

## **PLANNING AND DEVELOPMENT SERVICES**

<b>TO:</b>	Municipal Planning Commission Subdivision Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	February 24, 2021	<b>APPLICATION:</b> PL20200002
<b>FILE:</b>	03901003	
<b>SUBJECT:</b>	Subdivision Item: Residential Subdivision	

**APPLICATION:** To create two parcels,  $\pm 1.24$  hectares ( $\pm 3.06$  acres) and  $\pm 1.34$  hectares ( $\pm 3.31$  acres) in size, with a  $\pm 5.34$  hectare ( $\pm 13.20$  acre) remainder.

**GENERAL LOCATION:** Located approximately 1.61 kilometres (1 mile) south of the Hamlet of Bragg Creek, 0.81 kilometres (1/2 mile) west of Highway 22 and on the north side of Boyce Ranch Road.

**LAND USE DESIGNATION:** Residential Rural District p.4.0 (R-RUR p.4.0) & Residential Country Residential District (R-CRD)

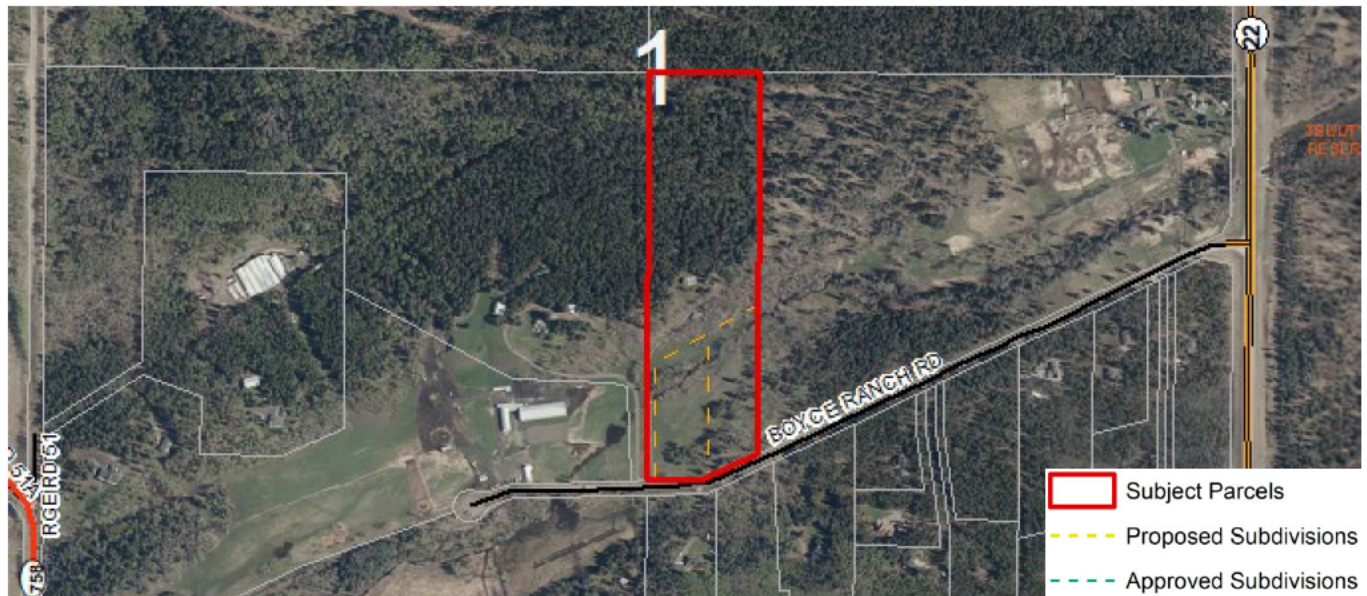
**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of the Greater Bragg Creek Area Structure Plan, Land Use Bylaw and the County Plan.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1

### **OPTIONS:**

- Option #1: THAT Subdivision Application PL20200002 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200002 be refused

### **AIR PHOTO & DEVELOPMENT CONTEXT:**





# APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Greater Bragg Creek Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Prepared by Western Water Resources (WWR) Inc. (February 25, 2019); <ul style="list-style-type: none"> <li>○ Level 3 Model Process Assessment</li> <li>○ Storm Water Management Plan</li> </ul> </li> <li>• Level 2 Groundwater Supply Evaluation prepared by Western Water Resources (WWR) Inc. (February 26, 2019)</li> <li>• Abandoned Well Declaration prepared by Element Land Surveys Inc. (March 6, 2019)</li> <li>• Level 1 Model Process Variation Assessment prepared by Western Water Resources (WWR) Inc. (April 2, 2020)</li> <li>• Site Specific Stormwater Implementation Plan prepared by Western Water Resources (WWR) Inc. (May 19, 2020)</li> <li>• Appraisal prepared by Sage Appraisals (June 3, 2020)</li> <li>• Riparian Setback Assessment prepared by Western Water Resources (WWR) Inc. (October 6, 2020)</li> <li>• Level 4 Model Process Assessment prepared by Western Water Resources (WWR) Inc. (October 14, 2020)</li> </ul>
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## Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<b>TRANSPORTATION OFFSITE LEVY</b> [Base = \$4,595/ac x (3.06ac + 3.31ac) = \$29,270.15]	\$29,270.15
<b>MUNICIPAL RESERVE (\$/ACRE)</b> \$23,505.37 per acre according to the appraisal completed by Sage Appraisals dated December 22, 2019 [19.57 ac X 0.10 = 1.96 ac x \$23,505.37 = \$46,000.00]	\$46,000.00



### Additional Review Considerations

Conditions were set based on the following items:

#### *Accessibility to a Road*

Access to Lot 3 (remainder) is provided by an existing gravel approach via Boyce Ranch Road. The Applicant/Owner will be required to upgrade the approach to County Servicing Standards. Lots 1 & 2 will be required to construct new approaches either through single approaches or through a mutual approach via Lot 3 with corresponding easement agreements.

The County Servicing Standards require that any rural development that will result in the creation of ten (10) lots or more shall have two separate points of access. Given that there are greater than ten existing parcels accessing Boyce Ranch Road, this requirement is not satisfied however Council has the ability to waive this requirement at their discretion. The provision of secondary access would not be possible as part of this application given the location of the lands along Boyce Ranch Road and lack of frontage on other roadways in the area.

