

Dinal Manawadu

From: [REDACTED]
Sent: Thursday, November 23, 2023 6:48 PM
To: Dinal Manawadu
Cc: [REDACTED]
Subject: File No 03336011; Application # PL20230114

Hello Dinal

We have the following concerns on the above land redesignation and expected subdivision into 3 parcels:

1) Increased traffic down Township Road 235A and Range Road 281. Over the last few years the amount and speed of traffic have increased such that frequently it is no longer safe nor enjoyable to walk dogs and ride horses down the road. The smaller parcel sizes and resulting increased traffic are incompatible with the existing neighborhood uses and will adversely affect enjoyment by residents of our rural lifestyle and peace and quiet.

2) There is a strong possibility that there will be commercial operations (whether approved or not), such as storage lots and wrecking businesses on these smaller proposed parcels. On the existing parcel since the new owners took possession in 2022, a large number of vehicles were moved in and an unsightly fence was partially constructed to hide the vehicles. Future such operations are not compatible with the existing rural character of the neighbourhood.

3) Much of the south end of the existing property is slough. While it has been dry in 2023 and the latter part of 2022 due to overall dry weather conditions, in prior years it was water logged. With the construction of new buildings due to the subdivision, the water will have to go somewhere - ie onto the surrounding low lying properties.

Rocky View's recent survey showed that residents live here for the rural lifestyle, peace and quiet, and natural landscape, and that we are looking for controlled growth and maintenance of the rural character. We want to maintain these attributes and believe that the proposed redesignation and subdivision are not compatible with the existing rural character of the neighborhood and will result in increased waterlogging on the surrounding low lying properties.

Yours truly,

Anne and Don Collins

Sent from my Galaxy

Dinal Manawadu

From: Dwight [REDACTED]
Sent: Tuesday, November 21, 2023 2:54 PM
To: Dinal Manawadu
Subject: Rezoning proposal

Sent from my iPad Re: File num.03336011

Application num.PL20230114 Division 6

Attn,Planning Services Dept. Concerning legal Block 1,Plan 731648,S W -36-23-28-W4 We as long term landowners in the immediate vicinity,, wish to leave a comment on concerns:: of both surface and ground water!

: creating at least one more access to road

: this property is notorious for flooding any above ground buildings and sewage systems would displace more water to other properties

:the owner has already made attempts at parking wrecked cars and renting parking spots to commercial trucks,,,,, without proper permits,what's in the future.?

Our vote is no

Thank you Dwight and Kathleen Beard
280040 twp rd 235A Rockyview county
Ab T1X 2C9 [REDACTED]

Dinal Manawadu

From: [REDACTED]
Sent: Sunday, November 19, 2023 6:56 PM
To: Dinal Manawadu
Subject: File Number 03336011

Application Number: PL20230114

Attention Dinal Manawadu

We are sending our comments to object to this redesignation of this property from Residential Rural District to Residential Country Residential located at the southeast junction of Township Road 235A and Range Road 281. Our property is in the immediate vicinity of the land being considered for this redesignation. We have lived on this property for 31 years and are very familiar with the ups and downs of owning an acreage in this area.

Our main concerns with redesignation this property are:

1. Our property has been dealing with overland flooding for several year and I believe the county is well aware of these issues. The land asking for redesignation is a low area and the water drains into our wetlands. If there is more development on this property the amount of dirt that would need to be brought into the area would create grief for every other land owner around this property.
2. We are also concerned with traffic because we live on a dirt road that has issues with upkeep.
3. Another issues is the well water. The area is on wells and the more residential housing accessing well water may cause us to have less water in the short and long term.

We would be against this redesignation. Please let us know what happens with this application.

Thanks
Cathy Manuel
Wayne Grove
[REDACTED]



Virus-free. www.avast.com

Dinal Manawadu

From: Kerry Kilburn [REDACTED]
Sent: Thursday, November 16, 2023 10:27 AM
To: Dinal Manawadu
Subject: Land redesignation application

Categories: Need to Address

Dinal Manawadu

I'm responding to the application for a land redesignation. File number 03336011 application number PL20230114 in division 6. My concerns are that the application for the redesignation and subsequent subdivision is that the road will not handle the extra traffic if subdivision is approved and the water retention on the property will not be adequate to maintain the natural water flow? A final note is that I do not wish the approval of the redesignation or subsequent subdivision as this may lower the value of my property and my neighbors properties

