

January 7, 2024

Attention: Michelle Dollmaier

Re: Redesignation Application

File: 06705041

Application: PL20230135/PL20230136

From: Mark Trenke [REDACTED]  
(immediate Neighbor)

To whom it may concern:

I write this formal letter to the above application for redesignation, in which we fully object. As an immediate neighbor to this, we have genuine concerns about the effects of this development to all the established country living homes and the lifestyle people expect in this region. In addition, problems with increased traffic and safety at an uncontrolled intersection, drainage of storm water, water supply, sewage treatment/drainage, and the environmental impact to lands below this high density project.

We completely object to the change of the land designation to **Direct Control** and proposed land usage as presented. This is the wrong location for such a project as the area is not prepared to support this at this time. A project of this scope is best suited within the Town of Cochrane and not in a Rural Country Living area that cannot support this project at this time **if ever**.

There is not adequate water supply available at this time and this Scheme talks about "future" extensions of water. "Fire suppression" talks about water storage, however, they have placed the storage on neighboring lands such as ours. They need to do this on their own lands. "Sanitary Servicing" they state again there is no current support, however, they state that the project is dependant on connecting to a regional system which is not yet constructed or approved. Several key reasons proving that this project is pre-mature for this location. Clearly a Scheme.

Under intent, they state in point two "ensure that the development vision for the assisted living community does not preclude other parcels within the Plan from developing in a logical and efficient manner; and," This is False, it completely precludes neighboring lands such as our 32+ acres.

Under Hamlet Vision for Assisted Living they state in paragraph 3 and 4 " This concept integrates SEAMLESSLY with the vision established in the Glenbow Ranch ASP..." This is also FALSE as half of our lands are designated Country Residential. Paragraph 4 "This vision is for a contextually appropriate assisted living development that **respects the established character of the area** by remaining **low in height and density** with natural buffers and screening from neighboring lands." False again there has been no respect to the character of the area and neighboring lands such as ours, especially since they have not contacted us once regarding anything to with this Scheme. What is low density in their mind?

How does this development scheme fit seamlessly into the vision of the current Glenbow ASP? If it did, then they would not require redesignation to “direct control”.

There are no specifics to what “assisted living” means in detail and the exact densities proposed. Vague definitions.

May I put your attention to page one of the “Conceptual Scheme” provided. Under Development Approach paragraph 3 it states that “the conceptual Scheme was prepared in a **consultation with the owners within the conceptual Scheme area**, the adjacent neighbors, and interested local community stake holders.” This is a LIE! We are the adjacent owners and the largest parcel of land directly bordering this Scheme. No one has ever approached us or discussed anything with us as a neighbor. In fact, they have used our lands for their storm water and drainage as well as streets to meet their needs not ours. This proposal should have all of the requirements like storm water collection/drainage, sewage, roads ALL be independent of neighboring lands, and all contained on their own lands. This “Glenview Road Conceptual Scheme” does not even state who wrote this and there are no contacts on this. This is definitely a Scheme produced by Schemers just as last time back in February of 2021. This must be stopped once again. Simply put this is the wrong project for this location and/or the right project for another location in the town of Cochrane.

Before any final decisions are made on this proposal, se should expect at least one public hearing where ALL landowners in the region are properly notified in advance and can attend and voice their support or concerns over this matter.

We find it suspicious that this group had strategically made this proposal over the Holidays and New Year when many people are away and travelling while this Scheme is once again trying to slip through.

The exact reasons why this proposal was rejected by council still remains and the notes and findings from the last attempt back in 2021 should be reviewed.

Please ensure that this formal letter has been presented on our behalf to council.

Regards,

Mark Trenke  
Landowner/Direct neighbor



**From:** [REDACTED]  
[REDACTED] [Michelle Dollmaier](#)  
**Cc:** [REDACTED]  
[REDACTED]  
**Date:** Saturday, December 30, 2023 2:12:30 PM  
**Attachments:** [Approved Minutes.pdf](#)

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Hello Michelle,

Please take this email as our most recent submission in opposition to the application PL20230135 / PL20230136 – file 06705041.

