

**From:** [Derek wright](#)  
**To:** [Christine Berger](#)  
**Subject:** [EXTERNAL] - Subdivision questions.  
**Date:** June 1, 2022 7:11:03 PM

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I'm e-mailing about  
file# 08603006  
Application# PL20210160

Where will the access to the subdivision proposed enter the properties ? From RGE RD 22 or from hwy 772?

Second question and concern is will each site have a water well drilled ? Water in our area has been declining. And people have even had to re drill water wells because of they could not keep up. The extra stress from more acreage development on the ground water could cause issues with surrounding homes.  
Will a water survey be conducted on the impact to fresh water supply ?

Derek wright

June 5, 2022

Attention: Planning Department, Rocky View County

Re: File number 08603006

Application number: PL20210160

To whom it may concern,

As landowners in the immediate vicinity of this parcel we have the following two objections/concerns.

1. We have resided on this property for over twenty years. We have experienced some "drought" years over that period. The past two have been alarming. Dugouts that are normally full in the spring are nearly empty or already dry. One of the neighbors needed to drill a new well last summer after their existing wells production diminished dramatically. We do not believe the immediate area can sustain further development that relies on well water.
2. Property access. The access for the existing parcel is located right at the curve from west to north of 772. This is an extremely dangerous location. It is fortunate there has not already been a severe accident. IF approval of this subdivision is considered (given the above stated concerns around water well usage). The existing approach, and the approaches for the new parcels, should be from RR22 only.

Brad and Melody Taylor  
280116 Symons Valley Road  
Rocky View County, Ab  
T4B 4N2

**From:** [Gina Stone](#)  
**To:** [Christine Berger](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - FW: Comments to Application Number PL20210160  
**Date:** June 8, 2022 1:43:04 PM

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Good afternoon Christine.

We are in receipt of the notice sent out that an application has been received by the Rocky View County Planning Department to create three (3) additional parcels from the existing Block: 1 Plan: 7410333 within SE-03-28-02-W5M. As our property is in close proximity to this subdivision, we would like to express our concerns in regard to this application.

Due to the continued drop in water table over the last number of years, mostly a direct impact of additional acreages being built up since the purchase of our property, we have had to drill a new well. With the sale of the quarter across the road from us there will no doubt be an additional well drilled. Now with this application for three more acreages that would have wells we have a real concern on the impact this will have on our new well and all of the current neighborhood wells.

The other concern we have is in regard to increased traffic on Range Road 22. This gravel road was built many years ago and was not designed for the current traffic volumes, let alone additional traffic that new acreages would produce.

We strongly oppose this application and request that Rocky View County follow suit and decline this application.

Kind regards,  
Gina and Andy Stone

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June 15, 2022

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

RE: Application # PL20210160  
File # 08603006

To Whom it May Concern:

I wish to provide my concerns related to the proposed subdivision application. I have significant concerns related to the provision of water related to such an increased density of parcels in this area. We have lived on our parcel since 2010, and in recent years multiple neighbours have had to drill new water wells as their current wells have run dry. I would be opposed to this application without seeing a water study that shows a 50 year projection of adequate water availability to sustain this increased density proposed.

Sincerely,

Lindsay Cupples  
280113 Range Road 22,  
Rocky View County, AB

**From:** [Gina Stone](#)  
**To:** [Christine Berger](#)  
**Cc:** [REDACTED]  
**Subject:** RE: [EXTERNAL] Rocky View County Subdivision Application PL20210160 - Updated Proposal for Circulation  
**Date:** Monday, January 22, 2024 7:30:58 AM  
**Attachments:** [image001.png](#)

Morning Christine.

While watching Global this morning, there was a banner across the bottom of the screen that validates our concern on ground water. Additional acreages will only create strain on local water table.

