

From: [Dave Hellard](#)
To: [Christine Berger](#)
Cc: [Julie Hellard](#)
Subject: [EXTERNAL] - File Number 06724088
Date: September 13, 2022 7:21:51 PM
Attachments: [2022 Land use plan for Bluffs.pdf](#)
[New land use designation for Bluffs.pdf](#)

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

Dear Christine

I am writing to you with comments on the following file

File # 06724008

Application # PL20220106

Division 4

My wife, Julie Hellard, and I are owners of the 20 acre parcel immediately north of the proposed redesignation. For the past 15 years we have considered numerous options for the future use of our lands, however, we have not identified any feasible agricultural opportunities. Finding agricultural businesses that are both the acceptability of the neighbours and economically viable is not easy.

As you are aware, this land is serviced with Rockyview Water Co-op potable water. The water was designed to allow for the possible development of 50 homes. Septic field tests were completed on all 6 of the original agricultural lots to ensure the soils were compatible with development. A paved road together with underground electrical servicing again supports the use of these lands for residential development.

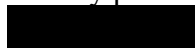
Finally, a stormwater management design was completed and included the construction of a two cell storage pond. Over the past 15 years there have been several major rainfalls with no evidence of flooding.

It is our opinion that the proposed redesignation is in keeping with the intent of the Bearspaw Area Structure Plan and other current planning documents. The ability to have a "transitional" use of land between the 2 and 4 acre developments to the south and the larger agricultural lands to the north is completely appropriate.

The mixed use of small (2 acre) and larger (+/-10 ac) sites will keep the rural nature of the area while providing effective and efficient use of the land and services installed.

Please consider us in support of this application.

If you have any questions do not hesitate to reply to this email. I am currently in Mongolia, and my phone number is not in service. If you wish to speak with us, please call Julie Hellard



Dave and Julie Hellard

From: [Julie Hellard](#)
To: [Christine Berger](#)
Subject: [EXTERNAL] - Attention Christine Berger File # 06724008
Date: September 14, 2022 8:00:46 PM

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Dear Ms. Berger,

Please accept this revised correct letter of support in place of the letter I sent earlier this afternoon. There is a minor grammatical error regarding ownership of lot 2. My apologies for the error and please accept the revised letter of support.

In appreciation,

Julie Hellard

Begin forwarded message:

From: Julie Hellard [REDACTED]
Date: September 14, 2022 at 15:59:46 PDT
To: Christine Berger <CBerger@rockyview.ca>
Subject: Attention Christine Berger File # 06724008

Dear Ms. Berger,

Please accept this letter in support of the following:

File # 06724008

Application # PL20220106

Division 4

I am responding as a Director of Pier 49 Developments Ltd., a 50% owner of Plan 1112512, Block 2, Lot 1, Rocky View County, and offer my complete support of the above application to redesignate the subject lands from A- SML p 8.1 to R-CRD.

Our property is in the immediate vicinity of the land subject to the application, and is compatible with other uses in our neighbourhood. We agree that this is a suitable use of this property which fits well with management of anticipated growth and meets the standards set by the Planning Services Committee of Rocky View County.

This land is serviced with Rockyview Water Co-op potable water, paved roads, and underground electrical designed for residential development. It has also been tested and approved for Septic Field use. As it stands right now, the 20 acre parcel is partially forested, and not practical for traditional farming activities.

Please consider us to be in full support of this application.

If you have any further questions or concerns, please contact me at anytime.

Julie Hellard

Pier 49 Developments Ltd.



From: [Ted Hellard](#)
To: [Christine Berger](#)
Subject: [EXTERNAL] - Land use application
Date: September 19, 2022 5:39:19 PM

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

Dear Ms. Berger,

File # 06724008

I am submitting this letter in support of the following:

File # 06624008
Application # PL20220106
Division 4

On behalf of myself and my family, I am responding as the owner of 3 lots, Plan 1112512, Block 2, Lots 2, 3, and 5, and offer my complete support of the above application to redesignate the subject lands from A-SML p 8.1 to R-CRD. Our 3 lots are in the immediate vicinity of the land subject to the application.

The purpose of the redesignation in creating smaller country residential lots is compatible with other uses in the neighbourhood and, in my opinion, is a suitable use of the property. The land use applied for, fits well with management of anticipated growth and meets the standards set by the Planning Services Committee of Rocky View County.

Over the years, I have considered many options for the future agricultural use of these lots, but have not come up with any viable agricultural opportunities. The subject lot, and those adjacent are partially forested and home to many wildlife species, so using the lands for crop growing or grazing would not be in keeping with the diversity of Rocky View County. Redesignation approval will keep the rural nature of the area, while providing effective use of the land and installed services.