Further to my email below, **I suggest these additional points on our OPPOSITION to this Concept Plan and resignation;**

1. This development is not located in a commercial core area identified in the Glenbow Ranch ASP, and the site does not make efficient use of servicing.
2. The proposed high-density development is incompatible with the immediate Rural Residential (RUR) uses.
3. No details on the septic field and assessment of the impact on the groundwater and environment is provided.
4. No detailed study and assessment is given if any proposed on-site septic system meets all regulations for setbacks and use. For example, our property is within 300m of the setbacks required for a septic field to support this type of development.
5. The proposed development is in a transitional area to RUR, and it should not be changed as it is directly opposite to the intent of the Glenbow Ranch Area Structure Plan. The Glenbow Ranch ASP is developed in consideration of the land first – In this case, the land is topography serves as a natural transition to RUR from other designations; as such it should not be changed.
6. Pharmaceutical load on the wastewater would be quite high for this type of development; no information is addressed for such a development – this is not a normal residential load – Alberta Health Services report for such a facility should be required for any mechanical treatment assessment.
7. Insufficient community engagement and open houses to discuss the Concept Plan. Insufficient notice for the one open house was given and most neighbours could not make it.
8. The neighbour directly across Glenbow Road is a developer and does not live on the property; any support from this property should not be considered.
9. Landowner opposition to the original land use change to Direct Control caused the developer to change it to Special Public Servicing District. In this case, the developer has gone back to Direct Control, which landowners in the area did not support.

Thank you,

Sumesh and Cheryl Guptar

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**From:** [REDACTED]  
**Sent:** December 30, 2023 12:57 PM  
**To:** MDollmaier@rockyview.ca  
**Cc:** [REDACTED]  
**Subject:** RE: File Number 06705041 Application Number PL20230135/PL20230136

File Number: 06705041  
Application Number: PL20230135 / PL20230136  
Division: 3

Hello Michelle,

We are residents of 30 Glenview Rd, Cochrane, AB T4C 0B8. Our property is directly affected by the proposal to redesignate Lot 2, Block 1, Plan 0714945 from Residential, Rural District (R-RUR) to a Direct Control District (DC) to facilitate the development of an assisted living community. **As the neighbour directly to the south of the proposed property, we oppose the proposal to redesignate from Rural District (R-RUR) to a Direct Control (DC) to facilitate the development of an assisted living community. Furthermore, the Glenview Road Conceptual Scheme should NOT be accepted.**

We consciously chose to live in the Glenbow area, inspired by the Glenbow Ranch Area Structure Plan and the vision and guiding principles set out by the MDD. We do not believe O2's Glenview Road Conceptual Scheme should be approved as it is inconsistent with MDD's guiding principles and the Glenbow Ranch Area Structure Plan. Some of the reasons are:

- The proposed Glenview Road Conceptual Scheme does not reduce the overall footprint of this development, which is inconsistent with one of the guiding principles of 'alternative residential development forms that reduce the overall footprint are pursued';
- Low-impact development management is not being followed in this Glenview Road Conceptual Scheme; light pollution from the facility for existing neighbours is not addressed; noise pollution is not addressed; no detail on water management for neighbours that are impacted by construction, and overall this type of development is not low-impact given the waste management system proposed for the Assisted Living; due to the intensity of this development, **a recommendation would be for the Assisted Living is that it must connect to a piped-waste water system for any phase to avoid impact on the aquifer of existing neighbours**
- The proposed development does not conserve and enhance the valued landscape to coexist with the natural landscape; there are no proposed high berms with trees planted to avoid existing neighbours to continue to enjoy the natural landscape of their property; the Glenview Road Conceptual Scheme does not have any provisions on how this important aspect of the Glenbow Ranch Area Structure Plan will be achieved
- No mitigation of impacts on existing residents are proposed, which speaks to the lack of benefit for the community as a whole, but only focuses on the Developer's perspective, which is inconsistent with the Glenbow Ranch Area Structure Plan;
- A mandatory requirement for development of this type should only be allowed once municipal water and sewage services have been brought to the proposed property at the

Developer's expense

While development is necessary to continue to meet our growing population and aging population, we do not believe this proposed plan sustainably achieves this. This proposed development, and associated proposed land redesignation is not appropriate for this location. Such developments should create opportunities for a range of affordability and lifestyle experiences for all residents, consistent with the Glenbow Ranch Area Structure Plan but this proposed land use redesignation (on Table 4, page 38) of the Glenview Road Conceptual Scheme does not achieve this per the listed items above. **The developers and their customers are the sole beneficiaries, without any consideration and input from existing parcel owners.**

Most importantly, this does not achieve the lifestyle of the existing neighbours sought in the RUR designation. We've chosen to invest in this area because of Glenbow's natural beauty and historical significance, which we would like our kids to grow up with. This development prevents us from enjoying the property as it is designated. For example, we have a horse that we will bring to the property. However, we will not be able to have our horse on the property due to the stress from this development during construction and operations. The visual, noise, and light pollution of this development are inappropriate in this location. Glenview Road is the wrong place for this development. This development directly impacts the enjoyment and lifestyle that the RUR designation aims to deliver for the residents of Glenbow.

