

Carter Shelton

From: wes thiessen [REDACTED]
Sent: June 9, 2023 8:56 AM
To: Carter Shelton
Subject: [EXTERNAL] - re file 07923023. application PL20230065

Attn Planning Dept We are in favor of this application. Wes Dawn Thiessen. 272230 Grand Valley rd

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SIMPSON RANCHING LIMITED

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June 19, 2023

Via email: csheltong@rockyview.caPlanning and Development Services
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Carter Shelton

File: 07923023**Applicant: Kenneth & Theresa Ann Hagel- PL20210146**

In response to Rocky View County's (RVC) letter dated May 30, 2023 to Simpson Ranching Limited (SRL) for the above noted application please accept this letter as SRL's objection to this application at this time until our concerns have been addressed formally.

SRL operates a large agricultural operation in the Grand Valley and SRL intends to do so for many years to come. SRL is opposed to further subdivision in this area with the limited information provided by RVC and the applicant, specifically without knowledge of a community engagement process, which SRL believes is a requirement.

The proposed application (if approved) has the ability to increase vehicular traffic and the increase of future residents that could interfere with SRL's agricultural operations in the form of trespassing. This is an ongoing issue that affects SRL's agriculture day to day operations.

SRL is of the understanding that this is a subdivision for a single parcel of a larger parcel and very similar to numerous type subdivision applications. In the past (when approved) These developments/projects pave the way to further subdivisions to smaller parcels as it allowed under the current bylaw without any consideration of a local plan or technical reports. It is SRL's understanding a single access point for this subdivision is proposed and will be required under the approval conditions of this application. Please confirm.

The creek that is located on the applicants property is a tributary to Grand Valley Creek. Grand Valley Creek is essential to providing water for both irrigation and feed for a herd of approximately 1,000 head of cattle. SRL has a water license with the provincial government that allows the use of this water as needed for SRL's agricultural use.



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In an effort to support this application, SRL requires the applicant to clearly demonstrate via a Storm Water Management Report that post development flows will be the same as pre-development flows. New development always affects impervious volumes with the addition of driveways and houses.

It is essential that RVC tasks the applicant to provide this information to ensure SRL's operation downstream is not affected.

Should you have any questions please feel free to reach out to me at your earliest convenience.

Respectfully submitted,

SIMPSON RANCHING LIMITED

A handwritten signature in blue ink, appearing to read 'J Luke Simpson', with a long horizontal flourish extending to the right.

J Luke Simpson
Vice President

June 19, 2023

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

ATTN: Planning Services, C. Sheldon

RVC File No. 07923023

Application No. PL 202 30065

Dear Madam/Sir:

We are responding to the above application as neighbors sharing property lines.

As it stands now, there are eight existing subdivisions on two quarter sections on the west side of Grand Valley Rd. in the immediate vicinity. All are accessing Grand Valley Rd. which is a winding road without shoulders and cresting with a hill just north of the Hagel property, just outside of our gate. This restricts visibility and is very dangerous as it is impossible to see what approaches from the other side of the hill. In addition, farming and ranching activities necessitate the moving of large agricultural equipment.

The proposed subdivision is premature as there is no overall structure for this area and approval of this application might mean that other, similar parcels might apply to further subdivide. With a fair and equitable system of approval this could mean up to sixteen to twenty (16-20) more subdivisions with driveway access to Grand Valley Rd. in this vicinity.

A policy of approving singular subdivisions further fragments lands in a primarily agricultural area. There is no planning rationale for the proposed subdivision and it is not clear if the subdivision will create functional lots in terms of setbacks and side yards and other requirements under the RVC Bylaws. It is also not clear if the existing buildings on the Hagel property will conform to existing Bylaws.

The Hagel property, as well as ours, have natural springs on the hills and a creek that flows year round. The area of the proposed panhandle is swampy and disturbance will impact and change the area and water course. Water and creek flow is an issue with further development. New wells will further tax the aquifer at a time when environmental changes are rapid and often unpredictable. The slopes (southwest facing) exceed 8% which makes servicing tough.

In summary, we find it impossible to support the approval of this proposed subdivision for the select number of reasons outlined above.

Sincerely,

mailing address: [REDACTED]

M. R. Betz

273114 Grand Valley Rd.

Tel 24/7: [REDACTED]

April 12, 2022

Re: Redesignation Application

File Number **PL02010146**;

Application number **07923023**

As a Rocky View taxpayer for over 40 years—30 yrs at present location—who resides in the immediate vicinity of the land subject to this application I would like to express my lack of support and concerns regarding this application while noting that past applications have not been approved. Also, of note is that I have a clear view of the east end of the 18 acre lot where I have been advised that a residence could be constructed—a building site which is conducive to the privacy of the present owners but not to myself or the landowner on the adjacent southern property line.

