

Re: PL20240006 Comments

From AJ Booker [REDACTED]
Date Thu 9/5/2024 11:16 AM
To Bernice Leyeza <BLeyeza@rockyview.ca>

Bernice,

Thanks for the follow up. With that change and the limit in scope I am in support of all the proposed changes.

Thanks,
AJ

AJ Booker, Director
[REDACTED]
[REDACTED]

From: Bernice Leyeza <BLeyeza@rockyview.ca>
Sent: Thursday, September 5, 2024 11:12:28 AM
To: AJ Booker [REDACTED]
Subject: Re: PL20240006 Comments

Good morning, AJ:

The applicant made some changes to the Table 2 (9.5.1) to provide more clarifications in regards to their proposed setback reductions from 6.0m to 4.5 by adding that these reductions will only be applicable to irregular-shaped lots ("*Where the front yard width is less than 60% of the rear yard width and considered an irregular shaped lot located along a concave curve, the front yard setback is reduced to a minimum of 4.50 metres.*").

Let me know if you have any questions.

Thanks,

Bernice Leyeza
Planner 2 | Planning and Development Services

From: AJ Booker [REDACTED]
Sent: Friday, April 19, 2024 8:28 AM
To: Bernice Leyeza <BLeyeza@rockyview.ca>
Subject: PL20240006 Comments

Good morning Bernice,

I have the following comments for PL20240006 on the Harmony Plan Area DC-129 changes.

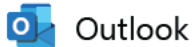
I do very much appreciate how the proposed changes are clearly shown on the website under plans under review!

I am in support of the majority of the changes throughout with **one exception**. Changes to the development permit process for secondary suites are very welcome along with the additions to the employment cells. The reduction of a development permit for secondary suites will reduce overhead and bring more people to our community faster without waiting unnecessarily; Harmony has also been intended to have secondary suites and it is great to see them here.

I am **not in support** of the proposed changes to 9.5.1 reducing the front yard setback to 4.5m from 6m. Areas within Harmony that are designated VR-2 and have been developed are tighter than the VR-1 for space. Reducing the front yard setback **eliminates the ability to park a vehicle fully on the driveway and will significantly increase congestion on the roadway**. This will lead to folks parking vehicles on their driveway and blocking the sidewalk along with increased congestion on the available parking spots along the road. These are already narrow lots with little room to park vehicles in front of homes. A significant degradation in both neighborhood aesthetics and site line safety will occur.

Thanks,
AJ

AJ Booker
17 Arrowleaf Landing.



Re: Harmony Plan Area - Application #: PL20240006

From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Thu 9/5/2024 11:12 AM

To Delna Sorabji [REDACTED]

Good morning, Delna:

The applicant made some changes to the Table 2 (9.5.1) to provide more clarifications in regards to their proposed setback reductions from 6.0m to 4.5 by adding that these reductions will only be applicable to irregular-shaped lots ("*Where the front yard width is less than 60% of the rear yard width and considered an irregular shaped lot located along a concave curve, the front yard setback is reduced to a minimum of 4.50 metres.*").

Let me know if you have any questions.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Delna Sorabji [REDACTED]

Sent: Monday, April 15, 2024 1:23 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Harmony Plan Area - Application #: PL20240006

Hi Bernice,

In regards to the above File Number and Application Number, I am a resident of Harmony at:

63 Prairie Smoke Rise

Rocky View County, AB. T3Z 0C5

I wanted to make my comments known:

1. I am in agreement and aligned to the amendment for Secondary Suites.
2. I am completely **against** the change in front yard setback from 6m to 4.5m.

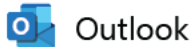
For the first amendment on secondary suites, I think it would be fine to reduce the red tape associated to this and as such I am aligned to it.

For the second amendment on front yard setback, I have seen this change already occur at Saltsage Heath and I consider it to be a big disappointment and dissatisfaction that I am unable to walk freely on the sidewalk without have to dodge parked vehicles like pick-up trucks and multiple cars parked bumper to bumper on their driveway because the setback is SO SHORT. I find streets like Saltsage Heath to be an eye sore with jam packed houses and tiny driveways and no where for a pedestrian to

walk on the sidewalk with their dogs or even just with their family. It is a shame that this was allowed on Saltsage Heath and I would consider this new amendment as a real lost to what Harmony was supposed to be like. That particular road remind me of Mahogany where everything is now squished in. What a shame.

