

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



File Number: 04618033
Application PL20230157 / PL20240080

Attention: Michelle Dollmaier

This is to advise that we are landowners close the subject application and are in support of it.

Yours truly,

A handwritten signature in blue ink that reads "Donna Toews". The signature is written in a cursive style.

Gordon and Donna Toews
242200 Horizon View Road
Calgary, Alberta
T3Z 3K6

Planning Services Department
Rocky View County
242 Rocky View Point
Rocky View County, Alberta
T4A OV2

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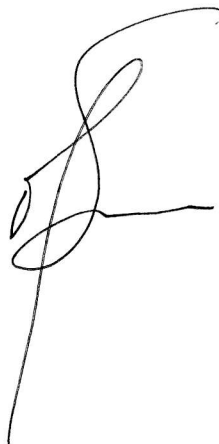
Attention: Michelle Dollmaier

This is to advise that we are landowners close to the above application and support the development.

Yours truly



Carrie and Mike Sweet
110 Robinson Road
Calgary, AB
T3Z3K6



7 Clear Mountain Rise SW
Calgary, AB T3Z 3J9

May 2, 2024

Michelle Dollmaier
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2



Re: File Number: 04618033, Application Number: PL20230157/PL20240080

Dear Ms. Dollmaier:

I am responding to the notice of application provided to us in connection with the above referenced application. Our home is situated upslope to the immediate north east of the proposed redesignation and subdivision, overlooking the existing parcel.

We object to any such redesignation and subdivision. The current R-RUR designation was originally established to ensure that the lands in this area are developed in a style which preserves the rural character of the area. All development to date, including our own home, has complied with this designation and style, including spacious lots of a minimum of four acres. To relax this requirement now, after the fact, will deprive us and others of the aesthetic benefits of this rural style which we all have paid for.

I don't believe that there is any valid justification for changing the historical designation.

I don't believe that this is the first time that a landowner in this particular area sought to be able to subdivide their property. It has happened previously, quite a few years ago, about 10, I think. The change was not approved at that time, nor should it be this time.

Yours truly,

A handwritten signature in black ink, appearing to read "JRB".

J. Richard Bird

May 10, 2024

To: Planning Services Department, Rocky View County-
262075 Rocky View Point, Rocky View County, AB, T4A
0X2

We are homeowners with property adjacent to the proposed redesignation and subdivision of Lot 2 Plan 0011577, NW- 18-24-02-W05M into 2 (R-CRD) parcels, a 2.38-acre parcel with a 2.27 acre remainder (File Number 04618033, Application Number PL20230157/PL20240080).

As part of the Robinson Road Conceptual Scheme, we and our neighbors depend on our wells to supply all our water needs as there is no other water supply to the area. We and our neighbors have concerns that adding more residences and water wells to the area at this time could have a negative effect on the local aquifer and groundwater by drawing from a water table already under stress due to prolonged drought conditions.

University of Calgary hydrologist, Masaki Hayashi, has been monitoring Rocky View County wells since 2013. He has reported that wells are hitting all-time lows due to years of drought and warned that ground water recharge will be problematic. Paul McLauchlin, environmental scientist and president of Rural Municipalities of Alberta, has echoed these concerns.

The Alberta Water Act states that household users have the highest priority to water rights among users. At a minimum, we believe that any new application for redesignation, subdivision or development in Springbank be required to provide independent aquifer test data supporting the application and demonstrating that, prior to approval, any new well(s) that may be required will not have an adverse impact on the water supply of neighboring properties.

In the absence of that data, we must oppose Application PL20230157/PL20240080.

Sincerely,

Thomas and Barbara Nardin

Micah Nakonechny

From: Bill Rafih <bill@manhattangroup.ca>
Sent: Friday, October 25, 2024 1:06 PM
To: Mdollmaler@rockyview.ca
Cc: Legislative Services
Subject: Bylaw C-8581-2024 - PL20230157 (04618033)

Hi Michelle,

I am supportive of this redesignation but was hoping you could advise what the proposed water supply is for the newly created lot?

Thanks in advance,



Bill Rafih | Manhattan Developments & Design
President | Direct: 403.803.1141 | manhattangroup.ca

Michelle Mitton

From: Richard Bird [REDACTED]
Sent: October 18, 2024 4:17 PM
To: Legislative Services
Subject: Bylaw C-8581-PL20230157 (04618033)

I, Richard Bird, am responding to the recently received notice of public hearing on this matter on behalf of my wife Cathryn and myself. Our home address is 7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9. We are affected by the proposed bylaw because our property is situated immediately to the north east of the subject lot and overlooks it from higher up on the hill.

It is our understanding that the current zoning for this area, which has been in effect since our property and all others in this immediate area were originally subdivided, requires at a minimum four acres per lot. The purpose of this zoning as we have understood it, and relied upon in locating our home in this area, is to preserve the rural character of the area. That is a quality which is of great importance and value to us and we believe this quality will be adversely affected by allowing any increased density or smaller lot sizes, especially in a location as visible from our home as this one is, but more generally anywhere in the area encompassed by the current zoning. We also fear that once this has been allowed for one it will establish a precedent, inevitably leading to more subdivisions for increased density, further impairing the rural character of the area. Consequently we oppose the enactment of this bylaw and resulting change to zoning.

Richard Bird