**Rocky View County Council rejected this development on February 8, 2022 (PL20200185 - Bylaw C-8134-2021), stating it was in the wrong location.** Now the Developer is trying to change the location itself with their vision of a Conceptual Scheme (CS) for Glenview Road to accommodate its development objectives. **The neighbours do not want it; the Rocky View County Council rejected it, so this redesignation should not be allowed, nor should this Glenview Road Conceptual Scheme be accepted.**

Lastly, a vision for any proposed area on Glenview Road should be done inclusively. This vision is only the Developer's; no input from existing landowners in the area has been considered. It certainly does not align with our vision or how we enjoy the property today. As we were the only ones that attended the virtual open house, we discussed it with our neighbours, and they had no input to this Glenview Road Conceptual Scheme.

Thank you,

Sumesh and Cheryl Guptar

**Michelle Dollmaier**

Senior Planner | Planning  
262075 Rocky View Point  
Rocky View County  
Alberta T4A 0X2  
(MDollmaier@rockyview.ca)

2023 12 28

**Re: File 06705041**

Application number: PL20230135/PL20230136

Dear Michelle Dollmaier

We are writing to voice our strong opposition to the proposal to redesignate Lot 2, Block 1, Plan 0714945 from Residential, Rural District (R-RUR) to Direct Control District (DC), in order to facilitate the development of an assisted living community. This was conveyed to us by postal mailing dated Monday, December 11, 2023 and received on December 18, 2023.

We have previously commented in writing on a similar proposal in 2021, where an application to redesignate the same lot from Residential, Rural District (R-RUR) to Special, Public Service District (S-PUB) was meant to support a very similar assisted living development. Our comments were sent to the planner Xin Deng on 2021 02 04 and to the Legislative Officer Erin McGuire on 2022 01 15. Let me know if you require copies of our previous letters.

We are owners of farmland property **SE-05-26-03-05 (A-5346 JK)** directly east of the proposed land-use redesignation for a development at 22 Glenview Rd. We are writing to express our concerns and strong opposition to this renewed proposal. Many of our concerns have been previously submitted and are again outlined here.

We have owned and farmed this land for over 50 years. The original attraction to purchase our property was the farmland/ranching location midway between Calgary and Banff National Park, coupled with the spectacular scenery and unspoiled prairie views. Over the decades, we have done our best to limit development in the area, to preserve farmland for agricultural and ranching use. We have written in opposition to many residential plans nearby, and more recently, have been strong supporters of the Glenbow Ranch Provincial Park initiatives, since this represents an attempt to retain the natural values within the Glenbow Ranch area.

As you are certainly aware, there was a large study of the Rocky View County land use several years ago, resulting in the enacted current Land Use Bylaw (C-8000-2020). In addition, there was a large study of the Glenbow Ranch Area prior to 2017, resulting in another bylaw adopted for the Glenbow Ranch Area Structure Plan (Bylaw C-7667-2017). Both of these documents outline an orderly plan for the preservation and maintenance of the rich and spectacular landscape south of Highway 1A adjacent to the Glenbow Ranch Provincial Park. These bylaws highlight that the primary land use in the area is ranching. The area structure plan provides a framework to “retain the integrity of the overall area structure plan concept, and how development will be connected and integrated with adjacent areas.” The bylaw also highlights environmentally significant grasslands, wildlife corridors, escarpments, and steep slopes; valued views, both into and from the Glenbow Provincial Park; and three existing country residential communities: Coyote Valley, Glenview, and Mountain Ridge as well as individual residential parcels scattered throughout the area.

Among other aspects, the bylaw also outlines goals to:

- to enhance the experience of existing residents by preserving open space, maintaining views of the Glenbow Ranch Provincial Park, and creating connections to that Park.
- to mitigate the impacts on existing residents from traffic and new forms of residential development.
- to support planned and logical development that can be adequately serviced with water and wastewater, and manages stormwater in a way that maintains or enhances Bow River water quality.

