

From: [REDACTED]  
To: [Christine Berger](#)  
Subject: [EXTERNAL] - File #: 08501009 Appl #: PL20230027  
Date: May 24, 2023 11:17:52 AM

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May 9, 2023

Kent Fiedler  
10184 TWP RD 280  
[REDACTED]  
Rocky View County  
T4B4W4

Rocky View County  
File # : 08501009  
Application # : PL20230027  
Division # : 5

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Hello Christine,

Please find the following information in regard to the applied for subdivision.

I own the property that is between the two proposed lots.

-I have resided at this acreage for 20 years.

-My water just meets the County minimum of 1 gallon per minute.

-The three directly adjacent properties to my acreage also have just adequate water with one having a large cistern to meet their needs.

-My property value would decrease.

-Increased traffic.

-There is a large marsh adjacent north of my property with a significant amount of migratory birds which would be impacted.

-Every year there is a family of Great Horned Owls that raise their family on my property and are a protected species under the MBTA. They are extremely affected by any type of activity and while they are here any outside projects are kept to a bare minimum.

-One of the main reasons people acquire an acreage in a similar location to mine is the proximity of it to adjacent properties.

-Most acreages are close to others not by peoples choice but because that is where a subdivision was created and people could acquire a lot there.

-These subdivisions are allowed close to cities or towns.

-The existing acreages in the County are located on small amounts of land that are not suitable for agriculture which is the predominate business in most areas of the County.

-They are created by marshes, creeks, well heads, diagonal roads etc cutting them off from farm land. The two acreages directly to the west of my location were established because they are on marsh land, cut off by nose creek and the railroad tracks. The acreages directly to the

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north of my location were allowed because of the well heads and subsequent road which created a narrow strip of land.

- There are some existing acreage subdivisions in the area, however these were approved before the County had jurisdiction to control land use.
- There has been some precedent for new properties/businesses in the area.
- These are all ag related with the possible exception of the Fruit stand, however it sells a large amount of vegetables grown at its location and also sells local ag related products.
- Of the 4 new businesses two are in close proximity to residential houses, however these houses are directly related or owned by that business.
- None are even remotely adjacent to existing residences as this proposed subdivision is.
- I am quite familiar with areas being rezoned as I recently retired after 40 years as a Real Estate investor in Calgary.
- The type of rezoning proposed has not reached this area of the county.
- Any additional residential acreages at this location do not meet any of the restrictions mentioned above. Marsh, creeks etc.
- If this proposal is allowed to proceed I am also concerned it could set a precedent for more more acreages on this property.
- There is no precedent for this type of Residential Rural Subdivision in this area.

-Please call or text [REDACTED] with any concerns.

Regards,  
Kent [REDACTED]

Mr. Bunney & Dr. Whitehead  
280001 Dickson Stevenson Trail  
Rocky View County  
T4B 4L5

May 23, 2023

Re: Rocky View County-File: 08501009, Application #: PL20230027, Division: 5

This letter is regarding the application by Ms. Smith for redesignation of the land at SW-01-28-01-W05M. We, Dustin Bunney and Ashley Whitehead, live on an acreage in the southwest corner of the same quarter section across Dickson Stevenson Trail to the land indicated above. We moved to this location just over two years ago, attracted to the area's agricultural surroundings as we have horses and are both from rural agricultural backgrounds. Prior to moving to the area, we consulted the Rocky View County Plan to ensure that the property that we selected will have longevity as rural agricultural land without plans for higher density residential use or larger scale business development. We have put substantial thought and research into this redesignation request and while we very much value and support our neighbours, at this time we oppose the proposed redesignation. We have tried to reference our concerns with the available Rocky View County resources. The following are some of our concerns:

### **Consistency with County Plan**

The proposed redesignations are not aligned with the principles and long-term plan for the area.

As per Map 1 Managing Growth (page 26), the area described in the application is not within any of the county residential (area structure plan or hamlet growth areas). It is found within the areas for Agricultural uses.

## **II. County Development**

### **A. Growing Communities (page 19, figure 3)**

- a. The proposed re-designation is within an area with indicated residential dwellings per section of 0-5.
- b. The growth target set for this area within 10-12 years was moderate growth (30%-56%). This would, using the upper range of 5 residences (County Plan 2013 amended document in 2022), result in the section supporting an additional 1.5 to 2.8 residences during this time. The current plan in the application for the additional three lots with residences would exceed this target since there are currently 7 residential dwellings and 11 separate parcel lots in the section.

