

DATE Sep 23/2020

1 SUPPORT LIDIA URRUTIA'S APPLICATION  
TO CHANGE HER LAND USE TO  
R-SML IN ORDER TO CREATE TWO  
2 ACRE PARCELS

	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1)	Sept 23/2020 Calvin Baillie	282052 TWP RD 272 Rocky View County AB T4A-2Y5	Cal Baillie
2)	SEPT 24/2020 DEL SCIORE	282050 TWP 272	Del Sciore
3)	Sept 24/20 Shane Elder	272047 Ry Rd 282A	Shane Elder
4)	Sept 28, 2020 Jaclyn Tainon	272054 RBE Rd 282A	Jaclyn Tainon
5)	SEP 29 Mike Muir	272070 RR RD 282A	Mike Muir
6)	SEP 29 JACQUES BERUBE	272 053 RR 282A	Jacques Berube
7)	Sept 29 Crystal Berube	272053 RR. 282A	Crystal Berube
8)	SEP 29 CHRIS JONES	272106 RR 282A	Chris Jones

Date Sep 29 / 2020

I Support Lidia Unrau application to change her land use to R-SML in order to create two 2 acre parcels.

Name	Address	Signatures
10) Rachelle McIntee	272086 RR 282A	Rachelle McIntee
11) Sharon Ritchie	282116 TWP RD 272	Sharon Ritchie
12) Ashley Thompson	272030 Range Road 282A	Ashley Thompson
13) Lois Stauffer	272061 Range Road 282A	Lois Stauffer
14) TERRY STAUFFER	272061 RR 282A	Terry Stauffer
15) MAVIS IVERSON	<del>272029</del> RR 282A 272029	Mavis Iverson
16) LAURIE PIKE	272027 RR 282A	Laurie Pike
17) Kellie Risdon	272098 RR 282A	Kellie Risdon
18) Dalis Morrison	272081 RR 282A	Dalis Morrison
19) Bruce Morrison	272097 282A	Bruce Morrison
20) CANDACE CRAWFORD	272055 282A	Candace Crawford
21) Donna Bourne	282156 TWP RD 272	Donna Bourne

Date Oct 14/20  
I Support Lidia Unrau application  
to Change Her land use to R-SM6 in  
Order to create Two 2 acre Parcels.

Name	Address	Signatures.
22) Eric Plante	282036 Fox Meadow Vale	EPL

**From:** [Michelle Mitton](#)  
**To:** [Xin Deng](#)  
**Cc:** [PlanningAdmin Shared](#)  
**Subject:** FW: [EXTERNAL] - BYLAW C-8098-2020  
**Date:** February 8, 2021 4:00:46 PM

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**From:** [REDACTED]  
**Sent:** February 8, 2021 10:15 AM  
**To:** Legislative Services Shared <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** [EXTERNAL] - BYLAW C-8098-2020

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

Robert and Darlene Atkinson

HOUSE NUMBER 272077 Rge Rd 282

SE. 15-27-28-04, 2 1765LK

Rocky View County, AB

T4A 2T6

Rocky View Counsel Members:

We purchased an acreage in 1994 to enjoy country living. Since then a lot of the 20 acre parcels have subdivided into 5 acres parcels. This has changed the quiet and solitude of our area at Highway 567 and Rge Rd 282. The number of wells drilled in the area caused a deduction in our acreage. If 2 1/2 acre parcels are allowed that is a lot more wells being drilled into the aquifer. At what point do we run out of water? Range Road 282 already get washboard and soft spots in the spring as the road is built on black dirt. We as a family are OPPOSED of allowing 2 1/2 acre parcels. As a county you have in the past refused this application to other families in this area so I hope that you continue doing so.

Sincerely

Robert and Darlene Atkinson

**From:** [Mac Horwood](#)  
**To:** [Xin Deng](#)  
**Subject:** [EXTERNAL] - FILE NUMBER: 07315033  
**Date:** November 8, 2020 8:25:09 PM

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Good evening Xin Deng,

This is in regards to:

File number: 07315033  
Application number: PL20200142  
Division: 6

During the last application for sub-division of this property we were opposed to the application. We are still opposed for the same reasons as these reasons will not change. These are listed below:

- Increase in effluent due to additional septic. (sewage disposal)
  - Based on standing water due to precipitation in the area the last couple years (statically dry years). This is of significant concern for raw sewage being released onto the open field.
- Increase in water usage as additional well is required.
- Their have been and continue to be concerns for water shedding and flooding in the spring from run off.
  - Adding an additional home will add to this.
  - The entrance to Fox meadow Vale has flooded numerous times over the last 10 years, even with the dry weather.
  - The addition of another home south of Fox Meadow Vale would add to this flooding, as this water drains from the potential subdivided property to the north across Fox Meadow Vale.
- Precedent for other properties in the area sub-dividing would mathematically increase all of these concerns.

