

**From:** [Chords 4me](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** File #10013317, Appl.#PL20240128 comments  
**Date:** Thursday, August 8, 2024 9:14:09 AM

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Attention: planning services dept, RV

Thank you for providing an opportunity to comment on application #PL20240128 file #10013317 to revise DC-123 for yet another setback infraction by a builder.

In the few cases that have gone to Rocky View for an exception to the side/back yard setback rules, the infraction has been a few inches, so immaterial human error can be accepted.

In this application, the accessory building was additionally placed over the well-known FRONT setback by a significant 32.64 inches. The owner is a developer-approved builder and so the error seems to be a blatant disregard for the DC-123 setback rule.

Any Front setback infractions lead to Negative Impact in the community to:

- a) neighbour sight-lines,
- b) emergency vehicle clearance,
- c) public in-ground utility corridor access,
- d) limit required parking spaces for the owner,
- e) be a collision hazard every time a vehicle backs out of this building onto the roadways (in this case it's on the main road into cottageclub so has high traffic)
- f) set a precedent for future builders/owners to disregard DC-123 front setback rules.

Other builders plan for smaller accessory buildings or find placement in the back of the lot within all setbacks. Many owners built within the DC-123 rules here and precedent should not be set that it's ok to intentionally do otherwise.

Respectfully,  
Katherine Achen  
418 Cottageclub Cove

**From:** [judy.humphries](#)  
**To:** [Michelle Dollmaier](#)  
**Cc:** [Division 3, Crystal Kissel](#); [Heather Haydu](#)  
**Subject:** File number 10013317  
**Date:** Monday, August 5, 2024 1:23:36 PM

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Hi Michelle,

This is regarding file number 10013317, Application number PL20240128  
Division 3

I am not in agreement with allowing this amendment.

I believe it does not leave proper amount of space required for vehicle parking.

Also this is a unit built by a builder that is familiar with the regulations on this site, having built other homes here.

It also should never have been passed by Rocky View once the foundation was poured, the error should have been discovered at that time, now it is coming to light when the home has been sold by the builder.

I am not sure how this can be mitigated at this stage, especially not feeling like the new owners should be held accountable for the builders error.

Judy Humphries  
256 Cottageclub Cr

**From:** [Wendy Taylor](#)  
**To:** [Legislative Services](#); [Michelle Dollmaier](#)  
**Cc:** [Greg Harris](#)  
**Subject:** BYLAW C-8584-2024-PL20240128(10013317)  
**Date:** Saturday, November 9, 2024 12:45:36 PM

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To Michelle Dollmaier, File Manager.

Good day

When is "Enough is Enough?"

Here is yet another example of a contractor doing what he wants, blatantly disregarding the bylaws, and asking forgiveness afterwards, sometimes after the property has sold. There are bylaws for a reason, when we purchased our lot we signed agreeing to the bylaws and we have followed them, along with many others.

What is stopping these Contractors and home owners from building other properties and pushing the bylaws even further?.

The once level playing field has been eroded, Rocky View County is now allowing, for example, full basements, larger homes, etc etc, which has moved the goal posts even further apart. This has an impact on our property values and these Contractors and home owners that disregard the bylaws are eroding the playing field even further.

Going forward, we hope Rocky View County does a better job of inspecting such properties during construction and to put a stop to the disregard of the bylaws.

Bylaw C-8584-2024 for a site-specific amendment to the Direct Control Bylaw C-6586-2007 (DC-123) should be rejected.

Greg Harris and Wendy Taylor  
Unit 113

Sent from my iPad

**From:** [Amanda Stephenson](#)  
**To:** [Michelle Dollmaier](#)  
**Subject:** Bylaw C-8585-2024-PL20240071 (10013172)  
**Date:** Monday, November 4, 2024 2:27:43 PM

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Dear [Recipient's Name/Community Association/County Planning Department],

I am writing to formally express my concerns regarding the ongoing construction of homes at Cottage Club that do not adhere to the setback requirements prescribed in our community bylaws. These setbacks were implemented for important reasons, including fire safety and maintaining appropriate spacing between properties.

As a property owner, I invested considerable time and financial resources to work with an architect in designing a home that complies with these setback guidelines, assuming they would be enforced. I understood these guidelines to be non-negotiable standards designed to protect our community. However, I am increasingly frustrated to see other homes constructed without the same adherence, which negatively impacts neighboring properties and the community overall.

Firstly, these setback violations affect comparative real estate values, as some homes are built larger and encroach on setbacks, disregarding the bylaws. Secondly, our community is located in an area where fire risk is a concern, and our distance from emergency services heightens this risk. Studies, such as those following the Maui fires, have shown that homes with adequate spacing were more resilient to fire spread. The setback requirements play a crucial role in providing this spacing.

Moreover, I am concerned with the approval and inspection processes that appear to permit these violations. As property owners, we submit our plans for permitting, and there are several inspections throughout the construction process. I believe that Rocky View County has a responsibility to ensure that these plans align with the bylaws. Either plans are being approved that don't meet the setback requirements, or inspections are not verifying compliance with approved plans.

This issue has become increasingly problematic as more homes are built, and as general contractors and builders continue to disregard setback rules without consequence. While I understand that new homeowners may be unaware if their homes do not meet setback standards, there must be accountability for builders and contractors who fail to follow regulations.

I appreciate your attention to these concerns and urge that action be taken to enforce setback compliance in future builds and address current violations to ensure our community's safety, fairness, and integrity.

Thank you for your consideration.

Sincerely,  
Amanda Stephenson  
Unit 310, 49 CottageClub Lane, Rocky View County