### **Ground Water supply**

#### **7.0 Environment (County Plan page 29)**

One of our primary concerns related to the application relates to the County Plan Environmental Goal to "Provide safe, secure, and reliable drinking water supply". Prior to purchasing our

property, we had an assessment of the water source (well) on the property. The property well produces about 3 igpm however, it has a slow recovery and has a significantly high turbidity (suspended particulate debris). Since moving to our property, the dry summer weather has resulted in increased water turbidity and lower flow rates such that we have installed a complete water system including large cisterns and sediment filtration. Also, of note the original well record found on the Alberta well database indicates that original rate was >6 igpm indicating ongoing decrease in water source availability in the area. With increased residential usage and the ongoing intensification of the nearby business, we are very concerned for the sustainability of our well for both personal, property, and stock (horse) usage. To our knowledge there has not been any ground water supply evaluations (aquifer evaluation and aquifer testing) done in the area. The current redesignation has three separate residential lots indicated and thus does not meet the county's 6-lot in a quarter section break point for requiring any groundwater supply evaluations (County Servicing Standards Table 600A). The most recent wells drilled in the area is on the quarter section directly south of the applicant's land (two wells drilled in November of 2022). Both wells have a recommended withdrawal rate of 2.5 igpm with maximum withdrawal of 3 igpm. Of largest concern though is the depth to which the wells were drilled consisting of 260 ft from ground level (GIC Well ID 2086657) and 480 ft from ground level (GIC Well ID 2086656). These far exceed the depths of any other wells in the area and have the potential with the well depth and commercial nature of the property to impact surrounding existing residential properties even without the addition of these three residential properties. We are also very concerned that once the land is redesignated future lots (in addition to the current three) may be added and the groundwater evaluation could be sidestepped or too late.

These ground water concerns are aligned with the county plan (page 30) as outlined:

- 7.4. "Protect ground water and ensure use does not exceed carrying capacity by:
  - b. mitigating the potential adverse impacts of development on groundwater recharge areas;
  - c. adhering to provincial ground water testing requirements, as part of the development approval process"
- 17.6 "Water well performance and deliverability testing shall be required for all development relying on ground water in accordance with the requirements of the "Water Act""

## **Agriculture**

County Plan 8.0 "traditional farming and ranching continues to be valued and respected"

Residential, Rural District (R-RUR) (page 59 of Land Use bylaws): the purpose of the R-RUR district is "to provide for residential uses in a rural setting on parcels which can accommodate **limited agricultural pursuits**".

The redesignation of this area in the application will reduce the actively farmed agricultural land (~140 acres) by almost 12 acres and create a fragmented quarter section. From the application we are unable to determine what type of agricultural borders such as edge treatments would be planned to lessen the impact on the adjacent agricultural land, but we assume this is indicated

in the Worksheet 2 of the Agricultural Boundary Guidelines. The proposed lots are in direct line of sight from our house immediately across the road and dependant on the future development plans for the parcels there could be substantial devaluation of our acreage with the loss of the rural agricultural character of adjacent lands.

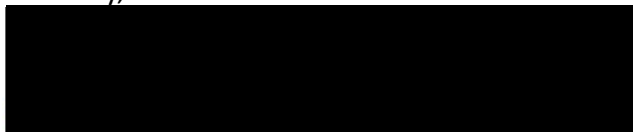
The quarter section listed in the redesignation has two current residential dwellings within the three parcels of land— our property which was divided off following road development of Dickson Stevenson Trail (as described on page 117 of the county plan and policies 8.18 and 8.19) and the “first parcel out” owned by Mr. Kent Fiedler (10184 TWP RD 280). Thus, the proposal does not meet the requirements for first parcel out nor being a fragmented quarter section (8.17 and 10.11).

In summary, the current application does not appear to meet the definitions for redesignation based on the County Plan and Land Use Bylaws. In addition, the availability of ground water for such growth should require substantial investigation and assessment to ensure that us, the existing land owners in close proximity are not negatively impacted. Redesignation in this location has high potential to affect us and other neighbours including environmentally, financially, and enjoyment of our rural community. We would like to highlight in closing the principles identified in the County plan which we greatly value and have impacted our decision to oppose the current land redesignation application:

## **2.0 Principles (page 7, 8)**

1. Growth and Fiscal Sustainability
  - “Direct new growth to designated areas” and “retains the County’s rural character”,
2. The Environment
  - a. “does not adversely impact surface or groundwater”, “maintain the rural landscape and character of dark skies, open vistas, and working agricultural land”
2. Agriculture
  - a. “respects, supports, and values agriculture as an important aspect of the County’s culture and economy”
3. Rural Communities
  - a. “Encouraged agriculture, hamlets, and country residential communities to retain their rural character and maintain a strong sense of community”

Sincerely,

A large black rectangular redaction box covering the signature area.

