

321-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com



Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

ATTN: Jordan Furness, Planner
RE: PL20210203
Heger Subdivision Application

03/13/23

Dear Mr. Furness;

On behalf of our clients Mr. George Heger and Mr. Fredrick Heger, Township Planning + Design Inc. (TWP) has prepared the following correspondence regarding the subdivision application for the Heger's parcels located at SE 15-26-29 W4M, Block 1, Lot 1 and 2, Plan 211 0312 (RVC File No. PL20210203). The subdivision application proposes to subdivide the existing 19.10 acres into four Residential-Rural lots, accessed from Township Road 262A. A proposed site plan is attached to this letter as Attachment 1. The intent of this letter is to provide a case for waiving the Transportation Offsite Levies in part or in full to arrive at a solution that supports the County's objectives and more closely aligns with the density, intensity and objective of the Heger's intent.

Transportation Offsite Levy

Based on updated information provided by the County, TWP understands that a Base Transportation Offsite Levy and a Special Area Levy are being proposed for Lots 1, 2, and 4 (± 14.86 acres), minus 3 acres previously paid, for an area of ± 11.86 acres subject to the levies, in accordance with Rocky View County Bylaw C-8007-2020. The Base Levy of \$4,595 per acre and the Special Area Levy of \$17,200 per acre, when applied to the ± 11.86 acres, would result in the Heger's owing **\$258,488.70** ($(11.86 \times \$4,595) + (11.86 \times \$17,200)$). TWP and the Heger's consider this levy to be unnecessarily high and prohibitive given the specifics of this proposed development. As such, we request the levies be waived in part or in full at this stage. The rationale for this request is outlined below.

1. As stated in Rocky View County Bylaw C-8007-2020, the Transportation Offsite Levies (TOL) are "imposed in respect of the Development Area of all Lands which are to be Developed or Subdivided within the County and which will require the construction or upgrade of Regional Transportation Infrastructure or which will impact the Regional Transportation Infrastructure."¹ TWP notes that the subject parcel should not be subject to the full TOL due to the following:
 - a. The subdivision of the subject parcels does not necessitate upgrades to or impact the regional transportation system. As single-family, Residential-Rural lots, traffic to this area would not increase enough to warrant upgrades to the existing regional transportation infrastructure. The proposed lots will be accessed through panhandles or standard approach from Township Road 262A; this road is constructed to a suitable standard such that no upgrades would be warranted by virtue of adding these new homes. The only changes required would be to construct approaches off Township Road 262A at landowners' cost.

¹ Bylaw C-8007-2020 – Regional Transportation Off-Site Levy Bylaw, pg. 2, Sec. 5.

- b. We recognize that the subject parcels are located in Special Area 1 in the Offsite Levy Bylaw; however, as mentioned, the proposed subdivision does not impact or require upgrades to the regional transportation network in this area. It is our opinion that the Special Area Levy would be appropriate for high density developments, or high intensity commercial or industrial developments that drive significantly more traffic. Furthermore, the boundary of Special Area 1 runs along the Heger's north property line on Township Road 262A. Should the same application be proposed on a parcel immediately north of the Heger's property, just across the same road, it would not be subject to the Special Area portion of the TOL despite also being accessed from Township Road 262A and utilizing the same transportation network.
2. The high price of the TOLs effectively prohibits private residents from subdividing their personal property and creates a policy framework that supports only larger-scale commercial development and businesses in this area. This consequence is contrary to the policies of the Residential section in the Balzac East ASP which identify residential-specific areas to support the commercial developments. The subject parcel is identified in the Balzac East ASP as being in the Residential Phase 2 area, an area intended to transition from the higher-density developments of Phase 1 to lower-density agriculture and country residential². The proposed application meets the intention of the residential policies and overall policy intent for the area.
3. The proposed plan is to access Lot 1 and Lot 4 by a standard approach off Township Road 262A and create panhandles to serve lots 2 and 3. Panhandles are private driveways and the responsibility of the landowner to maintain. As such, the proposal does not increase County maintenance obligations or costs.

For these reasons, we respectfully request that the Base and Special Area Transportation Offsite Levies be waived for the subdivision and development of the proposed lots. If this is not agreeable to the County and would result in a refusal recommendation, the Heger's would be willing to discuss paying the Base Levy for the ±11.86 acres of \$54, 496.70 (8.35 x \$4,595), as they are not proposing any high-density commercial/industrial or residential development that detrimentally impact current road operations.

Sincerely,
Township Planning + Design Inc.



Robyn Erhardt, B.A., M.Plan.
Planner
Urban + Regional Planning

Cc: George Heger and Fredrick Heger - Landowners

² Bylaw C-5177-2000 – Balzac East Area Structure Plan, pg. 13, section 4.2.3.



CLIENT
Frederick Heger

PROJECT NUMBER
22-048

LEGAL ADDRESS
Lot 1 & 2, Block 1, Plan 211 0312
SE 15-26-29 W4M

DATE
January 30, 2023

Statistics	Acres	Hectare
Total Site Area	19.10 ac	7.731 ac
Wetlands/ERE	3.450 ac	1.396 ac
Net Development	15.65 ac	6.335 ac

PROPOSED SUBDIVISION

 SCALE
NTS

SHEET
S1
SITE PLAN

