

As a resident in the affected zone of this application, I qualify to comment. I reside at P110 NW1/2 S12 Twp26 R4 W5. I object to this latest regional densification proposal for the following reasons:

1. **Land Planning** - Actually, the lack of it in RVC. I've lived at my address more than 50 years and have witnessed the haphazard way that subdivisions, despite broad area structure plans, usually evolve and become densified in an ad hoc manner. Land owners wanting to divide their land, face few restrictions. My experience is that RVC staff and councils have a history of supporting subdivision, even that which is ad hoc. It is nearly impossible for residents to successfully oppose subdivision and its implications. The guidance of good land planning at a more local level (conceptual plans) than ASPs has long been lacking. I suspect this latest proposal is another example of land speculators looking to profit through subdivision and they expect few, if any, impediments. (*Ref, MDP Section 28, need for planning upgrades; also 7.12 - defined growth areas*).

RVC has a history of inviting people to move here in order to "live the country life". Yet, it does little to provide people with preserved nature and the outdoor recreation opportunities most newcomers say they want. I see no such provisions in the above application. (*Ref, MDP Goals, Parks and Open Spaces and Parks*).

This latest application should not be approved in the absence of a proper local land plan. This plan must fairly consider its implications for the close-by Bighill Creek, the ground water supply and the wildlife that it will alienate from more of its habitat. (*Ref, MDP Section 7 - residents want water and environment protected, Goals - protect wildlife and habitat*).

2. **Ground Water** - it is noteworthy that the multiple owners of this land parcel are represented by an engineering firm specializing in ground water. Undoubtedly this firm will advise that "there's plenty" to support more development. But, does RVC have any ability to assess if this is true - does it have staff or consultants able to assess ground water stability in the area? Does the province have these?

I object to putting my area in greater jeopardy of its ground water by increasing withdrawals, especially in the face of increasing drought. I object to "more straws" into a finite resource that we (RVC especially) has no real knowledge/understanding of. While a water cooperative line could relieve the situation, none is available and if it were, it would rely on dwindling rivers. (*Ref, MDP 7.4 - protect and monitor ground water*).

I also object to withdrawing more aquifer water for this subdivision for the reason that it is perched on the escarpment of a unique spring-fed creek. Bighill creek supports a broad variety of wildlife, both aquatic and terrestrial. The health of the whole ecosystem, including riparian and upland, depends on water. Much of this water comes from the 24 or so bank springs emerging below Bighill Creek's escarpment. Several of these bank springs occur downhill from this subdivision proposal. These need consideration and protection, not dismissal by both RVC and land profiteers. (*Ref, MDP 7.13 - protect riparian and wetlands, 7.15, 7.16 - protect aquifers, 7.26 - support conservation design*).

In regards to the application number PL20220156, we as homeowners in their direct vicinity and on the same side of the road as the proposed development are writing to voice our concerns.

We are not opposed to development, and know that it cannot and will not be stopped, but there are some major concerns with the amount of potential homes being built in this subdivision alone.

1. We have lived in this area for over 25 years. Since that time, we have seen the amount and quality of water deteriorate every time a new home is built.
2. There has always been a problem with the water availability in the area, and this is a long known fact.
3. There has already been another well drilled, next door to our property in the last month, due to its drying up.
4. The power grid in this area has also been stretched to the point where brown outs are a common occurrence. How will this be addressed with this many new homes?
5. The amount of traffic on Township Rd. 262 has increased in an excessive amount over the past 5 years and it is growing rapidly. The speed in the area is already dangerous with the road in front of our property often being used as a drag strip. It is already dangerous. Adding a small, uncontrolled intersection, to allow a minimum of 10 more vehicles coming and going, is a major accident waiting to happen!
6. Has anyone given consideration to light and ground pollution?
7. What about servicing the road going to the properties?
8. Also, garbage in the area is a problem. Without proper disposal or means of disposal, the amount of wild animals coming up from the coulee is an increasing problem. We regularly see coyotes, foxes, badgers and even cougars. The amount is increasing with each new home built.

I know you might think this is excessive, but the truth is, we have lived here for a very long time. The difficulties in more than one area have only increased with the growth of population in the area. If they want to develop the area to create more homes, they should be made accountable for the increase it is going to cause from electricity, water and garbage, to the effect on wildlife and the environment. If they want to develop that many properties, they should be treated like any other developer with having to bring in water, sewer and electrical upgrades to meet the increased demand.