All of these long-term goals include the maintenance of the current **low density rural residential land use** in the area of the current proposal.

The most recent application has devoted no discussion of the actual proposal or reasons to redesignate Lot 2, Block 1 Plan 0714945 from Residential, Rural District (R-RUR) to Direct Control District (DC). Rather, the developer has submitted a Conceptual Scheme (CS) to support the assisted living proposal. This CS seems to be designed to counter the administrations rejection of the previous proposal in 2021, by supplying a concept plan for the entire TDC Build Area G Hamlet Residential and Commercial lands. As stated in the document, the CS “is intended to demonstrate serviceability of Parcel A based on existing and proposed infrastructure. This developer (1343797 Alberta LTD) probably made a mistake by buying Parcel A, lot 2, Block 1 which is located in the Hamlet Residential land use area (Fig. 7). The developer should have purchased property in the Hamlet Commercial area, directly east of the Hamlet Residential area as defined in the Glenbow Ranch ASP Land Use Strategy (Map 7, bylaw C-7667-2017, amended April 24, 2018 by order MGB Order 024/18), where they would likely have been able to develop an assisted living development.

Additionally, the Conceptual Scheme Plan establishes a strategy for provision of the necessary transportation, utility servicing, and stormwater management infrastructure to service the remainder of the Conceptual Scheme area based on the vision defined by the Glenbow Ranch ASP”. In other words, the current CS is the developers vision of how the entire Area G Hamlet could be developed, rather than focusing on the specific lot where the assisted living development is being proposed. In that sense, the CS does not specifically address the proposal to change from R-RUR to DC. In fact, there appears to be no specific discussion of this in the CS proposal.

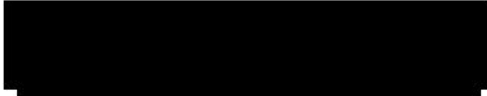
As far as I know, the current landowners in the area around Parcel A have not been consulted about the developers’ vision for the whole area. The developers seem to assume that landowners will develop their properties for more residential use that will require support transportation, potable water servicing and stormwater management infrastructure. The developers of parcel A are pushing their development concept for the whole area for more residential dwellings and commercial activities. They seem to miss the entire point that most of this is valuable agricultural and ranching land that needs protection from development!

We strongly reject the inclusion of our land (Parcel I) in the developers vision for “subject to future lotting” (Fig. 9), “assisted living site access and pedestrian network” (Fig. 12), “storm servicing” (Fig. 15), “municipal reserve and public utility lot” (Fig. 16), and “future land use” (Fig. 17)

Again, we suggest that this proposed development does not at all conform to good, low density development in this rural residential area. Further, we suggest that such a senior assisted living community to accommodate residents in many multi-family buildings would be much more suitably located in an area closer to an urban centre, such as Cochrane or Calgary where future residents would have convenient access to local amenities to support their full life needs. This would also reduce the need for cars and the accompanying parking lots, a poor use of any land these days! We are all trying to move society away from cars to mitigate global warming. The creation of the Glenbow Ranch Provincial Park provides opportunities for seniors to visit this beautiful and relatively unspoiled area of Alberta. Living in developments in close-by, more urban areas of Cochrane or Calgary would help to maintain this lovely environment!

Thank you for the opportunity to comment on this ill-advised proposed redesignation and encourage Council to reject this proposal.

Sincerely



Eric Carstens, Anita Krebs and Conrad Krebs-Carstens





**From:** [REDACTED]  
**To:** [Legislative Services](#)  
**Cc:** [REDACTED]  
**Subject:** Bylaw C-8606-2025 & Bylaw C-8605-2025-PL20230135 / PL20230136 (06705041)  
**Date:** Wednesday, February 5, 2025 4:22:19 PM  
**Attachments:** [Rockyview County letter of opposition to development file 06705041.docx](#)  
[Letter to county-Michelle Dollmaier February 4th.docx](#)

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To whom it may concern. Please find attached opposition letter for the upcoming public hearing as per bylaw stated in subject line above.

Please confirm receipt of this email.

Thank you!