I understand change is a constant and that is how I ended up at my present location after fleeing a 20 acre home in the Bearspaw area on a road where subdivision only became rampant after the first 4 acre subdivision. I thought and hoped that the beautiful Grand Valley/Wildcat Hills area would be a safe refuge.

A **few** of my concerns should the application be approved include:

- 1) The fragmentation of agricultural land specifically the mainly treeless, arable, hayfield which covers most of the south parcel and, even though the present owners have chosen not to maintain it, it was highly productive and can be again.
- 2) The decline in quality of life including increased noise, animals not contained on their owner's property (eg. "outside dogs") increased traffic, etc.
- 3) Deleterious impact on wildlife; water wells/septic, alluvial aquifers in the area particularly given that there is a stream on the west side of the subject property.
- 4) Approval of this application will open the floodgates for future subdivision as evidenced by those in agreement with this application.

Furthermore, although I'm a single senior, who would love to have one of my children build a home on my land, I am not prepared to tear a piece out to make this happen. This is because the mainly ranching area existing on the Grand Valley Road (for 15 km north of Highway 1A Rd) has been a pristine area enjoyed by wildlife, residents and area visitors for many years. It is disheartening to think that this could end.

To paraphrase a neighbor: land continues to be chopped apart but no one cares to meld pieces together. Why can't the legacy of this Council be that development was kept to higher density Rocky View areas while leaving a little bit of less developed Alberta for all of us to enjoy.

Thank you for the opportunity to voice my opinion.

Sincerely

A handwritten signature in black ink, appearing to read 'Gail Stevenson', with a long horizontal flourish extending to the right.

Gail Stevenson (NW 14-27-5-W5)

Carter Shelton

From: G S [REDACTED]
Sent: June 14, 2023 1:58 PM
To: Carter Shelton
Subject: Re: [EXTERNAL] - File Number 07923023 Application Number PL20230065

Thank you so much for your response and clarification. We bought our acreage only after ensuring that the neighbors were in agreement to this parcel and, as you probably know, there were no water, access, privacy, etc issues. Hagels property, in my opinion, does not lend itself to subdividing and I worry in particular how neighbors closer to the creek will be affected. Time will tell.

Thanks again for getting back to me and for the time you've spent regarding this matter.

Gail Stevenson

On Wed, Jun 14, 2023 at 9:47 AM Carter Shelton <CShelton@rockyview.ca> wrote:

Good Morning Ms. Stevenson,

Thank you for providing your feedback on the subject application for subdivision. Your concerns regarding access to potable water, traffic, sewage, and impacts to agricultural land have been noted, and will be included in Administration's report.

Appreciating transparency on the County's processes, the previous application (PL20210146) was to amend the land use district on the subject parcel from Agricultural, General (A-GEN) district to Agricultural, Small Parcel (A-SML) p8.1 to allow a minimum parcel size of 8.1 hectares (roughly 20 acres). Council approved said redesignation application on April 11, 2023 after having previously referred the application back to Administration to address road access and boundary line concerns. As the land use district A-SML has been reviewed by Administration and approved by council for the subject parcel, the current application for subdivision into two 8.09 hectare (20 acre) parcels will address the technical considerations. These may include (but are not limited to) any required access easements, provision of potable and wastewater servicing, and environmental impact mitigation. At this time, no changes from the tentative plan of boundary lines included at the public hearing have been made.

Should you have any additional questions on the subject subdivision application I'd be happy to provide further information.

Thank you,

CARTER SHELTON, BA
Planner 1 | Planning and Development

From: G S [REDACTED]
Sent: Tuesday, June 13, 2023 7:08 PM
To: Carter Shelton <CShelton@rockyview.ca>
Subject: [EXTERNAL] - File Number 07923023 Application Number PL20230065

There seems to be a philosophy (enabled by the MD?) reminiscent of that of an indulged child. That is, you continue to ask (apply) for something until the answer is yes. The application number may have changed but the bottom line remains unchanged.

Please be advised that as a property owner in "the immediate vicinity of the land subject to the application" my stance remains the same as that expressed in my attached, initial letter to the County dated over one year ago.

It's disappointing that the MD requests that "any comments" regarding this application should address "technical matters only" while not considering factors including diminished property values, quality of life, impact on the environment (including livestock and wildlife). I'm not a "technical" expert "only" a long term MD resident who is very concerned about the direction this County is headed and the resulting adverse, irreversible effects. Added County revenue does not trump aquifer disruption, added sewage, additional traffic, noise pollution, loss of agricultural land.

Sincerely

Gail Stevenson

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