Mr. Dustin Bunney and Dr. Ashley Whitehead

**From:** [REDACTED]  
**To:** [Christine Berger](#)  
**Subject:** [EXTERNAL] - PL20230027  
**Date:** May 14, 2023 12:42:44 PM

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Christine,

I have only just recently become aware of the application to redesignate prime agricultural land with no natural division to residential development. Our main concern is impact to our water supply which we have already had to install a 1000 gal cistern to manage our current water needs. We do not believe groundwater in this area can support business and/or further residential development without water and sewer infrastructure. A hydrological assessment should be required. Additionally we are concerned that allowing small acerages (under 4acres) will depreciate our property value, increase noise, traffic, runoff and lighting immediately adjacent to our house and spook our horses. We do think that large acerages (10 acres) would reduce water demand and allow other small farm activities consistent with current land use in this area.

P.s. this applicant has already subdivided this property on the north side, we believe they plan on addition application and have kept this below 6 to avoid the cost of environmental impact studies. We recommend they be required to complete an environmental and ground water study due to the cumulative impact of this property would be sub divided to 7 lots.

P.p.s. If this goes to hearing, we would like it to be presented with PL200220209 which is also adjacent to our property and will also impact water use, property value, noise, traffic and lighting.

Yours truly,  
Tracy and Cris O'Brien

Do not open links or attachments unless sender and content are known.

**From:** [Randy Bollum](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8528-2024-PL20230027 (08501009)  
**Date:** May 15, 2024 11:17:49 AM

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May 14, 2024

To: Rocky View County Council

From: Randy and Rhonda , Brandon and Kate Bollum  
10055 Twp. Rd. 280  
Rocky View County, Alberta T4B 4W4  
NE1/4 36-27-1 W of 5

Council Members:

As neighbouring land owners, we are writing to express our total OBJECTION to the proposed re-designation of SW-01-28-01 W05M from Agricultural General District ( A-GEN) to Residential, Rural District ( R-RUR ) to facilitate the subdivision of 3 new lots... or ANY new lots.

Over 30 years ago we decided to move to Rocky View County ( where Rhonda grew up and her family still farms ) as the county's long term established land use policies fit our idea of the ideal area to raise our family and invest in land to operate our agricultural business, quality seedstock beef cattle. Over those three decades we enjoyed the continuation of the county's traditional land use policy and production agricultural lifestyle. We expect that same tradition to continue through the years ahead, and we do all we can to contribute to the preservation of that lifestyle that has made the area a great place to live and work.

Reasons why we are opposed to development of the proposed acreages:

1. This proposal is not keeping with Rocky View County's long standing policy of preserving farmland for production agricultural purposes. **How do we feed an ever-increasing population if we continue to lose valuable farm land?**
2. This proposal does not comply with Rocky View County's long time established policy of only allowing "One first parcel out" of a quarter section of farmland for residential use. The first parcel from this piece of land has already been subdivided out years ago. This undermines the integrity of existing regulations and sets a concerning precedent for future development.
3. **Dramatic increase use of well water usage will be needed for each additional household. The area water available now is already scarce as documented by all neighbouring water wells having very minimal gallons per minute ( or even gallons per hour ) noted in the well ratings and long depths in past years. Newly drilled wells in the area also have these issues. This risks depletion of ground water and compromises the viability of agricultural operations and existing households already in the area. If we run out of water, our properties are worthless.**
4. Increased traffic on our Twp. 280 gravel road that is already difficult to drive on after a rain.

5. Additional households will contribute to noise pollution disrupting the tranquility of our rural environment and impacting quality of life for existing residents.

6. If this proposal is allowed, it will set a precedent for allowing the rest of this land parcel to be subdivided up into many more small acreages - where's the limit ?

Summary:

All the members of our family with over 60 years residency here in rural Rocky View County plan to continue to live and work here. We believe it takes constant surveillance and vigilance to guard against those that want to bend or break the rules and guidelines that have been proven to be sound and fair ...and then call it "precedence."

We want to protect our area from those who try to justify this waste of good agricultural production land - and see their proposal as the "modern" way of life , and then use the detrimental change of County policy as a way to set an irreversible precedent for the years ahead.

In light of these concerns, we urge the council to decline this proposed re-designation and support our shared commitment to preserving our agricultural heritage and rural way of life.

Sincerely,

Randy , Rhonda, Brandon and Kate Bollum