#### *Stormwater*

A detailed site-specific stormwater implementation plan (SSIP) was submitted and completed by Western Water Resources Inc. dated May 19, 2020, that identified the development can meet the required release rate as per the Bragg Creek Master Drainage Plan. As a condition of subdivision, the applicant/owner will be required to enter into a Site Improvements/Services Agreement (SISA) with the County, to note the setback of 15.0m according to the Riparian Setback Assessment prepared by Western Water Resources Inc. dated October 6, 2020, and implementation of the recommendations of the SSIP.

#### *Servicing*

Lot 3 is currently developed with an existing dwelling, serviced by a well and septic field. A Level 1 PSTS Variation Assessment for the existing PSTS system and water well was required and confirmed that the servicing infrastructure is located within the boundaries of the lot and is in good working order. Additionally, all existing setbacks are in accordance with the Alberta Private Systems Standard of Practice.

Lots 1 and 2 are proposed to be serviced similarly by a well and septic field. A Level 4 PSTS Assessment prepared by Western Water Resources Inc. Dated October 13, 2020 was required and determined soil conditions are suitable for a conventional PSTS system.

As part of redesignation application, the applicant provided a Phase 2 Groundwater Supply Evaluation, prepared by Western Water Resources Inc., dated February 26, 2019. The reports confirmed that there is an adequate water supply for each of the proposed lots, however, the well for Lot 1 produces just over the minimum required flow rate, a condition of approval will require the Site Improvements/Services Agreement (SISA) to note the low producing well on Lot 1 be registered on title.

#### *Municipal Reserve*

As per the Active Transportation Plan: South County; this location was not identified to support the development of an active transportation network inclusive of pathway or trail development requiring the dedication of reserve lands. Therefore, inclusive of Deferred Reserve Caveat ("874JD"); it is recommended that cash in lieu of reserve dedication is provided for all proposed lots Lot 1, 2 and 3.

#### *Greater Bragg Creek Area Structure Plan*

The subject lands falls within the Greater Bragg Creek Area Structure Plan (GBCASP), and therefore the application was evaluated in accordance with the requirements of the ASP and the LUB. The subject lands are located within the south Bragg Creek Policy area and are identified as Infill Residential area within Figure 13 of the GBCASP. The subject lands have legal access provided directly through Boyce



ROCKY VIEW COUNTY

Ranch Road, maintaining direct access to a public road. The subject lands were subdivided in 2002, prior to the adoption of GBCASP. Both proposed lots and the remainder are greater than 2 acres in size, and it is the interpretation of Administration that the subdivision would not adversely impact future subdivision of the adjacent lands.



## Tentative Plan

### Subdivision Proposal

To create two parcels,  $\pm 1.24$  hectares ( $\pm 3.06$  acres) and  $\pm 1.34$  hectares ( $\pm 3.31$  acres) in size, with a  $\pm 5.34$  hectare ( $\pm 13.20$  acre) remainder.

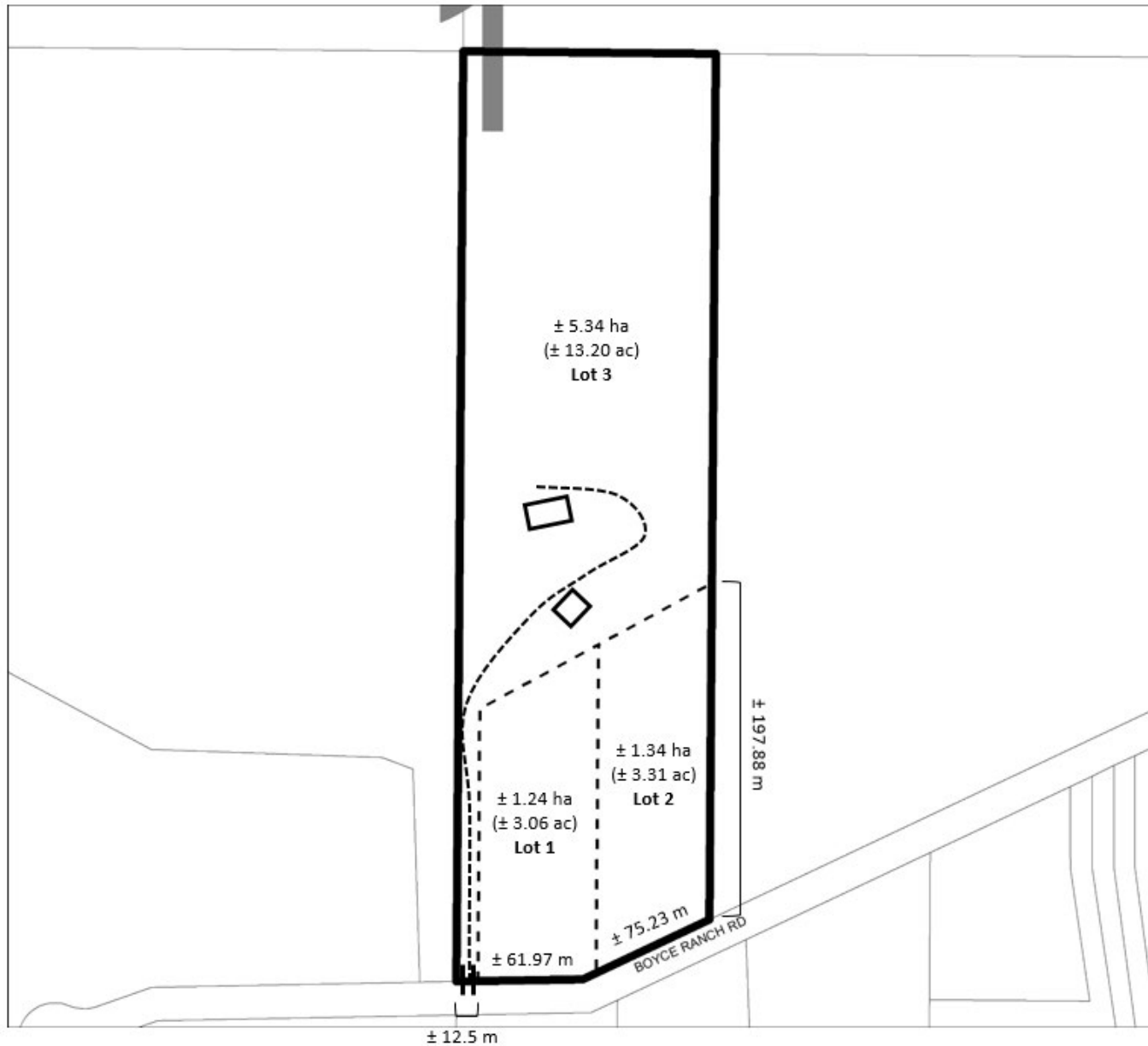
### Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

### Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 01  
Roll: 03901003  
File: PL2020002  
Printed: Feb 1, 2021  
Legal: Lot:1 Block:9  
Plan:0210189 within SE-01-23-05-W05M





**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

CL/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information

ATTACHMENT 'C': Application Referrals

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create two parcels,  $\pm 1.24$  hectares ( $\pm 3.06$  acres) and  $\pm 1.34$  hectares ( $\pm 3.31$  acres) in size, with a  $\pm 5.34$  hectare ( $\pm 13.20$  acre) remainder at SE-01-23-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 AND 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:



### *Survey Plans*

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

### *Development Agreement*

- 2) The Applicant/Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County which shall be registered on the title of Lots 1, 2 and 3.
  - a) Identifying a low producing well on Lot 1, referencing the Phase 2 Groundwater Supply Evaluations, prepared by Western Water Resources Inc., dated February 26, 2019.
  - b) Riparian setback of 15.0 m identifying a no build area as per the Riparian Setback Assessment prepared by Western Water Resources Inc. dated October 6, 2020.
  - c) Implement the recommendations of the Site-Specific Stormwater Implementation Plan

### *Transportation and Access*

- 3) The Applicant/Owner shall contact County Road Operations to upgrade the existing road approach to a single paved standard as shown on the Approved Tentative Plan, in order to provide access to Lot 3;
- 4) The Applicant/Owner shall construct a new paved approach on Boyce Ranch Road in order to provide access to Lots 1 and 2. If a mutual approach is constructed, the Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title, where required.

### *Payments and Levies*

- 5) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to Subdivision Endorsement. The County shall calculate the total amount owing:
  - a) From the gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 6) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.

### *Municipal Reserve*

- 7) The provision of Reserve in the amount of 10 percent of the area of Lots 1, 2 and 3 (the remainder), as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Sage Appraisals, File# 20200630 dated June 3, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
  - a) The existing Deferred Reserve Caveat (874JD) shall be discharged.

### *Utility*

- 8) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of Fortis Alberta

### *Taxes*

- 9) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.
- 10)



**D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw

**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

<b>APPLICANT:</b> Element Land Surveys Inc.	<b>OWNER:</b> Stanislav & Mihaela Anguelov
<b>DATE APPLICATION RECEIVED:</b> January 6, 2020	<b>DATE DEEMED COMPLETE:</b> April 26, 2019
<b>GROSS AREA:</b> ± 7.92 hectares (± 19.57 acres)	<b>LEGAL DESCRIPTION:</b> SE-01-23-05-W5M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b>  <b>November 26, 2019:</b> Council approved the redesignation PL20190034 of the subject lands from Agricultural Holdings (AH) to Residential One (R-1) and Residential Three (R-3) under the Land Use Bylaw C-4841-97.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  The application was circulated to 26 adjacent landowners. 7 letters were received in opposition. The responses have been included in Appendix 'C.'  The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

**ATTACHMENT 'C': APPLICATION REFERRALS**

AGENCY	CIRCULATED	RESPONSE RECEIVED
<b><i>School Authority</i></b>		
Rocky View Schools	Y	Y
Calgary Catholic School District	Y	N
Public Francophone Education	Y	N
Catholic Francophone Education	Y	N
<b><i>Province of Alberta</i></b>		
Alberta Environment and Parks	Y	N
Alberta Transportation	Y	Y
Alberta Sustainable Development (Public Lands)	N	N
Alberta Culture and Community Spirit (Historical Resources)	Y	N
Energy Resources Conservation Board	Y	N
Alberta Health Services	Y	Y
<b><i>Public Utility</i></b>		
ATCO Gas	Y	Y
ATCO Pipelines	Y	N
AltaLink Management	Y	N
FortisAlberta	Y	Y
Telus Communications	Y	Y
TransAlta Utilities Ltd.	Y	N
<b><i>Adjacent Municipality</i></b>		
Tsuut'ina Nation	Y	N
<b><i>Other External Agencies</i></b>		
EnCana Corporation	Y	N
<b><i>Rocky View County Boards and Committees</i></b>		
ASB Farm Members	N	N
<b><i>Internal Departments</i></b>		

AGENCY	CIRCULATED	RESPONSE RECEIVED
Recreation, Parks and Community Support	Y	Y
Development Authority	Y	N
GIS Services	Y	N
Building Services	Y	N
Fire Services & Emergency Management	Y	N
Development Compliance	Y	Y
Planning and Development Services (Engineering)	Y	Y
Transportation Services	Y	N
Capital Project Management	Y	N
Utility Services	Y	Y
Agricultural and Environmental Services	Y	Y

Circulation Period: January 9, 2020 to January 30, 2020. Revised comments received January 2021.

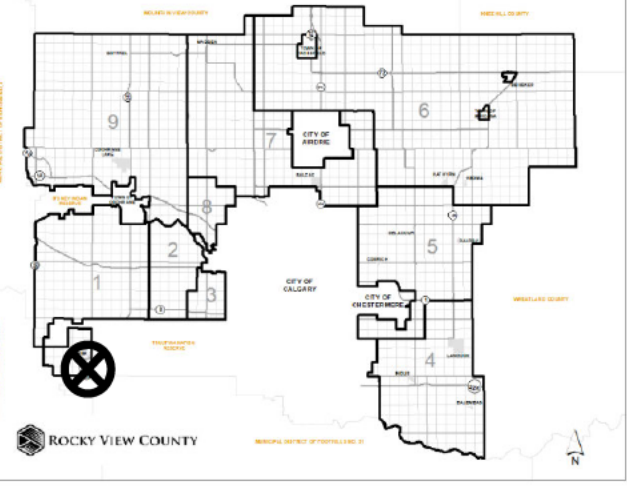
Agencies that were not required for distribution are not listed.



