

From: [Mike Griffiths](#)
To: [Christine Berger](#)
Subject: Re: Subdivision Feedback: File Number 03908001, Application Number PL20240039
Date: Monday, November 25, 2024 5:44:34 PM

Hi Christine,

As suggested, we have continued to work with the landowner, Mr Lajeunesse, and are pleased to report we seem to have found a proposal that is acceptable to Mr Lajeunesse and ourselves.

The landowner has proposed a driveway plan shown in blue on the attached aerial photograph. Provided this is accurate, and the proposed driveway turns Southwest behind the trees before the Northwest corner of Lot 2, this should minimize the sightlines, headlights shining into our property, and proximity to the open area running alongside our property, which was our main concern for privacy.

This proposal, while not as preferable as a Southern lot access road, is acceptable, as shown. Providing the driveways follow the blue lines indicated; we are happy to withdraw our issues and concerns about the subdivision plan. We would also like to acknowledge that Mr Lajeunesse has been very reasonable throughout our discussions, and we wish him every success in his subdivision plan.

Best regards
Miike and Samantha

Mike Griffiths


On Mon, Aug 12, 2024 at 9:19 AM Christine Berger <CBerger@rockyview.ca> wrote:

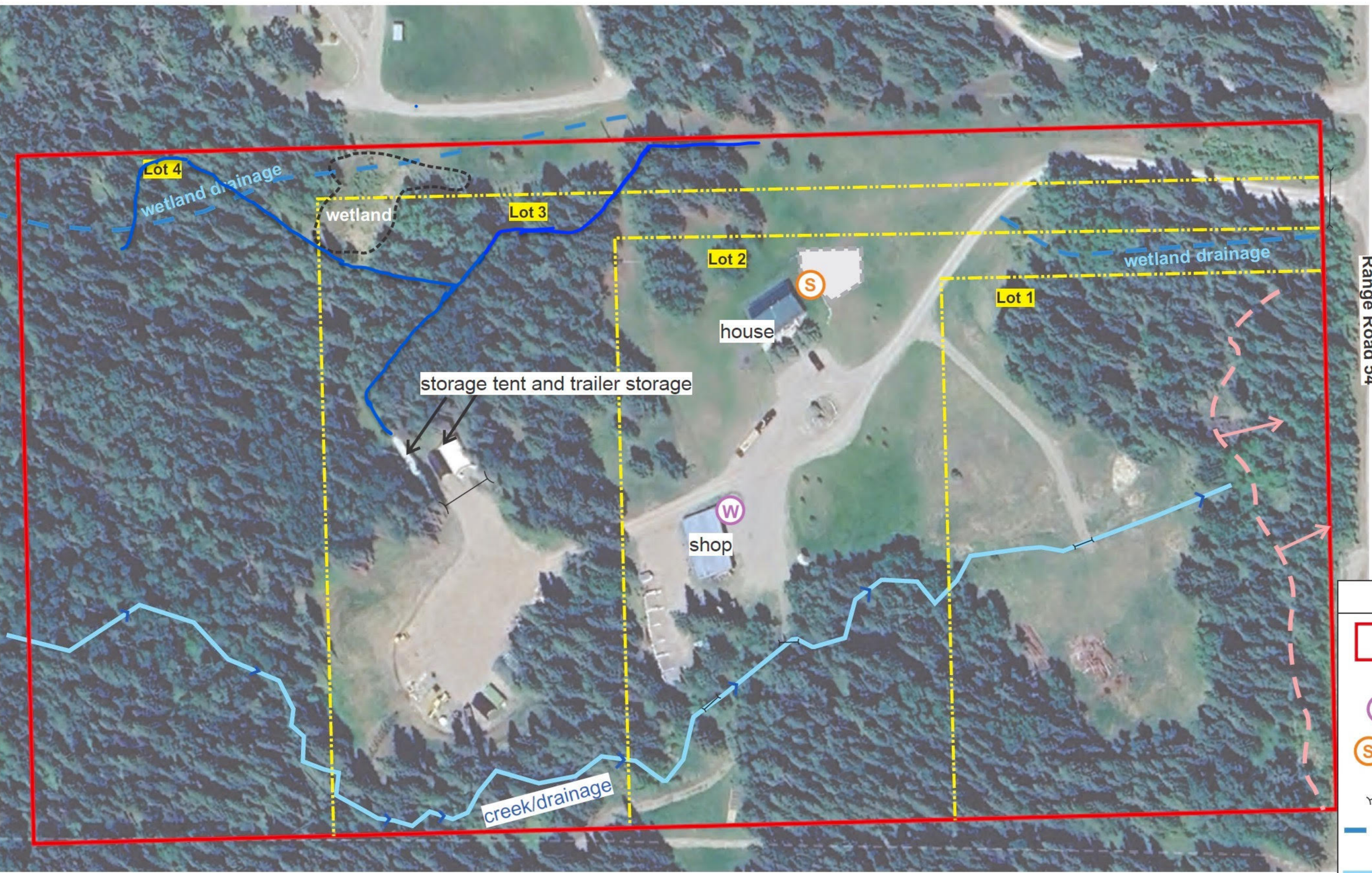
Good morning Mike and Samantha,

I will add these comments to the agenda package for Council to review if/when the file moves forward, but please note the County does not have any policy or regulations to dictate where a driveway is located on private land. Administration will ensure any approaches off the County road are in an appropriate location for safety purposes. If you have comments on the placement of the driveway, it would be best to continue to work with the landowner.

Sincerely,

CHRISTINE BERGER, MPLAN

Planner 2 | Planning



Range Road 54

LEGEND

-  Subject Site
-  Existing Water Well (ID 387088)
-  Existing Septic Tank and Confirmed Field
-  Culvert
-  Mapped Wetland Drainage (1990s hydrography Alberta Data Partnerships)
-  Creek (flow direction)
-  Seasonal Saturation, Drainage



ROCKY VIEW COUNTY

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

Office Phone: 403-520-3904

cberger@rockyview.ca | www.rockyview.ca

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From: Mike Griffiths [REDACTED]
Sent: Monday, August 12, 2024 7:12 AM
To: Christine Berger <CBerger@rockyview.ca>
Subject: Re: Subdivision Feedback: File Number 03908001, Application Number PL20240039

Hi Christine,

Thanks for sharing details about the Greater Bragg Creek Structure Plan.