This land is serviced with Rocky View Water Co-op potable water, paved roads and underground electrical designed for country residential development. The soils have been tested and approved for septic field use. These services were approved and installed in anticipation of future country residential use.

Please consider us to be in full support of this application.

If you have any further questions or concerns, please contact me at anytime.

In appreciation,

Ted Hellard
1134388 Alberta Ltd.



Sent from my iPhone

From: [Dave Hellard](#)
To: [Christine Berger](#)
Subject: [EXTERNAL] - Legal Address
Date: September 13, 2022 11:21:26 PM

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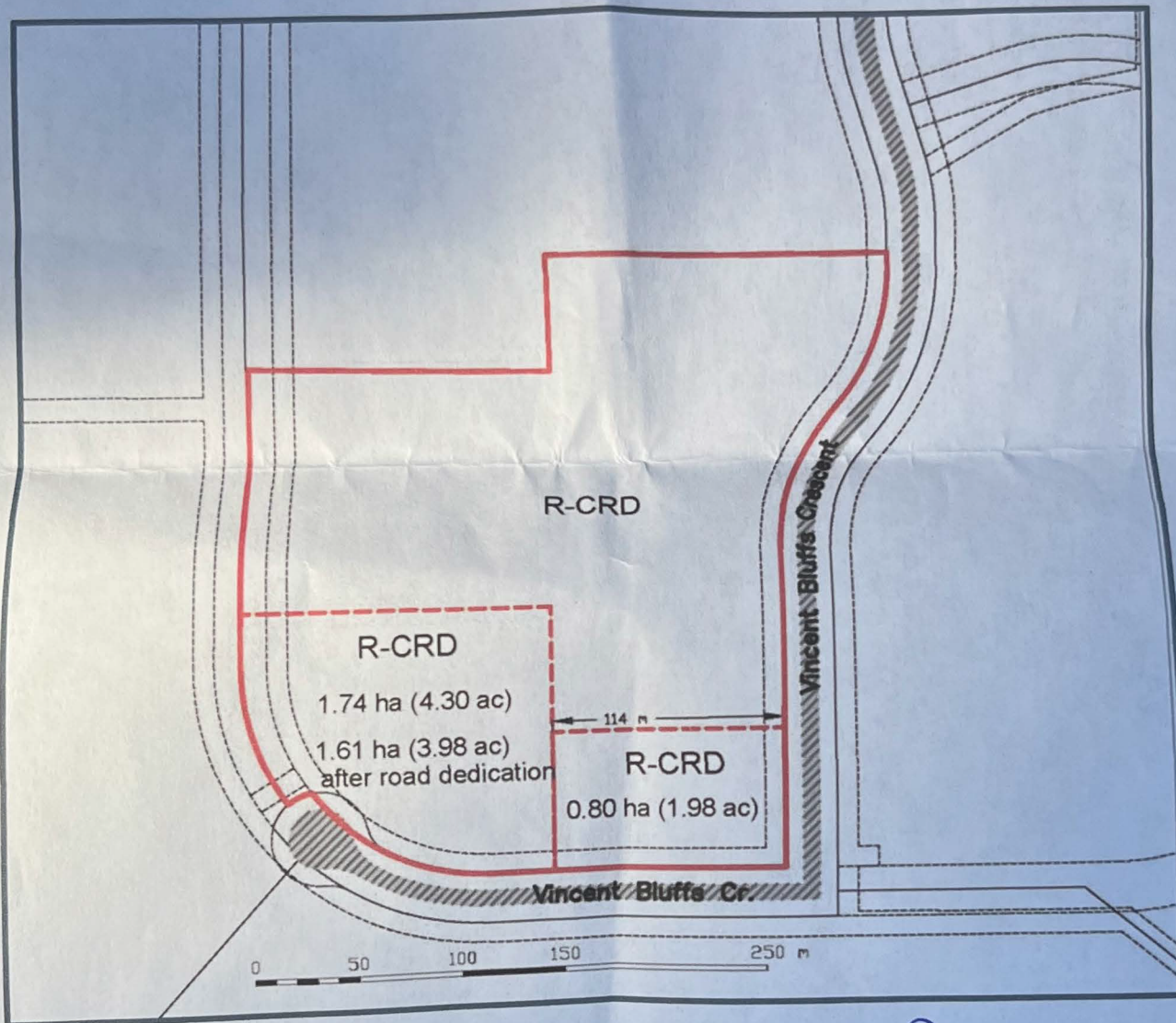
Hello again Christine
I forgot to provide you with Julie and my legal land description
We own
Plan 1112512
Blk 2
Lot 6
just north of the proposed land redesignation in file 06724008

You will have received our email of support earlier today.
D

Attention: Rocky View County, Planning & Development Services
 Fax: 403.277.3066
development@rockyview.ca

Re: Investa Redesignation R-CRD Proposal
 Investa Custom Homes Corp [REDACTED]
 being Plan 1112512, Lot 4, Block 2; Municipally known as 119 Vincent Bluffs Crescent,
 containing 8.10 Ha (20.02 ac)

As neighbours we support each other. I (we) support the applications for a change of Agricultural Small (A-SML) District to Residential, Country Residential District (R-CRD) followed by plan of subdivision for creating 2 lots similar to the map shown here.



