

Rocky View County  
262075 Rocky View Point  
Rocky View County , Ab  
T4A 0X2

Att

Xin Deng [Xdeng@rockyview.ca](mailto:Xdeng@rockyview.ca)

403 520 3911

Bylaw C-8099-2020-A Bylaw of Rocky View County to Amend Land Use Bylaw C 8000-2020

Re Application Number PL20200016 (0674032)/ 0604041

I fully support Dale Spicer ( Executor for Estate of Don Spicer ) for the redesignation and boundary adjustment to redesignate lot 3 & 4 , Block 1 , Plan 1212355, NE-04-26-03-W05M From Agricultural , Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1) , Residential, Rural District (R-Rur p 4.0) and Residential , Rural District (R-RUR) and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment. Located in the Bearspaw area , approximately 1.6 kilometres (1 mile) north of Highway 1A and on the west side of Range Road 33

The area still has general farm activities and rural living at this stage in the areas development plan and feel this supports the revised land use and future land uses with in the Areas Structure Plan

Range Road 33 is a gravelled road to the property which can support the future subdivision for 2 x20 acre parcels and 1x approx 15 acre parcel and 1 approx 12 acre parcel

Sincerely



Printed name

KEITH SVEINSON

Address

NW 1/4 Section 4, Twp 26, Range 3 west of 5 meridians  
located east side of Blundell Road

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262075 Rocky View Point  
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T4A 0X2

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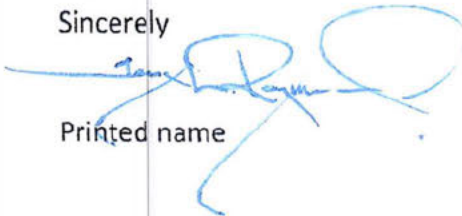
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Sincerely



Printed name



Address

TERRY AND CAROL Raymond  
261092 Glendale Road  
Rocky View County, AB  
T4C 1A2  
SW 1/4 9-26-3-W5M

AND  
RETAIL HOLDINGS 2004 LTD.  
261092 Glendale Road  
Rocky View County, AB  
T4C 1A2  
SE 9-26-3-W5M

Rocky View County  
262075 Rocky View Point  
Rocky View County , Ab  
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Sincerely



Printed name

Neil Roszell Larissa Roszell

Address

260195 RR33

Rocky View County  
262075 Rocky View Point  
Rocky View County, Ab  
T4A 0X2

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The area still has general farm activities and rural living at this stage in the areas development plan and feel this supports the revised land use and future land uses with in the Areas Structure Plan.

Range Road 33 is a graveled road to the property which can support the future subdivision for 2 x 20-acre parcels and 1 x approx. 15-acre parcel and 1 x approx. 12-acre parcel.

Sincerely,

Mark & Yvette Hall

260155 Range Road 33,  
Cochrane, Ab  
T4C 0B6

Tel: [REDACTED]

**Johnson Kwan**

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**From:** Mark Hall [REDACTED]  
**Sent:** October 2, 2020 9:31 AM  
**To:** Johnson Kwan  
**Cc:** Mark Hall  
**Subject:** [EXTERNAL] - Sub Division Range Road 33

**Categories:** Yellow Category

Do not open links or attachments unless sender and content are known.

**File number : 06704041 / 06704032**  
**Application number : PL20200016**  
**Division : 9**

Hi Johnson,

With reference to the above application, please note our concerns as follows;

- 1. Water :** when we bought our property from Mr. Spicer, a test was run on the well and the water was found to be only 1/2 gallon per minute. A new well had to be drilled on the property as this was clearly not sufficient for a standard sized family dwelling. Should permission be granted we would be concerned about the impact it could have on our water supply as the previous well had run dry. Has any investigation been done to establish the availability of water on the lots? There is also the question of water quality from all of the construction that will inevitably happen once the lots are sold.
- 2. Trees :** On the lot directly behind our property, the land adjacent to our property consists of mature trees that are on a slope that runs down to our property line. We would be concerned if those trees were cleared as increased run-off would occur, potentially flooding our septic field which is located at the back of our property. The affect this would have on our privacy and the potential light pollution also concerns us.
- 3. Access :** Range Road 33 is a quiet no through dirt road with a handful of properties on it. Development of these lots will at least double the amount of traffic, resulting in additional noise and dust. The construction traffic will have an even bigger impact on the road. There would be no other access route to the lots, affecting us at both front and to the back of our property, particularly with noise pollution for many years potentially.

Thank you for taking the time to view our concerns, which we hope will be taken into consideration during your decision making process.

Regards

Mark & Yvette Hall