We recently met with Mr Lajeunesse and he shared a new, updated plan to route the driveway for lot 4 alongside the open portion of our property boundary. This is different from his original plan to route the driveway for lot 4 along his current drive and then cut across the NE corner of proposed Lot 3 on his side of the trees.

His new plan to route the driveway along the panhandle for lot 4 and not behind the screen of trees would place all vehicles on this driveway in our line of site from our home, including headlights at night, etc. This could be avoided by routing the driveway behind the screen of trees at the North end of lot 3.

Referencing the Greater Bragg Creek Structure Plan, we would like to work with Mr Lajeunesse and the Rocky View County on a mutually acceptable solution, allowing Mr Lajeunesse to develop

his property and us retain our privacy.

Maintain Rural Character and Minimize Visual Impact

Reference: Section 7.1 Conceptual Schemes

Point: The Greater Bragg Creek ASP asks that new development plans should include a strategy for integrating the proposed development with existing and adjacent developments. This includes the preservation or improvement of existing sight lines. Additionally, within undisturbed natural areas, a visual impact assessment should be undertaken to identify and mitigate the potential impact of the proposed development on existing residential subdivisions. Relocating the new proposed driveway position to a less visible location would help preserve the sight lines from our home and minimize the visual impact on our property, aligning with the ASP's guidelines.

Reflect Existing Subdivision Patterns

- **Reference:** Section 7.4.3
- **Point:** The SP states that further subdivision should reflect densities and configurations consistent with existing adjacent subdivisions. By relocating the driveway, the subdivision will better match the established secluded patterns and respect sightline considerations, reducing visual intrusion to our neighboring home.

Foster Community Collaboration

- **Reference:** Section 7.1 Conceptual Schemes
- **Point:** Encouraging collaboration amongst directly affected landowners is a key policy in the ASP. Relocating the driveway can be seen as a compromise that takes into account the concerns of the community, fostering better relationships and community support.

We hope to continue these discussions and arrive at a plan to allow Mr Lajeunesse to develop his property while we retain the privacy of our home that was a major factor in why we purchased it.

We know that these new subdivisions need driveways, just please don't run them right against our open boundary where we will see every vehicle going back and forth. There are plenty of mature trees in place on the property that could act as a visual barrier. Putting the road behind them, would retain our sight lines and privacy, this is all we are asking for.

