

From: [Helen Ohlhauser](#)
To: [Carter Shelton](#)
Cc: [hohlhauser](#); [TERRY OHLHAUSER](#)
Subject: 20 Calterra Estates Drive Subdivision Application
Date: October 29, 2024 9:33:16 PM

Dear Mr. Shelton,

As neighbours on their east side, we are writing to express our full support for Richard and Suzanne Lauzon's subdivision application and we sincerely hope this application will become a reality very soon.

Please do not hesitate to contact us should you require further information or have further questions:

Terry - [REDACTED]

Helen - [REDACTED]

Thank you for this opportunity to express our support.

Terry and Helen Ohlhauser (10 Calterra Estates Drive)

From: [JK Friesen](#)
To: [Carter Shelton](#)
Subject: Calterra Subdivision application
Date: November 1, 2024 9:09:40 AM

Dear Mr. Shelton,

My name is Jon Friesen and I live at 12 Calterra Estates Drive which directly borders Richard and Suzanne Lauzon's 4 acre property located at 20 Calterra Estates Drive.

I am reaching out to you today to express our support for the sub division of his 4 acre parcel into two 2 acre parcels. As someone who participated in a similar subdivision only a few years ago, I am hopeful the Lauzon's will soon be able to move ahead on theirs.

Any questions feel free to call or email.

Thank you.

Jon

Jon Friesen

Kirsten Friesen

[REDACTED]

[REDACTED]

Nov 2, 2024

Rocky View County

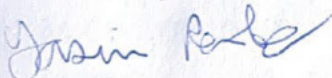
Dear Rocky View County Council,

We are writing to express my support for Rick and Sue Lauzon's application to subdivide their 4-acre lot into two 2-acre lots within our community.

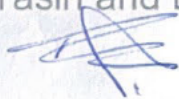
Our development largely consists of 2-acre lots, making this proposed subdivision both practical and consistent with the existing character of the neighborhood. By allowing this division, our community has the opportunity to welcome a new family, which can strengthen our bonds and contribute to our neighborhood's unique and supportive culture.

Thank you for your consideration, and we hope you will support this proposal, which aligns with both the spirit and practical needs of our community.

Sincerely,



Yasin and Billy Peshke



48 Calterra Estates Dr, Rocky View County




From: [Keith Gerla](#)
To: [Carter Shelton](#)
Subject: RE: Application PI20240152
Date: October 29, 2024 12:26:01 PM
Attachments: [image001.png](#)

It looks like I have no standing since the redesignation happened long before I purchased my lot. I am still opposed to any of the remaining Calterra lots going from 4 acres to 2 acres, not just this lot. If all the remaining 4 acre lots are allowed to be subdivided changing the character of the subdivision with no compelling reason, then I hope I am afforded the same opportunity to modify the rules for my lot such as adding another outbuilding.

Thanks

Keith Gerla 


From: Carter Shelton <CShelton@rockyview.ca>
Sent: October 28, 2024 4:25 PM
To: Keith Gerla 
Subject: RE: Application PI20240152

Good Afternoon,

I was just looking to confirm that my note below was received – could you please advise should you have any additional follow up from your letter of refusal at your earliest convenience?

Thank you,

CARTER SHELTON, BA
Planner 1 | Planning and Development
ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: | 403.520.8165
CShelton@rockyview.ca | www.rockyview.ca

From: Carter Shelton

Sent: October 18, 2024 9:49 AM

To: Keith Gerla [REDACTED]

Subject: RE: Application PI20240152

Good Morning Mr. Gerla,

I'm reaching out to provide confirmation that your letter of opposition has been received. I also wanted to take the opportunity to provide some additional information on the subject property. The parcel is currently designated Residential, Country Residential District (R-CRD), allowing for a minimum parcel size of 0.80 hectares (1.98 acres).

The parcel was redesignated from the previous R2 district to the R1 district back in 2001. The R2 district had a minimum parcel size of 1.60 hectares (3.95 acres), and the R1 district had a minimum parcel size of 0.80 hectares (1.98 acres). See pages 127 and 131 of the 1997 Land Use Bylaw [here](#), for more information. When the current land use bylaw was adopted in 2020, the parcel kept it's same regulations, just under the R-CRD District of the current Land Use Bylaw. See page 62 of the current Land Use Bylaw [here](#) for more information. I've attached a copy of the original bylaw redesignating the subject lands for your information.

Given the above information, if you could please advise whether you wish to remain in opposition to the application that would be greatly appreciated. Should you have any questions on the above please feel free to reach out.

Thank you,

CARTER SHELTON, BA

Planner 1 | Planning and Development

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: | 403.520.8165

CShelton@rockyview.ca | www.rockyview.ca

From: Keith Gerla [REDACTED]

Sent: September 18, 2024 6:18 PM

To: Carter Shelton <CShelton@rockyview.ca>

Subject: Application PI20240152

To whom it may concern:

This email is to express my objection to the proposed division of the 4-acre parcel in the

application. I bought my property based on the subdivision consisting of 4 acre lots. I assume the existing zoning means something and should not be modified for no good purpose. I want the area density to remain as is.

Keith Gerla
32 Calterra Estates Dr

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