This subdivision opens up the potential for over use of the land and future ecological concerns.

Thank you.

Barb, Dave, Gina and Mac Horwood.

Sent from [Mail](#) for Windows 10

**From:** [REDACTED]  
**To:** [Xin Deng](#)  
**Subject:** [EXTERNAL] - Application # PL20200142, File # 07315033  
**Date:** November 5, 2020 6:55:56 PM

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

Hi Xin Deng,

Can you please bring the following letter to the attention of the Planning Services Department?

Thank you,

[REDACTED]

To the Rocky View County Planning Services Department,

Recently, we received a notice in the mail from Rocky View County regarding the application for land redesignation and the creation of two 2.065 acre lots from an existing 4.13 acre lot that sits adjacent to our property.

We have had a good relationship with the owner of this property, Lidia Unrau, so it is with some hesitation that we are providing comments in regards to this application, for fear that it could cause damage to that relationship. We have had conversations with Lidia regarding her proposal, but unfortunately, she moved ahead with her application before addressing the concerns we shared with her so we feel we must write to the County in order to share our unaddressed concerns. Some of these concerns could be addressed by the County themselves, but some of them are independent of the County.

One of our first concerns with the proposed creation of a new property has to do with water - both surface runoff, but also the unintended consequences that could result from drilling a new well. Whenever a new well is drilled, the potential exists for the water table to be impacted. In the 4 years we have lived on our property, we have already noticed changes in the quality of our water. This change has resulted in more sediment in our water, placing a heavier strain on our water filtration system. It is our understanding that drilling a new well in close proximity to other well heads could worsen water quality and alter the behaviour of the underground water supply, and for that reason, we are uncomfortable with a new well being created so close to our property.

The other issue relating to water would be the resulting runoff that will occur from the addition of another property. Runoff would be impacted by the creation of more solid surface collection points such as buildings and driveways, and also near-surface runoff from another septic field or mound. Currently, most runoff from the adjacent properties runs to a stormwater retention pond which is located on the corner of our property at Range Road 282 and Fox Meadow Vale. In the 4 years we have lived here, this stormwater retention pond has reached or exceeded its capacity every spring. The water level has risen so high some years, that it has flooded the road (Fox Meadow Vale) leading to our home. This is something that the County

could remedy by expanding the depth and overall size of the retention pond, to alleviate the current issues and any additional water runoff from a new property.

Lastly, one of our biggest concerns of all, has to do with precedent. Currently, all the acreages in the area of our property are at least 4 acres in size. It is our understanding that when the houses on Fox Meadow Vale were built, planning of our road incorporated future access to additional acreages which could be built in the future, should the farmers surrounding this area choose to subdivide and sell off their land. If this proposal were to be approved, those two lots would be the first in this area to be two acre lots. This would set a precedent moving forward for any other land owner in the area, to pursue subdivision of their land to two acre lots, thus creating more congestion in the area and the potential for more water issues.

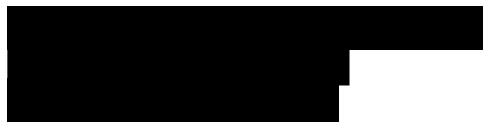
Like us, most of our neighbours chose to purchase property in this area, as the larger four acre lots allow for more space and openness. If the county allows for the creation of two acre lots in this area, that desired standard of living would no longer be attainable for the current residents, especially if others sought to subdivide their four acre lots to sell in the future for an increased profit.

We don't like to meddle in the business of what our neighbours do on their property as we feel that it is their business. However, when we are talking about the creation of smaller lots and more congestion, it causes shared concern for our community. It is no longer restricted to just Lidia's property, but has consequences for others in the area.

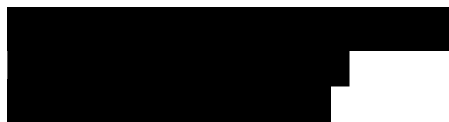
We wish no ill toward Lidia, and hope that our opposition to her application doesn't cause damage to our relationship. However we don't feel that we can silently allow this application to be approved.

Thank you to the Planning Services Department for the work you do for our County, and thank you for taking the time to process our concerns.

Sincerely,

A large black rectangular redaction box covering the signature of the first person.

and

A large black rectangular redaction box covering the signature of the second person.