

Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, Alberta  
T4A 0X2

March 27, 2023

Attention: Christine Berger

File Number: 06708008/06708015  
Application Number: PL20230020  
Division 3



Dear Madam:

I am enclosing a letter written to the Rocky View MD in opposition to this development in February of 2022. I would also refer you to my comments at the Public Hearing on the Conceptual Plan and Rezoning Application in opposition of this development held on December 6, 2022. I wish again to express my strong opposition to the approval of any subdivision of parcels to anything less than 4 acres(3.96 acres under current zoning).

No matter how you describe this development, it is not rural and not country residential; it is a SUBDIVISION in a rural area. Approval of this application does nothing to respect the residents of the community already existing along Glendale Road.

A handwritten signature in black ink, appearing to read "Larry Ottman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Larry Ottman  
260175 Glendale Road  
Rocky View County, Alberta  
T4C 2Z4

Planning Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, Alberta  
T4A 0X2

February 28, 2022

ATTN: Xin Deng

File Number:06708015/06708008  
Application Number: PL 20220003/PL20220004  
Division: 3 Glendale Road

Dear Sir/Madam:

I have received written notice of the above Conceptual Scheme and reviewed the proposed draft Conceptual Scheme on the RVC planning website.

I have concerns and difficulties with the development plan which involves RVC approval for zoning redesignation in order to proceed. We purchased our property in 1996 at which time this area was zoned as Country Residential allowing for a minimum lot size of four acres. This was a major consideration in our choice of location and we had some confidence that this designation would not permit EXACTLY and SPECIFICALLY projects such as PL20220003/ PL20220004 Conceptual Scheme from occurring adjacent to our property. This is a rural area, zoned as such, and inhabited by rural residents. This Conceptual Scheme, if approved, will change that by creating small residential sub divisions. Even Phase I is projecting a population increase of 69 people which will almost double the current population along Glendale Road between TWP RD 262 and Highway 1A.

I notice that there was no assessment of wildlife values in the development plan which may not be important in the development concept, but are important to the rural lifestyle of the residents along Glendale Road.

I am strongly opposed to the rezoning of this property from A-SML and R-RUR to R-CRD, S-PRK, and S-PUB and specifically to allow any lot size less than 4 acres (R-RUR 3.95 acres). I urge the RVC Council and Planning Department to maintain the integrity of the current zoning restrictions to this minimum size lot and reject the above Conceptual Scheme in its present form.



Larry/Marion OTTMANN  
RR#2  
260175 Glendale Road  
Cochrane, Alberta  
T4C 1A2