

Logan Cox

From: K W <[REDACTED]>
Sent: May 14, 2023 10:22 AM
To: Logan Cox; Division 2, Don Kochan
Subject: [EXTERNAL] - Harmony Application 1013-301

Logan,

I received the County's circulation on yet another 'small change' from Harmony. If interpreting the notice correctly it appears Harmony desires to increase the under roof lot coverage across the entire development by up to 50%.

A couple of things come to mind.

First is the stormwater calculations (pre=post, adequate outlet) may need to be re-engineered to account for the increase in hardened surfaces interrupting precipitation events to ensure residents within and without Harmony are not affected by an increase in stormwater volume, rate and timing.

Second is the County ought to undertake some manner of an historical audit to tabulate the litany of changes to the original concept scheme approved for Harmony. Only then would the County be in a position to understand the cumulative impacts of all the amendments over time and whether they are substantial or sustainable. If substantial, perhaps it's time for Harmony and the County to conduct public open houses rather than the picayune direct notice to adjacent landowners.

For example, some level of government oversight is starting to recognize the cumulative impact of unabated development evidenced by Alberta Transportation recently requesting Bingham (and the County?) to complete a new TIA that accounts for Bingham and Harmony.

Thanks

Kevin

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Logan Cox

From: AJ Booker <[REDACTED]>
Sent: June 9, 2023 7:09 PM
To: Logan Cox
Subject: [EXTERNAL] - Harmony Plan Area; 1013-301

Logan,

Apologies for the late submission.

I am in support of the proposed amendment allowing setback variances to be determined at a Development Authority level.

However, I do wonder if there should be some mechanism that differentiates between requests for setback changes that occur prior to construction vs those that occur after. My suggestion would be a much tighter limitation for those that occur post-construction.

Thanks,
AJ Booker
17 Arrowleaf Landing

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