Snow Report		ON THE SNOW	
	Temp	New	Base
<b>FERNIE</b> Alpine Resort	4.6°	6cm	177cm
<b>KICKING HORSE</b> MOUNTAIN RESORT	-2°	0cm	111cm
<b>PANORAMA</b> PURE CANADA	3.3°	0cm	88cm
<b>Big White</b> SKI RESORT	-1°	6cm	150cm

**AIRDRIE**  
**CURRENT**  
 FAIR MOSTLY CLEAR  
**-16**  
 WED THU FRI  
 3 3 2  
 GLOBAL NEWS  
 Sign up for  
**BREAKING NEWS**  
 Alerts  
 Globalnews.ca/pages/email-alerts  
**JAN 22 | 5:53AM**

**ENVIRONMENT**  
 Experts express concerns over groundwater levels following long-term prairie drought

**MARKETS**  
 POUND/CD 1.708 ▲ 0.002  
 CRUDE OIL 73.74 ▲ 0.33

**Global CALGARY**

Thanks,  
 Gina and Andy Stone

**From:** Christine Berger <CBerger@rockyview.ca>  
**Sent:** Thursday, January 18, 2024 11:49 AM  
**To:** Gina Stone [REDACTED] >  
**Cc:** Andy Stone [REDACTED]  
**Subject:** RE: [EXTERNAL] Rocky View County Subdivision Application PL20210160 - Updated Proposal for Circulation

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Thank you for getting back to me with updated comments, Gina and Andy. These comments will be included in the forthcoming report for Council to review when making a decision on the application.

Sincerely,

**CHRISTINE BERGER**, MPLAN  
 Planner 2 | Planning

**ROCKY VIEW COUNTY**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Office Phone: 403-520-3904  
[cberger@rockyview.ca](mailto:cberger@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Gina Stone [REDACTED]  
**Sent:** Tuesday, January 16, 2024 7:08 AM  
**To:** Christine Berger <[CBerger@rockyview.ca](mailto:CBerger@rockyview.ca)>  
**Cc:** Andy Stone [REDACTED]  
**Subject:** RE: [EXTERNAL] Rocky View County Subdivision Application PL20210160 - Updated Proposal for Circulation

Good morning, Christine.

Thank you for providing the updated proposal for the subdivision application PL20210160. Other than removing the existing access for proposed lot 3 from Symons Valley Road to Range Road 22, I do not see any updates to the proposal. In fact, with this new proposal, relocating access to proposed lot 3, will further increase traffic patterns on Range Road 22. Our concerns brought forward June 8, 2022 (attached), have not been addressed.

The concern over water table has been further heightened over the last year due to the current drought conditions we are experiencing province wide. There are numerous ponds in the area, one of which is on our property, where the water level has decreased from maintaining feet of water throughout the summer and into fall to mere inches. There are water restrictions being put in place in local urban communities and talk on the news is drought conditions will continue for the foreseeable future and only compounds our concern with the application to add more acreages in this area that will draw down the water table. It would be irresponsible for the County to consider approving this application in our opinion. We continue to strongly oppose this application.

Sincerely,  
Gina and Andy Stone

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**From:** Christine Berger <[CBerger@rockyview.ca](mailto:CBerger@rockyview.ca)>  
**Sent:** Thursday, January 11, 2024 1:46 PM  
**Subject:** [EXTERNAL] Rocky View County Subdivision Application PL20210160 - Updated Proposal for Circulation

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and have verified the content is safe.

Good afternoon,

I am forwarding this information as you had previously commented on Rocky View County Subdivision Application PL20210160. Updates have since been made to the proposal; please see the attached map package for more information. If you would like provide updated comments for Council to consider based on the attached information, please send them to myself no later than **January 25<sup>th</sup>, 2024**. If no response is received, your original comments will still be included in the report package for Council's review.

Please let me know if you have any questions.

Thank you,

**CHRISTINE BERGER**, MPLAN

Planner 2 | Planning

**ROCKY VIEW COUNTY**

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

Office Phone: 403-520-3904

[cberger@rockyview.ca](mailto:cberger@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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