## Location & Context

### Subdivision Proposal

To create two parcels,  $\pm 1.24$  hectares ( $\pm 3.06$  acres) and  $\pm 1.34$  hectares ( $\pm 3.31$  acres) in size, with a  $\pm 5.34$  hectare ( $\pm 13.20$  acre) remainder.



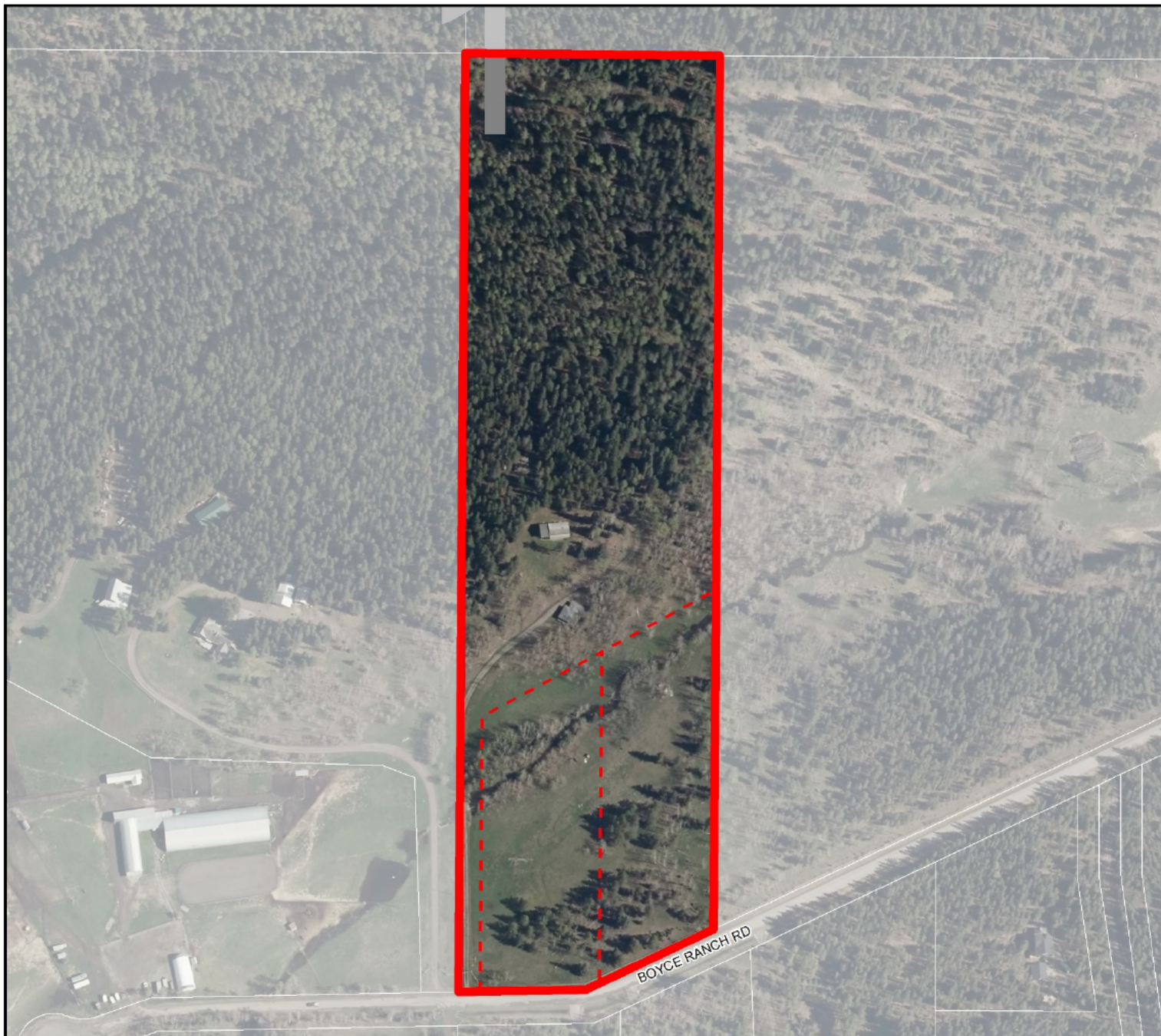
Division: 01  
 Roll: 03901003  
 File: PL2020002  
 Printed: Feb 1, 2021  
 Legal: Lot: 1 Block: 9  
 Plan: 0210189 within SE-01-  
 23-05-W05M



## Development Proposal

### Subdivision Proposal

To create two parcels,  $\pm 1.24$  hectares ( $\pm 3.06$  acres) and  $\pm 1.34$  hectares ( $\pm 3.31$  acres) in size, with a  $\pm 5.34$  hectare ( $\pm 13.20$  acre) remainder.



