

From: [Todd Olsen](#)
To: [Carter Shelton](#)
Cc: [Suzy Olsen](#)
Subject: Re: comments on file# 06713011 - PL20240147 & PL20240150
Date: November 24, 2024 10:29:54 PM
Attachments: [image001.png](#)

Carter, as discussed the requested file is not consistent with the nearby properties which are 4 acres or above, and is also not in line with the current bearspaw ASP plan. I do not support the approval of this file.

Further, the new beaspaw plan is up for some healthy debate and I believe making exceptions now for the above file would be seen as avoiding community debate on changing from 4 acre to 2 acre spacing for properties already previously approved at the standard 4 acre parcel min size.

Kindest regards,
Todd Olsen

262068 Poplar Hill Dr
[REDACTED]

On Thu, Nov 7, 2024 at 8:45 AM Carter Shelton <CShelton@rockyview.ca> wrote:

Good Morning Mr. Olsen,

First, thanks for your feedback on the noted redesignation / subdivision applications; I wanted to confirm your feedback has been received and the concerns will be included in Administration's report to Council if/when the file progresses to that stage.

Regarding the acceptance of applications, everyone has the right to make an application regardless of its' alignment with statutory planning documents. Administration endeavors to make applicants aware of any conflicts with these guiding documents as early on in the process as possible; however, should the applicant wish to proceed with the application Administration will progress the file through the review process. Council is the decision making authority for all redesignation applications and subdivision applications which do not align with guiding planning documents. Administration's ultimate recommendation to Council is based on an evaluation of the application pursuant to its' alignment with the overarching statutory documents. In this case the subject lands are located within an area recommended for concept plan preparation to guide development of parcels less than the 4 acres stipulated in policies 8.1.20 & 8.1.21 of the [Bears paw ASP](#). As this area (quarter section) has not been comprehensively planned for further development beyond that 4 acre threshold, this does create a conflict with the Bears paw ASP and potentially the County Plan, and the applicant has been made aware as much.

Regarding the access concerns/questions, you're correct the two adjacent properties currently share an internal driveway with access easement across a panhandle portion of land connecting to

Poplar Hill Drive for each of the western properties. Those panhandles are part of the private property of the adjacent landowners, see the image below for clarification. What is being proposed is to remove a portion of the existing panhandles and construct a Local Road to County Standards to the proposed boundary for the proposed 2 acre parcel. This would require the road be constructed at the expense of the applicant within that panhandle area. It's also worth noting that the panhandle portion of those lands are subject to a road acquisition agreement previously registered on the properties at the time those lots and panhandle were created.



I hope this addresses your concerns, but if there's any further clarification required please feel free to reach out via my direct line listed below.

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: Todd Olsen [REDACTED]
Sent: November 6, 2024 3:05 PM
To: Carter Shelton <CShelton@rockyview.ca>
Cc: Suzy Olsen [REDACTED]
Subject: Questions on file# 06713011

Good afternoon Carter,

I am writing to get some clarity on the file number above. The new Bears paw area structure plan updates have not been approved yet so I am disappointed that planning is accepting applications to drop below the current area structure plan 4 acre minimum until this new Bears paw area plan has appropriate community involvement and is either ratified or adjusted. Making exceptions now seems like skipping community involvement and encouraging more similar R-RUR -> R-CRD files. In this particular file I believe that the current owner does not even live at this property so this request appears for financial gain only.

Beyond this concern I also do want to get more details on the application related to road construction as shown on the back page of the page. What are these details? I believe there are currently two other new homes behind this one which appear to share the same driveway and were only built and likely subdivided in the last couple of years. What is happening with this road? Now there are 3 homes on the driveway. Is this the future ambitions of Bears paw area plan?

These decisions will not only impact me as a current neighbor across the street, but may also impact my direct property enjoyment of my own property at 262068 poplar hill dr. You see I too have a shared driveway with my neighbor via an easement. Anything approved now will be a precedent for others to reference should they too decide to convert a R-RUR property into as many R-CRD properties as allowed. When we purchased in 2000 we knew that surrounding (larger than 4 acre) parcels could be developed. Approving files like the one above WILL have future impact on many of us in similar situations.

I would like clearer details of why these applications are being pushed through until the future Bearspaw Area plan is completed.

Please forward to anyone else if my comments are applicable to the area plan as well as this file.