**Mark Trenke**

February 4<sup>th</sup>, 2025

Attention: Michelle Dollmaier

Re: Bylaw C-8606-2025 &amp; Bylaw C-8605-2025-PL20230135/PL20230136(06705041)

From: Mark &amp; Claudia Trenke (immediate major landowner)

Dear Michelle:

We write this formal letter of opposition to the above application for redesignation.

As an immediate neighbor to the lands described in parcel A (13.99 ac) our concerns are still serious and unchanged. On January 7<sup>th</sup>, 2024, we submitted a letter of opposition to council which I have also included for your reference. We still feel our concerns of that letter have not been met as well as new concerns.

This conceptual scheme is for the “sole” benefit of the landowner of parcel A. as noted above, this landowner is only an 8% owner of the lands described and included in the proposed “scheme”. Our lands equate to approximately 20% of the conceptual scheme, therefore, we feel that our concerns and request should receive great consideration.

As stated in our January 7<sup>th</sup> letter from last year, we stated that we want nothing to do with this potential scheme and we formally request to have our lands removed from this proposed scheme. A minor landowner such as parcel “A” should not have their individual needs met for the financial gains they are scheming at the expense or required use/support of surrounding lands. They must plan within their means or rights within their own lands. Especially with such a small parcel of land.

IF this group had direct and personal discussions with the “major” neighboring landowners and together a potential solution for development was agreed upon then at that point in time a proposed “conceptual Scheme” could have some relevance to the county ASP. This clearly has not happened although the group behind this development has insinuated that they have had input from or spoken with the landowners affected by this scheme. This remains false. This lack of communication and false representation reiterates our concerns around this application including our comments in our letter from January 7<sup>th</sup>, 2024 (file attached)

The use of the word “interim” for waters & septic is still a major RED flag. You can’t approve a high-density hamlet with a “future” plan for water and septic. This is cart before the horse mentality. Simply a wrong location for such a proposal. This needs to be within the town area to be feasible. This “deflecting” the facts technique is not working. For these reasons alone we see this proposal as a hard stop.

In this “scheme” there is verbiage around small-scale commercial. On page 22, paragraph 22 they describe “... provide meal service to residents via and on-site restaurant and café. These food service uses will also be open to visitors and public for dine-in service.” Does this mean that they plan to open a McDonalds or Earl’s on site? Are the provide meals at a cost like skip the dishes? The current ASP land use does not include any “commercial” uses. The mapping clearly shows hamlet-commercial far to the east of these lands. There should not be any “commercial” type zoning or business approved on any development on this small 13-acre parcel of land.

On page 23, in RED, shows 4 separate buildings for commercial. What exactly are they “scheming”? Again, we oppose any type of commercial development on this 13acre piece of land. This is simply overuse, over development and misrepresentation of what “truly” is at mind hear.

Commercial restaurants and coffee shops for the purpose of “assisted living” how defined is this and to what detail/restrictions. What is defined and restricted in “assisted living”. these are so vague that we fear this is only a “cash grab” for income and not for the benefit of the community, neighbors and country residential that we all love in this area.

Allowing restaurants, coffee shops and perhaps a gas station to develop here along side potential low income “rental” properties with high turnover and no controls ONLY for the financial gain of the ownership group behind this. Who are these people and why are they avoiding speaking with neighbor landowners? Why do they tactfully choose to try and push these concepts past council during times of the year when they know that most landowners are vacationing and might miss their opportunity to oppose this poor effort to capitalize on such a small parcel of land at the expense of others affected immediately around them.

It is the “major” landowners in the area and immediately adjoining this small piece of land that should have major input into all proposed development schemes.

Please add our names to list of people attending the public hearing as we plan to speak at the hearing. We are now forced to come home early from our winter “Family Day” due to this public hearing date and we will now engage our legal team to advise us on this matter in the meantime.

Kind Regards,

Mark Trenke/Claudia Trenke

Landowners/Direct Neighbors

**Michelle Mitton**

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**From:** Suzie Kim [REDACTED]  
**Sent:** January 27, 2025 12:00 PM  
**To:** Legislative Services  
**Subject:** About Bylaw

Hi. I am a representative of the land- 75 Glenview Road.

I welcome to the plan of Bylaw C-8600-2025 and Bylaw C-8605-2025.  
Because of these plans will be beneficial to nearby local community members in the future.