Thank you,

263141 of address Bearspaw Rd.

Signature & date

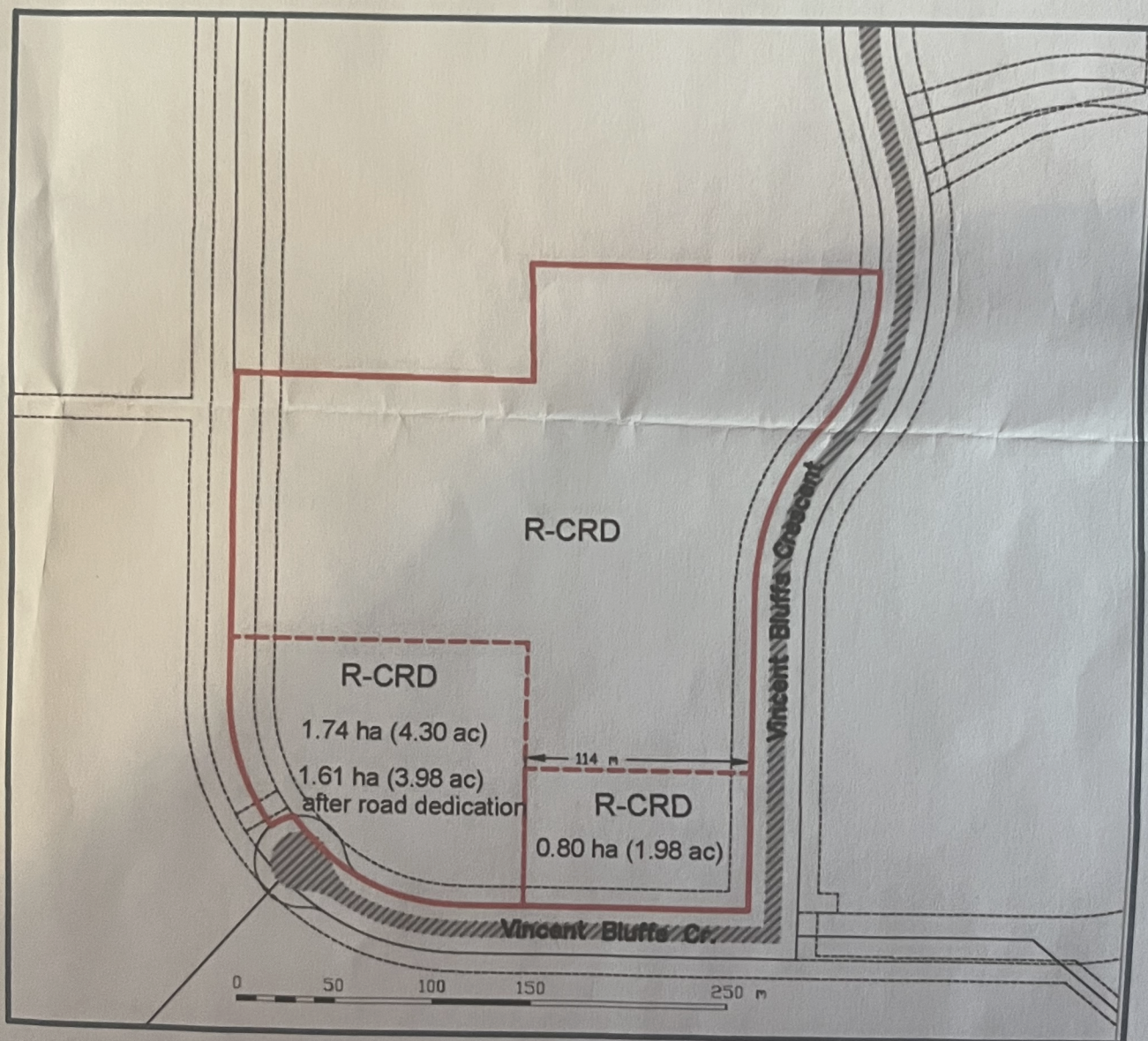
Jenny Vincent

Will be happy to have neighbors behind it will help with the misuse of the Access Rd. (Vincent Bluffs Crescent)

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

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Thank you,

Lori Ferner of address 263001 Bearspear Rd.

Signature & date Lori Ferner Oct 12.22