Best regards

Mike and Samantha Griffiths



On Tue, Apr 30, 2024 at 2:53 PM Christine Berger <CBerger@rockyview.ca> wrote:

Hi Mike and Samantha,

Thank you for sending comments. They will be included in the report package for Council to consider when making a decision, and sent to the applicant to consider as well. I will try to give a little more information below:

- The [Greater Bragg Creek Area Structure Plan](#) governs density in the area. As this parcel is located in an infill residential area in the West Bragg Creek zone, the minimum parcel size is 4 acres.
- The Greater Bragg Creek Area Structure Plan allows panhandles with a shared driveway rather than building County-standard roads in this area in order to better preserve vegetation and limit impacts on the environment. The current application implements the shared driveway approach; the proposal does not involve building a road at this time.

Please let me know if you have updated comments or any questions based on this information.

Thank you,

CHRISTINE BERGER, MPLAN

Planner 2 | Planning

ROCKY VIEW COUNTY

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

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cberger@rockyview.ca | www.rockyview.ca

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From: Mike Griffiths [REDACTED] >
Sent: Tuesday, April 30, 2024 10:13 AM
To: Christine Berger <CBerger@rockyview.ca>
Subject: Subdivision Feedback: File Number 03908001, Application Number PL20240039

<Copy of letter sent to Planning Services Department>

We support Mr Lajeunesse in his plan to subdivide his parcel of land. However, we have some comments and concerns about the proposed density, access road, disturbance, and possible visibility changes.

Early last year, we received a letter from Mr Lajeunesse informing us about his proposal to apply to subdivide a single parcel from his existing land. We exchanged emails about the plan and explained that we would prefer a development that leave the stand of trees adjacent to our property preserved.

So, it was a surprise on April 16 to receive a proposal outlining three additional lots, not the one previously discussed. Our comments and concerns are related to:

- Density – three extra lots, not one, and associated access road and home construction will be noisy. This higher density will change the nature of the area, which is currently quiet and backing onto Kananaskis.
- The property panhandles run adjacent to our property line. If any access roads use these panhandles, they will be visible from our property and headlights from any vehicles using them will shine into our property. Mr Lajeunesse explained

while the panhandles are necessary for planning, the access road would utilize his current drive and then cut across the NE corner of proposed Lot 3 on his side of the trees; this would be preferable.

- Our preference for an access road would be from Range Road 54 at the Southern boundary, or starting on the current access road, then running south along the boundary of proposed lot 1 and 2, and then west to lots 3 and 4.

Best regards

Mike and Samantha Griffiths

From: [Rick](#)
To: [Christine Berger](#)
Subject: Application for Subdivision
Date: Friday, May 3, 2024 6:35:14 PM

Re: File Number 03908001, Application Number PL20240039, Division 1

Our 5 acre property overlooks part of the parcel proposed for subdivision in the above application. We are only separated from that property by a ROW used by our neighbors. We support the application for subdivision. The approximately 5 acre lots that are proposed will not negatively impact us in any way and present no concerns for us. We look forward to having some new neighbors.

Rick and Nancy Courtney

231047 Range Rd 54, Bragg Creek

From: [Greg Potter](#)
To: [Christine Berger](#)
Subject: Comments - File # 03908001 - Application # PL20240039
Date: Friday, May 3, 2024 5:52:16 PM

I am a resident of the Elk Valley Park Estates subdivision adjacent to the property identified above. I am writing to express my support of the proposed development plan submitted for this property. In my opinion the development plan is consistent with the character of the area and supports the residents desire to retire on a portion of the subdivided property.

Best Regards,
Greg Potter



From: [Greg](#)
To: [Christine Berger](#)
Subject: file 03908001
Date: Thursday, May 2, 2024 6:34:02 PM

cberger@rockyview.ca

Christine,

Responding to the letter I received.

File 03908001

Application: PL20240039

Applicant: Susan Norrie

Owner: Lajeunesse, John

I 100% oppose this. The subdivision is not compatible with the infrastructure.