Regards

*Suzie( Myunghee ) Kim*

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

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**From:** reginald klassen [REDACTED]  
**Sent:** Wednesday, February 5, 2025 10:37 PM  
**To:** PAA\_Development <[Development@rockyview.ca](mailto:Development@rockyview.ca)>  
**Subject:** Fw: regarding Feb 16/25 hearing for development proposal at Glenview Rd/Hwy 1A

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**From:** reginald klassen [REDACTED]  
**Sent:** Wednesday, February 5, 2025 8:37:22 PM  
**To:** reginald klassen [REDACTED]  
**Subject:**

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We are responding to the application for land redesignation no. PL20200187 and MSDP PL20200185. Our concerns relate to the both the size and layout of the proposed facility and it's impact on properties adjacent to the facility and also the impact on others in the general community. They also relate to the need for services and their impact on infrastructure in the short term and the potential for changing the local community in the long term.

This facility here?

The number of residents proposed for this facility is high by most standards including urban senior residences. The arrangement of townhouse-like buildings is not typical for supportive living residences which usually have a smaller footprint and would be multi-story for this many people. The needs for meals preparation and distribution either to a cafeteria and /or to residents rooms are better met with a concentration of residences. Recreation and physiotherapy/OT facilities are better accessed by seniors especially in winter when they are within the same building. Have these things been worked out by the developer or will they require a design change once they have approvals? Who's need is it really? Assisted living facilities generally are expensive to build and expensive to live in. Intensive facilities are more so. Is the developer the first one to see a need? Is he a member of this community? This is more than a "new build". It requires ongoing oversight and large maintainance expenditures. Would the province need to inject funds to finish and support this facility. If so, do they see a need in this location?

Traffic and related Infrastrure

A facility of this size would require substantial services for food preparation, laundry, cleaning, and maintenance. My colleagues in the health care professions (physicians, nurses, social workers), caution that the flow of traffic and the need of adequate parking for staff and visitors to a facility of this size should not be underestimated.

Supplying this facility would require regular movement of large trucks on and off the property. Trucking of sewage for staff and residents alone could require multiple semi-truck loads per week. We feel the design is insensitive to the families living in the adjacent 2 properties. They would have to live with this near traffic daily.

The Glenview intersection would become a relatively high flow one because of service trucks and staff. The 1A is the main artery for traffic to and from Cochrane. Flow is high during rush hour and more so in summer. Especially before and during weekends. Imagine the disruption. If this facility wouldn't be built, how soon would the County install traffic lights here?

#### Water and Sewage

The proposal states that the water coop has been approached regarding capacity for the 1<sup>st</sup> phase. Would upgrades needed for subsequent phases make sense given that at present, the site is near the end of the line. What reassurances would local households have that the developer wouldn't seek to offload some of these expenses onto them on the basis of frontage.

Sewage management is concerning. If the 1<sup>st</sup> phase is for 400+ people the developer is essentially suggesting the ultimate establishment of a small town equivalent. Why would any jurisdiction allow the development of a facility on vague plans to manage the sewage and gray water output by trucking. I calculate the average output from 460 individuals to be just under 14,000L/day based just on toilet flushing alone. This is based on the average person flushing 5x/day with 6L/flush. This is just a portion of what this facility would produce. Would the effluent be stored in underground tanks or holding ponds. The capacity for this effluent would

have to be several times greater than a daily maximum potential output. What would happen if the storage was near capacity and something like a weather event prevented haulage.

The developer's timeline for connecting to a sewer line is vague. The sole purpose for a line would be to serve this establishment. Who else in the near future would need it? Given the state of Calgary's economy it's difficult to see the need for the development of a hamlet or town in the area for a long time. The cost would be high and, again, I'm concerned that the developer would try to off-load some of the cost onto local households.

The households in the Glenview community are well aware of the potential for local development. The supposition is that long term planning for this is based on sober fore-thought and therefore, shouldn't be easily put aside. The aim should be to reduce as much as possible, the negative effects of large projects on a community. I raise the question again; why here? I think it has more to do with a view to "extract value" from a particular piece of land, than some altruistic motivation. As someone who works with elderly people with needs, including dementia, I think there are locations with better access to services for those with limited mobility and where roadways, water and sewage are near or already in place. If re-designation reduces scrutiny to facilitate the aims of the developer it should not be granted. I think he needs to do more work to prove need. I also think there should be guarantees that he fund all aspects of the development if you allow him to go ahead ie water, sewer, roadways. He should also provide a fund to cover environmental damage if his sewage storage facility is flooded or damaged.