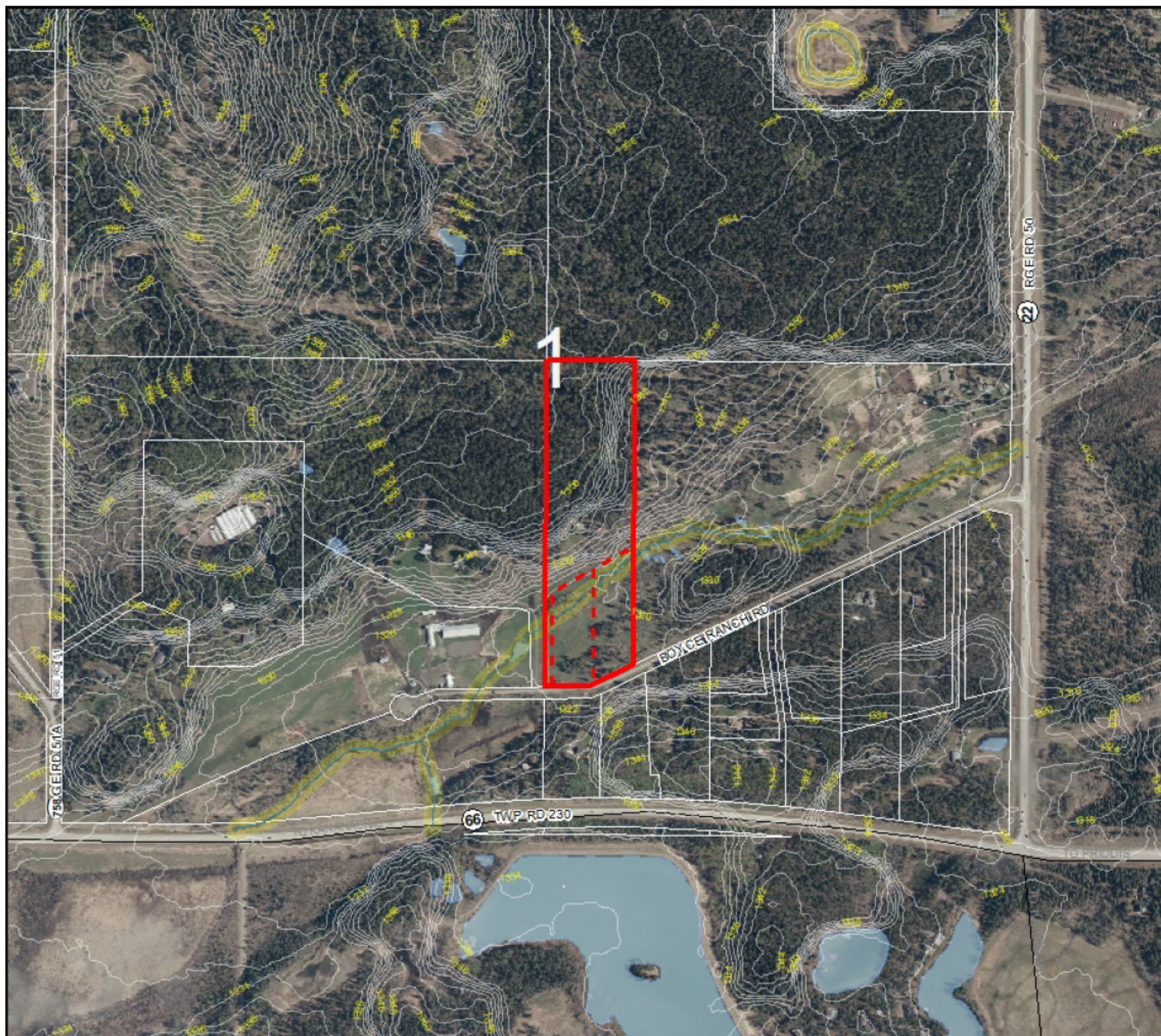
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23-05-W05M



## Environmental

### Subdivision Proposal

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- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

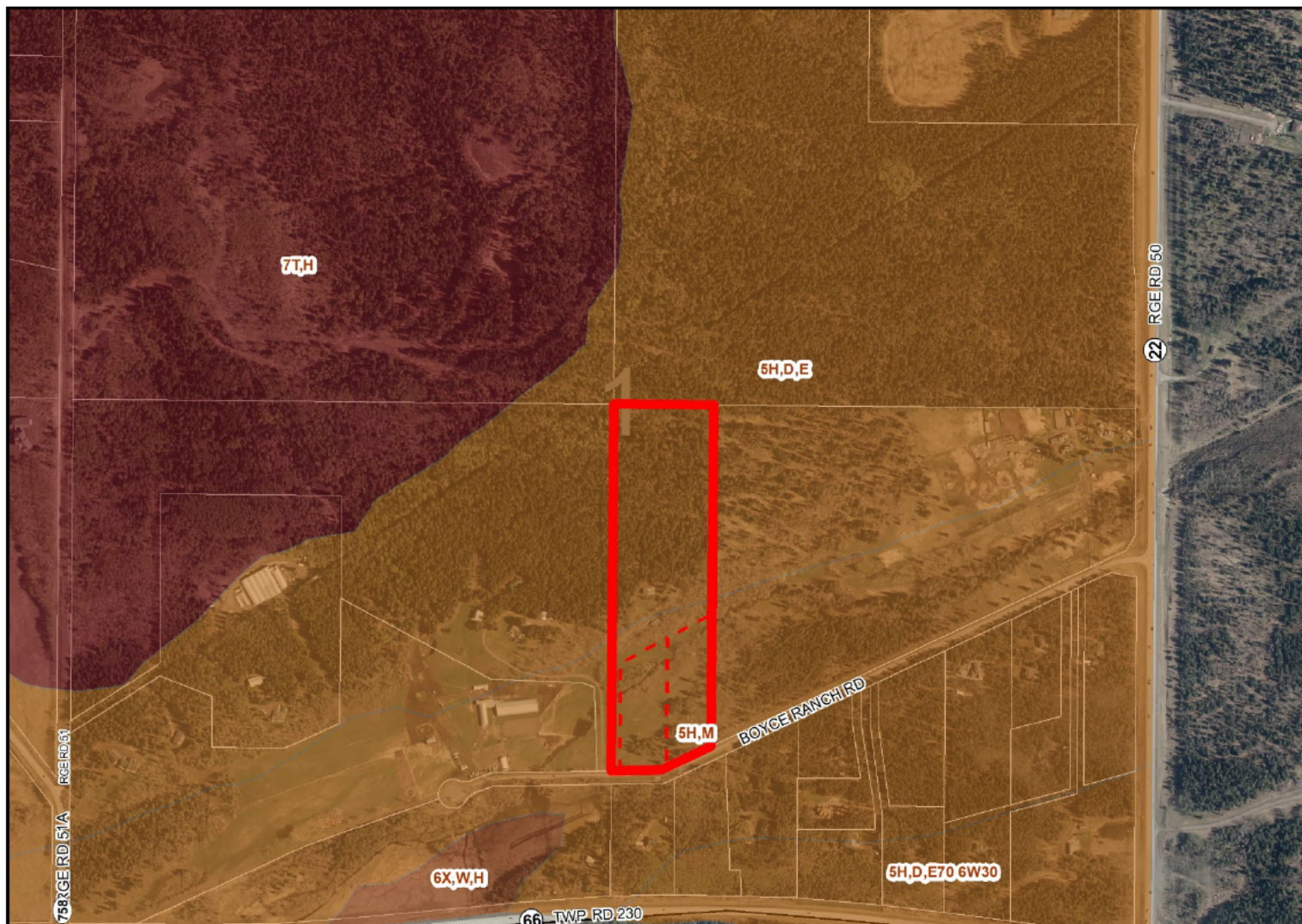
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 23-05-W05M



## Soil Classifications

### Subdivision Proposal

To create two parcels, ± 1.24 hectares (± 3.06 acres) and ± 1.34 hectares (± 3.31 acres) in size, with a ± 5.34 hectare (± 13.20 acre) remainder.



#### LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

Division: 01  
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# Landowner Circulation Area

## Subdivision Proposal

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## Legend

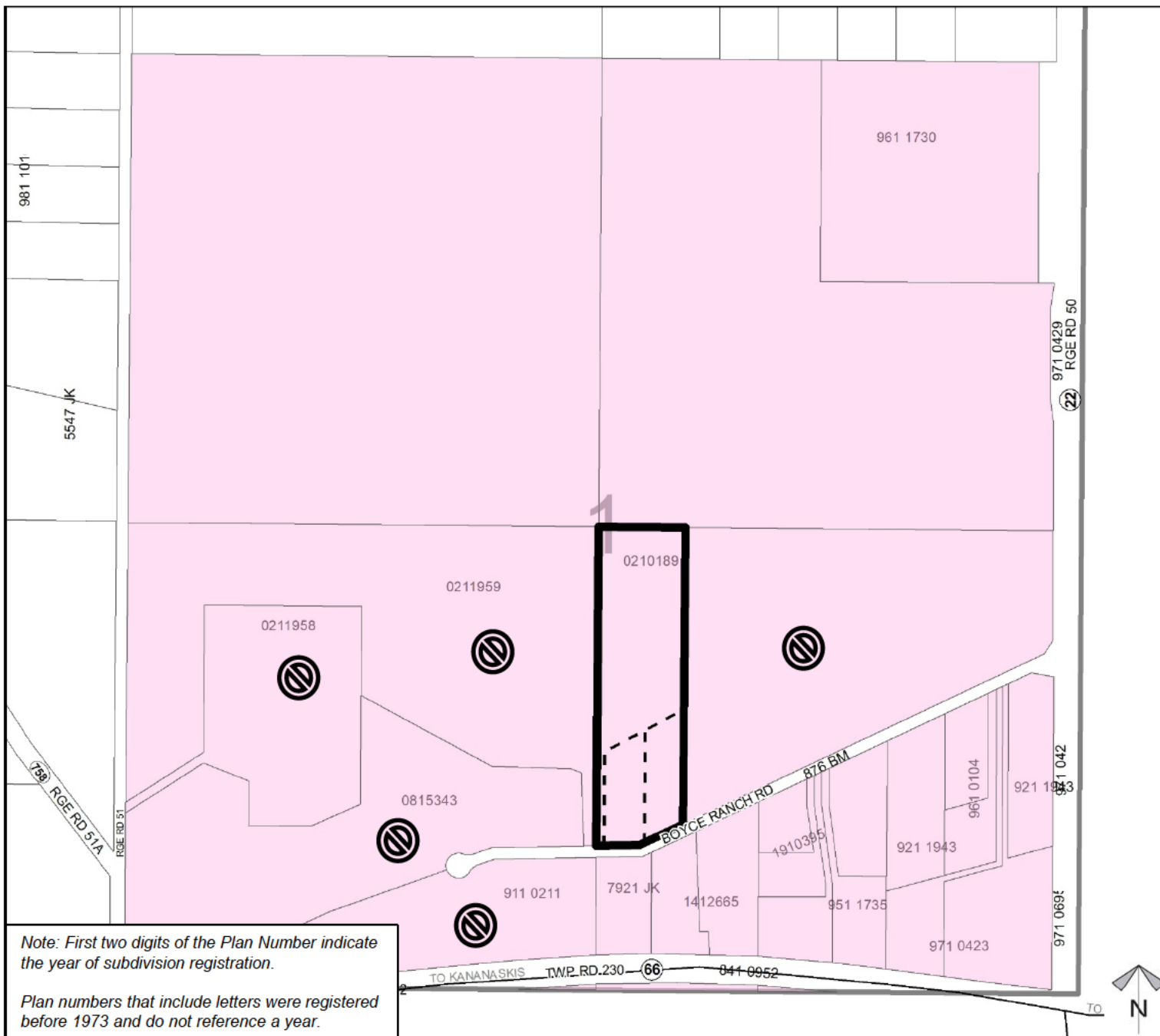
Support



Opposition



Division: 01  
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 23-05-W05M



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

## Tentative Plan

### Subdivision Proposal

To create two parcels,  $\pm 1.24$  hectares ( $\pm 3.06$  acres) and  $\pm 1.34$  hectares ( $\pm 3.31$  acres) in size, with a  $\pm 5.34$  hectare ( $\pm 13.20$  acre) remainder.