Greg Cumberland

From: [REDACTED]
To: [Christine Berger](#)
Subject: File Number 03908001. Application Number PL20240039
Date: Wednesday, May 1, 2024 4:23:46 PM

In response to your letter dated April 12, 2024 I oppose the proposed subdivision as the addition of more housing will cause further stress on the water supply which may cause other properties in the area to have problems with their existing wells. The disposal of their sewage may cause problems with contamination of the water supply as well.

The addition of more housing will cause additional traffic on Range Road 54 and the west Bragg Creek Road.

Additional subdivisions and housing cause additional carbon to the atmosphere.

There would also be a significant impact on the wildlife in the area as this is part of a wildlife corridor that consists of mule deer, white tail deer, moose, elk, black bear, grizzly bear, cougar, bobcat, lynx, wolverine, wolves, coyotes, red fox, grouse, Pileated woodpeckers, chickadees, nuthatches and several other songbirds. Cutting out essential habitat for them.

In this proposed subdivision there is no allotment for green space or set aside space for habitat.


It also appears that access is a problem with the possible addition of 4 driveways onto Range Road 54 is excessive. There are currently 3 driveways in that section of road already. Adding additional driveways in such a short space hardly makes any reasonable sense.

With my regards,

Gail Gerber

George C. Brindle, P.Eng., M.B.A.

B116, 43 Elk Valley Gate
Bragg Creek AB T0L 0K0
Canada



May 2, 2024

Christine Berger
Planning Services Department
Rocky View County
Via Email: CBerger@rockyview.ca

Dear Ms. Berger,

Re: File Number 03908001; Application Number: PL20240039

I am writing in support of this subdivision application by owner John Lajeunesse. I own property in the vicinity of the proposed subdivision land, and walk or drive by this property every day.

I wholeheartedly support adding more dwelling units to the local area, so that there are more rate-payers added to the county tax roll. The four proposed parcels are still quite large for a country-residential property, and would enhance the desirability of the entire community.

The large parcel sizes also give plenty of room for individual septic treatment systems for each parcel, as well as giving space for each future home-owner to FireSmart their property without having to remove every single tree.

This is a good subdivision design that will benefit the community at large, and I support it.

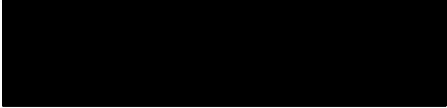
Sincerely yours,



George C. Brindle, P.Eng., M.B.A.

Jenny Hoops

B116, 43 Elk Valley Gate
Bragg Creek AB TOL OKO
Canada



May 2, 2024

Christine Berger
Planning Services Department
Rocky View County
Via Email: CBerger@rockyview.ca

Dear Ms. Berger,

Re: File Number 03908001; Application Number: PL20240039

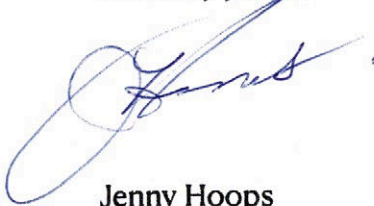
I am writing in support of this subdivision proposal, which is in the vicinity of my own property in Elk Valley Park Estates.

I am specifically in support of the reasonable sizes of the four proposed parcels, which would be similar to other country-residential parcels in the area. This will lead to more consistent appearance and use of the land as country-residential homes, and would be an excellent fit with existing parcels in the area.

I also support the proposed subdivision design, with individual access points from Range Road 54 for each parcel. I believe this will minimize potential disputes between future landowners, since they won't have to share a single access driveway.

This is a reasonable and attractive subdivision proposal that fits the surrounding community, and I am in full support of this application. If you have any questions, please contact me at the above address.

Sincerely yours,



Jenny Hoops

From: [Bill Hoyne](#)
To: [Christine Berger](#)
Subject: John Lajueness PL20240039
Date: Monday, May 6, 2024 1:04:51 PM

Hi Christine,

I am a landowner at 48 Elk Willow Road and a personal friend of John. I have known John for the last 25 years. I am in support of his land application to subdivide his parcel of land.

File number 03908001
Application: PL20240039

Regards,
Bill Hoyne

Council Members
Rocky View County
CBerger@rockyview.ca

May 3, 2024

Dear Ms. Berger,

RE: File 03908001
Application Number: PL20240039

Please note that I reside in West Bragg Creek and am in support of the proposed subdivision of the above addresses.

Keith Stephenson



135 Hawkeye Road

1925 44th Ave SW
Calgary AbT2T 2N7