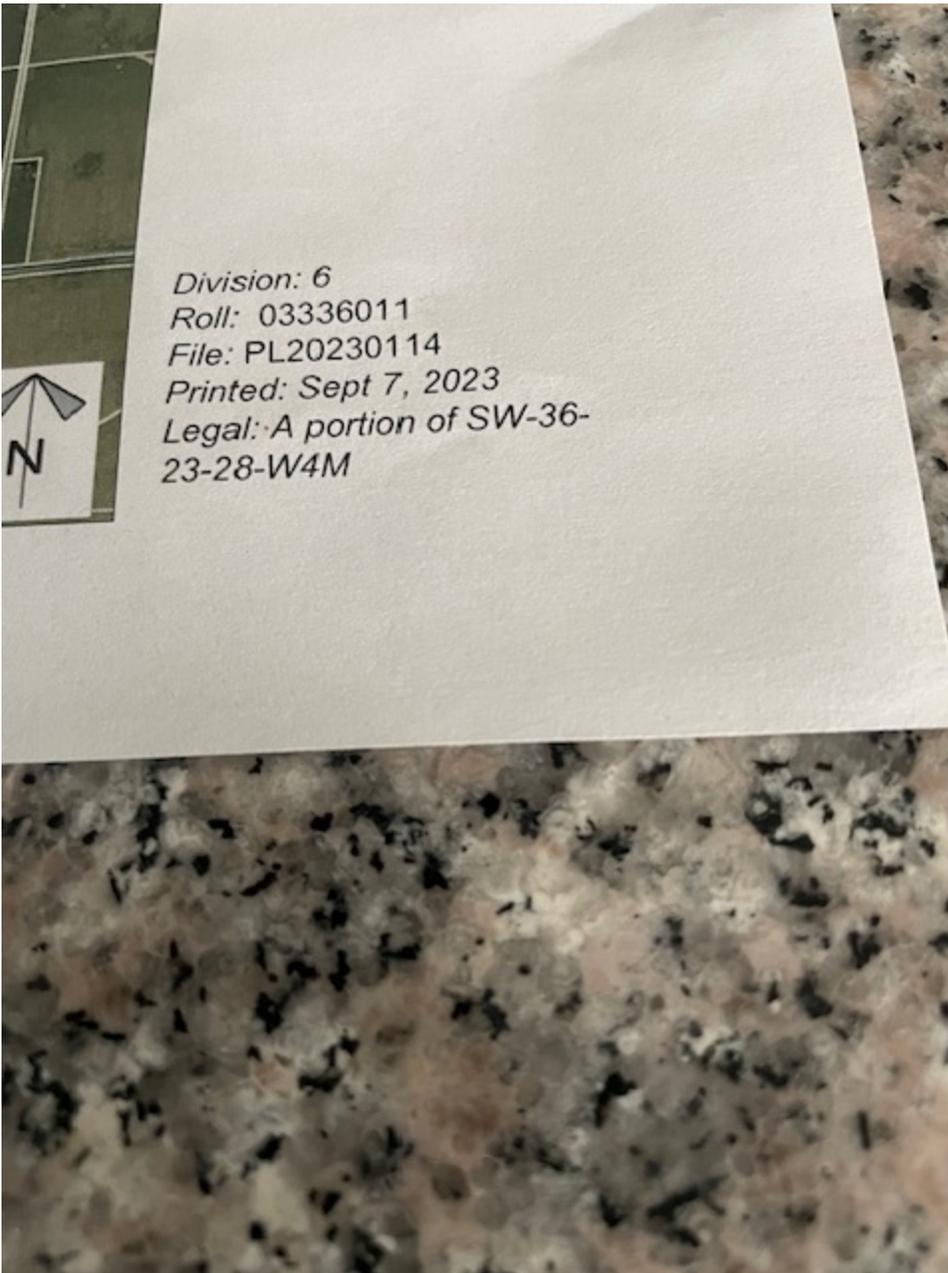
Thank you for your attention to this matter.

Kerry Kilburn

Dinal Manawadu

From: Wilma DesRoche [REDACTED]
Sent: Wednesday, November 22, 2023 10:35 AM
To: Dinal Manawadu
Subject: PL20230114

The concerns I have with this issue is we have a lot of water problems in this area neighbors have had to pump water all the way to existing WID canal also water in basements it's a big problem not to mention our roads are unbelievable there's lots of traffic as Chestermere is growing at a rapid speed 235A belongs to Rockyview with Range Road 281 belongs to Chestermere who do nothing but scrap there's no gravel left,when you get any moisture it's mud ,also the business of vehicle storage belongs in an industrial area not in Residential especially on such a small site,neighbours have a beautiful view, My question is "Are the property owners living on this property or are they renting it out? Owners don't want to have vehicle storage on front lawn either. Also another issue is sewer,which needs to be taken care of when I get a south wind it's unbearable,sewer maybe exposed to ground surface I'm not sure but something is going on there.



Sent from my iPhone