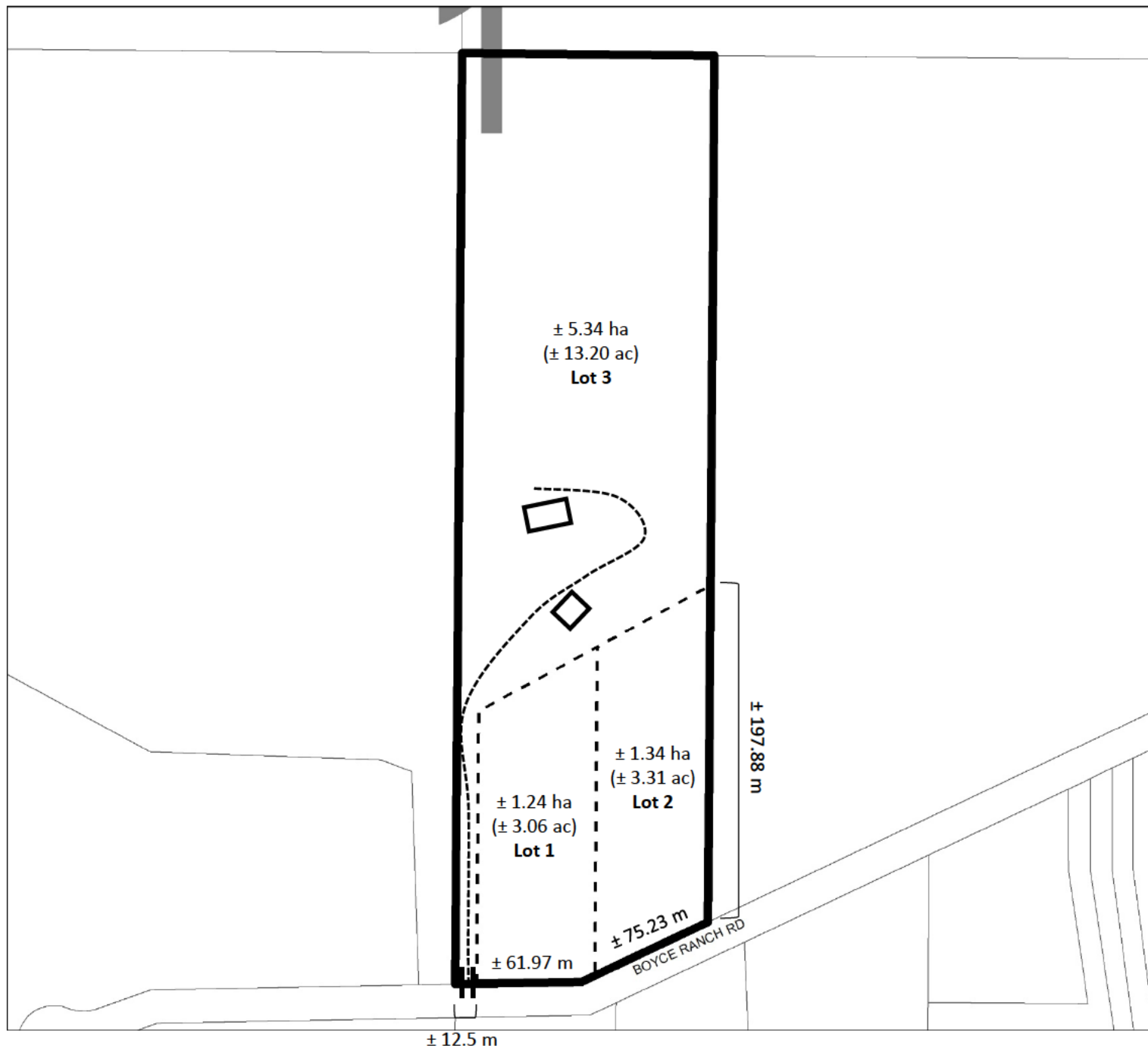
### Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

### Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

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**Christina Lombardo**

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**From:** Dave [REDACTED]  
**Sent:** Monday, January 27, 2020 9:24 AM  
**To:** Christina Lombardo  
**Subject:** Letter of Objection Subdivision - Application # PL20200002  
**Categories:** CityView Planning Attachment

## Letter of Objection Redesignation

File # 03901003

Application # PL20200002

I am writing in objection to the subdivision of the lands in file above.

By allowing the Anguelov's to subdivide this land will put a substantial over load on the area ground water. Adding 2 additional homes with the already existing 2 homes on the property will greatly affect the water table and most likely affect the other wells in the area.

This property is located between 2 active farms, both for horses & cattle. Locating 4 homes between 2 existing farm lands will add unnecessary stress to farm animals and other wild live that habitat the area. Has an Environmental Impact Assessment been conducted to see how this will affect the traditional mating & breed area for the ducks & geese that return to this area annually?

By increasing the traffic load on the already fragile road would require more maintenance & upkeep from the county. Who will be accountable for this? The increased traffic will affect all area residents.

Also, the proposed properties all border a creek (OMITTED ON YOUR MAP)I believe this is the start of Priddis creek and am very concerned to the impact to this creek from the construction activities & septic field placement. Has there been any Environmental impacts assessments conducted on this property? Can this area handle the increased sewage & 4 septic fields? Have any restrictions been put in place to ensure the land is not disturbed to the high-water mark? This land often floods during the spring runoff and any disturbance in this area could impact the fish & cause flooding in other areas.

Overall, I feel the amendment that would allow this to take place is not in the best interest of the citizens of Bragg Creek, and we strongly urge you to reconsider your decision.

Sincerely,



David Buffett

**Christina Lombardo**

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**From:** Don & Carol [REDACTED]  
**Sent:** Wednesday, January 29, 2020 6:15 PM  
**To:** Christina Lombardo  
**Subject:** File No. 03901003 App.No. PL20200002  
**Attachments:** Flood of 2013.eml

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** CityView Planning Attachment

Christina Lombardo

Please refer to our letter of April 23,2019 to Jessica Anderson, Planning Services Department RV County.

We would like to emphasize our MAIN CONCERN is the watershed and natural flow of Priddis Creek, and the possible damage and erosion of the existing watercourse on our road and property.

To support our concern you may want to refer to the pictures taken by the MD of Rocky View Staff of the flooding on property in the spring of 2019. These pictures should be in Your files.

Further we are enclosing pictures of our property during the disastrous flooding of 2013. These are on the immediate west side of the proposed development. The water flooded our road and entire area of the proposed development.

It would be interesting to review if IN fact this is a flood plain.

In case of a flood the thoughts of the damage that could occur to a septic system or well system , not only to our property but east to Dean's then highway 22 to the Tsuu T' ina Nation are very concerning.

The residents of Boyce Ranch Road are deeply concerned about the issues relating to this proposed development.

Please acknowledge receipt of this information and attachments

Yours respectfully,  
Don and Carol Boyce

Our Property Description SW1/4 1-23-5-5

January 27, 2020

To: Rocky View County  
Att. Christina Lombardo

From: Faith Dean SE1-23-5-W-5

re: File Number 03901003  
Application Number PL20200002

To Whom it may concern,

In regards of the proposal to create two new parcels on the subject lands in the application and file referred to above, please find my comments below.

1. In the attached diagram Priddis Creek is either included in the two lots or immediately adjacent. Priddis Creek flows easterly from those two properties directly onto and through the whole length of SE-1-23-5-W-5. I am the owner of that property. I have resided on that property for over 50 years and have had a fair amount of experience with the creek. I have two concerns.