Kindest Regards,

Todd Olsen

[REDACTED]

262068 Poplar Hill Dr

From: [Pagenkopf, Troy](#)
To: [Carter Shelton](#)
Cc: [Monika Pagenkopf](#); [REDACTED]
Subject: Comments to PL20240147 & PL20240150 (file # 06713011)
Date: November 23, 2024 11:16:00 AM
Attachments: [image001.png](#)

Regarding File Number: 06713011
Application Number: PL20240147 / PL20240150

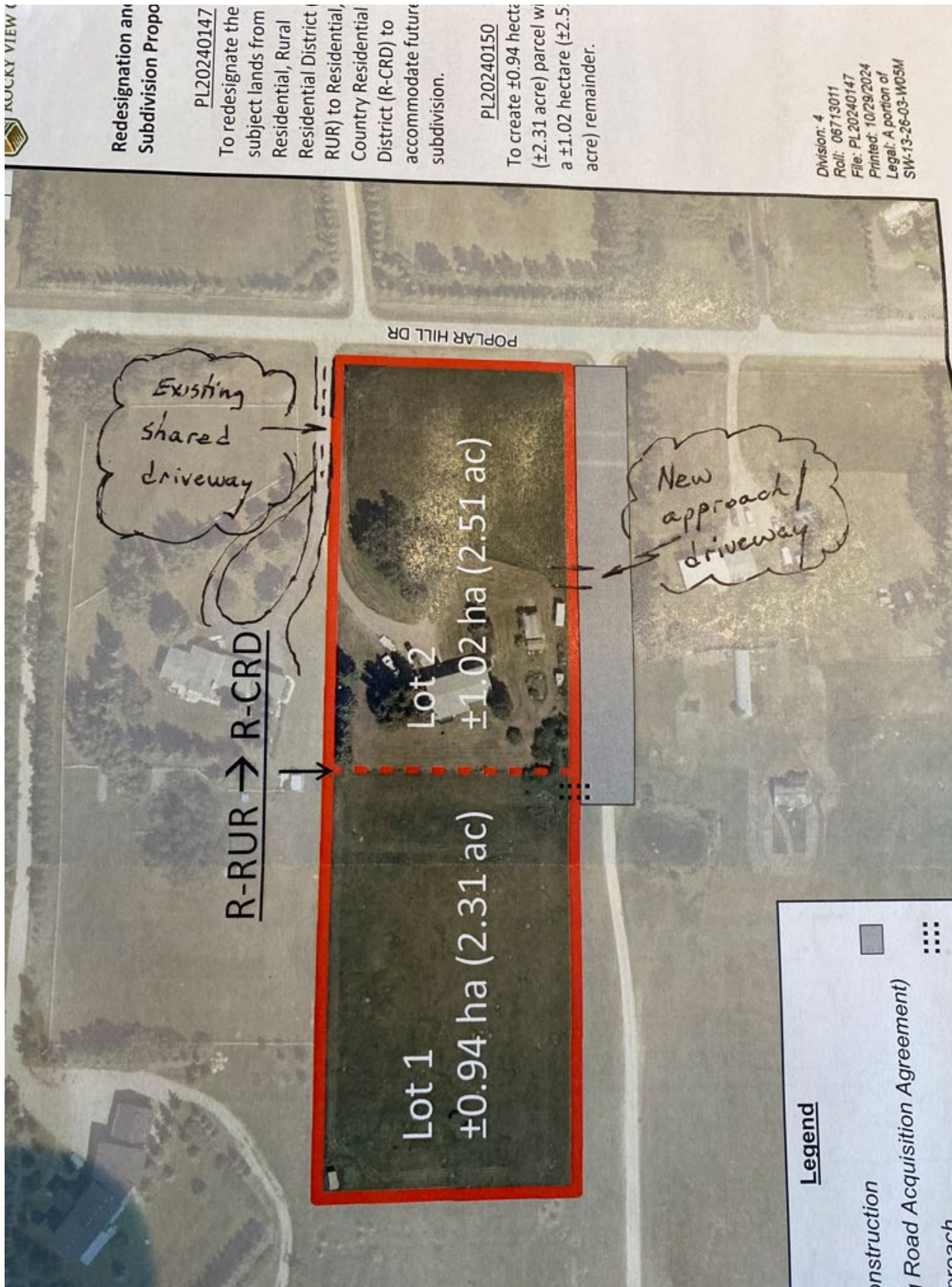
Attn: Carter Shelton, Planning Services Department

Hello Carter,

With regards to the above mentioned file and application number, I wish to provide the following comments as the owner and resident of the neighboring property immediately to the north of the subject property:

- The applicant is subdividing a new 2.31 acre lot #1 on the west side of this property, and that lot #1 will be serviced by a new approach driveway from the existing gravel road on the south side of the property. I have no objections or comments to this.
- In regards to the new 2.51 acre lot #2 with the existing house on the east side of this property, my comment and request would be that this 2.51 acre lot #2 be serviced with a new approach driveway also from the existing gravel road on the south side of the property. The reason for this request is twofold:
 1. The existing access to the 2.51 acre lot #2 is currently through my private property on a shared driveway. There is no registered easement on my title for this access.
 2. I believe that there is greater property value, privacy, and resale provided with a dedicated and private driveway to each lot, rather than from a shared driveway through someone else's private property. Given that this subdivision application is in process it makes sense to address the approach/driveway situation now with a minor change to the application.
- Refer to my hand markup/sketch below and attached for additional clarity.

I have met with the property owner to discuss my concerns. I am happy to discuss with Rocky View any time if desired. Thanks for your consideration.



Regards,

Troy Pagenkopf
262081 Poplar Hill Drive
Calgary, AB

c [REDACTED]

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