Thank you for your time and consideration.

Delna Sorabji



Re: Application #PL20240006

From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Thu 9/5/2024 11:11 AM

To Denise Murnaghan [REDACTED]

Good morning, Denise et al.:

The applicant made some changes to the Table 2 (9.5.1) to provide more clarifications in regards to their proposed setback reductions from 6.0m to 4.5 by adding that these reductions will only be applicable to irregular-shaped lots (*"Where the front yard width is less than 60% of the rear yard width and considered an irregular shaped lot located along a concave curve, the front yard setback is reduced to a minimum of 4.50 metres."*).

Let me know if you have any questions.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: Denise Murnaghan [REDACTED]

Sent: Saturday, April 13, 2024 9:45 AM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Application #PL20240006

Good day,

After reading your letting of application PL20240006 I am in support for everything in this proposal except for the front yard setback change.

The other significant change is a modification to Table 2 (9.5.1) which contain parcel requirements for VR-2 areas. I am in disagreement with the proposed change of reducing front yard setback requirements to 4.5m from 6m on narrow lots. This will greatly restrict the ability of people to park vehicles properly in their driveway. This is proposed for the narrow lots like we see in the Chokecherry/Saltsage area of Harmony which already have limited spaces to appropriately park a vehicle on the street in front of homes. I believe this will lead to an exceptionally crowded street situation greatly reducing aesthetics and safety and is an item I am personally against.

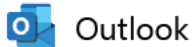
We live on Sailfin Drive in Harmony, and we can barely park our truck on the driveway, without the truck impeding on the sidewalk as it is.

We don't want our community cluttered with vehicles parked on the street like some ghetto community.

Please keep our community safe and pristine.

Thanks for your consideration,

Denise, Michael, Phypher and Coco



Re: Application PL20240006 - Section 9.5.1 Front Yard Setback

From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Thu 9/5/2024 11:12 AM

To J&K Wilson [REDACTED]

Good morning, Jeff and Kelly:

The applicant made some changes to the Table 2 (9.5.1) to provide more clarifications in regards to their proposed setback reductions from 6.0m to 4.5 by adding that these reductions will only be applicable to irregular-shaped lots ("*Where the front yard width is less than 60% of the rear yard width and considered an irregular shaped lot located along a concave curve, the front yard setback is reduced to a minimum of 4.50 metres.*").

Let me know if you have any questions.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: J&K Wilson [REDACTED]

Sent: Sunday, April 21, 2024 4:02 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Application PL20240006 - Section 9.5.1 Front Yard Setback

Good afternoon,

Further to the letter dated Thursday, April 11, 2024 regarding the application for the captioned, we would like to express our disagreement with the proposal. We believe this proposal will greatly affect homeowners ability to park in their own driveways. As a result, it will lead to overcrowding , reduced aesthetics and could potentially increase theft and vandalism. One of the things that attracted us to Harmony was the appearance of houses on good sized lots and the spacious and accessible roadways ideal for biking, walking and for children to play safely.

Please feel free to reach out, if you have any questions or concerns.

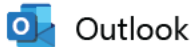
Best regards,

R. Jeff Wilson

Kelly L. Wilson

162 Chokecherry Ridge

Rocky View County, AB T3Z 0G3



Re: PL20240006

From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Thu 9/5/2024 11:12 AM

To nvhelm@icloud.com [REDACTED]

Good morning, Nancy:

The applicant made some changes to the Table 2 (9.5.1) to provide more clarifications in regards to their proposed setback reductions from 6.0m to 4.5 by adding that these reductions will only be applicable to irregular-shaped lots ("*Where the front yard width is less than 60% of the rear yard width and considered an irregular shaped lot located along a concave curve, the front yard setback is reduced to a minimum of 4.50 metres.*").

Let me know if you have any questions.

Thanks,

Bernice Leyeza

Planner 2 | Planning and Development Services

From: nvhelm@icloud.com [REDACTED]

Sent: Wednesday, April 17, 2024 4:46 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Re: PL20240006

Hi Bernice,

Just a quick email to let you know I support the changes to the DC-129 with the **EXCEPTION** of changing the setbacks in Table 2 (9.5.1) for VR-2 areas. I do **NOT** support the reduction of front yard setbacks to 4.5m from 6m on these narrow lots.

Thanks for allowing me to voice my concerns and opinions.

Regards,

Nancy vanderHelm

14 Brome Bend

Rockyview County, AB