- a. New construction on Flood Plains

The topography of the two parcels is completely flat. Priddis Creek has a long flooding history. The whole area included in the proposal has been underwater many times in the past. There is a reason the area is flat. It is the part of the flood plain of Priddis Creek. This could be problematic for positive future outcomes concerning contamination of the creek and damage to future residential structures. I am hoping we have learned the lessons from the past and are not continuing to build on flood plains. Priddis Creek is fish bearing.

- b. Winter Ice flows.

Rocky View County is very aware of the winter ice flows and flooding on Priddis Creek. The area in the proposed two lots has been under ice and water in the winter months. With a dam that discharges water 365 days of the year less than a kilometre away, when the creek bed freezes the water has to go somewhere and it spreads on flat topography.

2. The shape of the lots.

The proposed lots are long and narrow. In my opinion they do not fit into the agricultural lands that surround them. Unlike the many lots on the south side of Boyce Ranch Road which are all tucked away in dense forest, these lots are treeless and would be out of place in the landscape. They would be surrounded by cattle and horses on all sides. It would seem that the lands held in the remainder agricultural acreage is more suited to subdivision than the lands selected. I am not against subdivision but not sure this proposal has been considered from all perspectives.

Hoping that these concerns will be addressed and a solution found.

Kind regards  
Faith Dean

**Christina Lombardo**

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**From:** [REDACTED]  
**Sent:** Thursday, January 16, 2020 2:52 PM  
**To:** Christina Lombardo  
**Subject:** Anguelov Sub Subdivision  
**Attachments:** 2019-04-23 Comments Anguelov Subdivision.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** CityView Planning Attachment

File number 03901003  
Application # PL20200002  
Division 1

Attention: Christina Lombardo

I believe that declining approval of this sub division is in the best interests of the owners and residents down stream of the property.

Please see the attached letter previously submitted.

When the Rocky View tech was taking pictures and doing an onsite survey a couple of weeks ago, she had her truck parked

on Boyce Ranch Road where the flood water would have been at least up to her axles in 2012 and 2013.

We have no objection to the owners sub dividing their property above the lower flood plain as that is the more practical location

and has a view of the mountains as a bonus.

Email re: first application

Good morning,

After having seen a number of our neighbours have issues with damage to their properties by flooding.

Due to applications to build houses and outbuildings in the lower level of the extinct Elbow River valley that is now the path for Priddis Creek.

My wife and I would like to see if we can help to have new neighbours avoid the pitfalls of not being familiar with the area and making poor choices.

Bert Smith, C.E.T. (Life)

Phone: [REDACTED]

Cell: [REDACTED]

Bragg Creek, AB

**Christina Lombardo**

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**From:** Jane [REDACTED]  
**Sent:** Thursday, January 23, 2020 1:13 PM  
**To:** Christina Lombardo  
**Subject:** File 03901003

**Categories:** CityView Planning Attachment

Good afternoon

I have lived out in Bragg Creek for 30 years and my husband has lived here for 52 years we have raised our family here. I am opposing this application as there is a creek on the property ( Priddis Creek) that needs an environmental study done before anything can be build by the creek, also your map does not show the creek on the property. In the winter the creek dams, and rocky view has to come and steam it out Building two houses on this site will environmental affect the creek, wild life and flow of water.

It will also add extra traffic on Boyce ranch road We are not in favour of this subdivision file no. 03901003 Application PL20200002 Kenneth and Jane Boyce Box 741, Bragg Creek, AB T0L 0K0 Roll number 03901010 SW 1/4 1 23 5 5 I also think that Rocky View should enforce a traffic report for Boyce Ranch road as well as an environmental study on the effects of the Creek and a land assessment of topography for the building site

Sent from my iPad

Herbert & Catherine Smith

50145 Boyce Ranch Road  
Bragg Creek, AB T0L 0K0

Jessica Anderson  
Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Reference:

File Number           03901003  
Application Number   PL20190034  
Division               1

Rezoning parcel to create two residential lots and remainder Agricultural Holdings District

We would like to recommend that the area proposed for the two potential housing parcels not be approved for residential use for the following reasons.

Priddis Creek runs west to east near the base of the north old river bank.

Every winter the creek freezes at the Highway 22 culvert.

The ice dam created causes ice to build up to the west and in a bad winter can freeze up as far as the property west of the subject parcel.

In a bad year the ice can sheet onto the areas of the two proposed parcels.

The Rocky View Grader operator can verify that the ice actually sheeted south west of Highway 22 and got onto the Boyce Ranch Road which is the only access for a number of properties east of the subject parcels.

The 2012 flood (in this valley this flood was worse than the 2013 flood) eroded away around the large culvert under the current driveway and the culvert was carried downstream.

The valley that these properties are on is the extinct Elbow River bed so the soil is not homogeneous but a random mixture of silts, clays, peat, sand, gravel and boulders.

Concerns:

- Any residence would have to be built on a pad to keep it above the potential flooding.
- Any wells located in the lower area would probably be easily contaminated during flooding and there are multiple active livestock sites immediately upstream of the parcels.
- It is questionable if the soil would support septic fields due to the soil conditions that may compromise on site wells and the water source for the ranch and the lot wells downstream due to the wandering old channels.
- Winter flooding due to ice buildup may cause septic fields to freeze up and force fluids to the surface and back into the residence(s)

We would not be concerned if the current lot was subdivided for residential on the northern part of the parcel up the bank and out of the valley floor. We only hope to save the Anguelov's future distress.

Respectfully;



Bert & Cathy Smith

Cell: [REDACTED]

Jan 27 2020

File # 03901003  
Application # PL20200002  
Division 1

I am writing to object to the subdivision of the above file.

I have lived on the neighboring property for 54 years and am very aware of the problem with the creek that flows thru our property and the applicants property. In the winter the creek will "back up" and overflow the land. The creek is not noted on applicants map. It is the start of "Yiddis Creek" and I feel the impact will be negative to the farm properties that rely on this creek for agriculture horses and cattle that it is zoned for.

By increasing the traffic on "Boyce Ranch Rd" the road already is very fragile with a lot of pot holes and no maintenance.

Because the applicants land is between 2 farms that have been there for over 60 years there will unnecessary stress to farm animals and wildlife. Every year the geese return to the creek with their young.

Sincerely,  
Karen Boyce