CZECH CHMISTOPHEN CZECH	281224 HORSE - CREEK RD. ROCKY VIEW COUNTY, ALTA.	Mariky Capel	Sept. 27/20
Karen Smith	50055 They 282 Cochrane		Oct 5th
SAMMTHA ORTHLIEB.	50015 TWP 282, Rockyview AB., TYC 2X3	Sheldhile	0646/20

LETTER OF SUPPORT FOR REDESIGNATION OF 281131 HORSE CREEK ROAD

We, residents of Horse Creek Road, are not opposed to the redesignation of NE-12-28-05-W05M to create a 10-acre parcel.

Name	Address	Signature	Date
Lowi Waldner Kevin Waldner	50031 Township Road 282	Loni Waldom	Oct 9 2020
Michelle Dorbe	S0029 Towship Road 282.	MDD	oct 10. 2020
Inn Scordings Kelly Scordinanis		Man Co	Nov 13 2020
Karen Somerville	281125 11-25- CREEK Rd	× Il	2020 14 Nev
JAWET BREWSTER - STANTON	281113 Horse Creek Rdy	Mit state	nov.

From: <u>Carla Minogue</u>
To: <u>Public Hearings Shared</u>

 Subject:
 [EXTERNAL] - Bylaw C-8105-2020

 Date:
 Tuesday, May 25, 2021 10:13:17 AM

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

Hello,

We had submitted a video for our redesignation application, but for some reason it was not included.

We would like to have an opportunity to explain our family's situation and why we are asking for this.

My name is Carla Minogue, my husband Brad and I have two little girls - Luana is three and Ada is one.

My parents are the landowners - Debbie and Dwight Beynon. They have lived on the 40 acres for 27 years and before that it was owned by my great aunt.

It's just the two of them out here – it's getting harder to keep up the maintenance of the facility and care for the horses on their own.

Brad and I help out a lot – we spend a lot of time out here. We live in Cochrane and now that we have the two little ones it's a lot of back and forth – we often come out and stay for several days at a time.

My parents are getting older... and for them to stay here and keep their horse boarding facility going, they need some help. This became more apparent last month when my mom came off her horse and broke her wrist/fractured her knee. She isn't able to help at all with the farm right now... and Dad had a hip replacement last year and needs to slow down a bit.

We are hoping to build a house here on 10 acres so we can be close to help keep up the property and the business. This would allow my parents to stay here longer. We would like to have some basic facilities (pasture/water) so we could take care of some of the horses.

We have no plans to change the agricultural use of the land. The only area that would change is the small section where our house would be built.

My dad and I visited all of our adjacent neighbours, who were all in support. My family has been an active member of the community, with my parents sitting on the local community hall board for years. We already know all of the neighbours and support each other.

Brad and I spend a lot of our time at the farm. With the kids, it would be a lot easier and more efficient to be on site. And it would allow my parents to stay here and keep horses on the land.

Of course, we would also love for our children to grow up on the farm with nana and papa right next door. We both grew up in the country and would love to bring up our children the way we were raised.

On behalf of my family, I ask you all to please vote in favour of our application! Thank you very much.

Carla and Brad Minogue

37 Sunset Heights

Cochrane, AB

T4C 0C7

Debbie and Dwight Beynon 281131 Horse Creek Road Rocky View County T4C 2X3

Carla Minogue

Anchored Communication (403) 461-5717 | carla@anchoredcommunication.ca



Kristen Tuff

From: trevor vanderkamp

Sent: Tuesday, May 25, 20

To: Public Hearings Shared

Subject: [EXTERNAL] - BYLAW C-8105-2020

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

To whom it may concern

we are writing this letter in support of the land subdivision application of Dwight & Deborah Beynon. The Beynon's have been neighbours with Sophia's parents John & Kelly Scondrianis for over 15 years and are also in full support of the land subdivision. We are very supportive of the Beynon's horse boarding business and we think it is vital that Carla and Brad are approved to subdivide there land and help keep the family business going sincerely

Trevor & Sophia Vanderkamp John & Kelly Scondrianis