

**Maureen Nolan**

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**From:** [REDACTED]  
**Sent:** June 18, 2024 8:11 AM  
**To:** Maureen Nolan  
**Subject:** application PL20240094

Dear Mauree,

I am Alvisé Doglioni Majer, and I have received the notification regarding application PL20240094 with file number 03926008. As a neighbor of the applicant, I wish to express my full support for the creation of the parcel.

Best regards,

Alvisé Doglioni Majer  
SE-26-23-05-W05M

P.O.Box 416,  
Bragg Creek, AB  
T0L 2G0K0

Friday, June, 2024

Maureen Nolan, Planner  
262075 Rocky View Point,  
Rocky View County, AB  
T4A 0X2

**File Number: 03926008**

**Application: PL20240094 Division: 1**

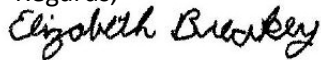
Dear Ms. Nolan:

We have immediate concerns about the application by B&A Studios on behalf of Alain Pelchat (Faro Capital Corporation) preparatory to further subdivide the quarter section SW-26-23-05-W05M - through redesignation of a 13.91 hectare (34.38 acre) portion from A-GEN to Agricultural Small Parcel District (A-SML). Present access is through Wintergreen subdivision and the legally disputed Lady of Queen's Peace access road.

This redesignation and further subdivision, post taking first parcel out, in no way fits or meets policies of the Greater Bragg Creek Area Structure Plan. It has not, nor has ever had an agricultural use as the land was not fenced and first parcel out of 10 acres has already been made. The Area Structure Plan mandates comprehensively planned subdivision with municipal water and wastewater infrastructure, together with safe and legal access and egress. Piece meal subdivision of unserviced agriculturally zoned land benefits neither the local roads nor the neighbouring parcels. Range Road 52 is completely inadequate for an inappropriately planned subdivision as it remains a single lane gravel road, periodically serviced by the County at the lowest level of servicing, with over 12 accesses and homes on unsubdivided quarters and first parcel/alleged new use agricultural subdivisions with a proposed 12 lot subdivision on the steep north slope of Fawn Hills.

The over-riding factor would be extreme wildfire risk and lack of Emergency Egress in the north Bragg Creek area, which was the primary rationale for turning down the proposed comprehensively planned Wintergreen Conceptual Scheme, which did have a water licence and infrastructure. To continue piece meal redesignation with the goal of country residential subdivision on Agricultural General parcels is in violation of every principle of the 2007 Greater Bragg Creek Area Structure Plan as well as future visioning for Bragg Creek, presently in progress.

Regards,



Liz and Alan Breakey  
SW22-23-5W5M

July 2, 2024

VIA EMAIL - [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca) and [MNolan@rockyview.ca](mailto:MNolan@rockyview.ca)

Rocky View County  
Planning and Development Services Department  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Attention: Ms. Xin Deng, Senior Planner  
Ms. Maureen Nolan, Planner

Re: File Number: 03926008  
Application Number: PL20240094  
Division: 1  
Applicant: B&A Studios (Darby Henshaw)  
Owner: Faro Capital Corporation (Alain Pelchat)

Dear Ms. Deng and Ms. Nolan,

I am writing in response to the redesignation application (RA) submitted by B&A Studios on behalf of owner, Faro Capital Corporation (Alain Pelchat). There are a number of issues which warrant refusal of the RA. They are as follows:

#### **Notice Fails to Disclose Justification for Redesignation From A-GEN to A-SML**

According to the Rocky View County (RVC) Land Use Bylaw, dated May 14, 2024, a redesignation of a portion of land from A-GEN to A-SML is to “accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.” (P. 57) The notice sent to adjacent landowners does not disclose the discretionary uses that would justify the redesignation. Also, it does not explain why the proposed parcel is 13.91 ha (34.38 acres) when the Bylaw refers to a minimum parcel size of 20.2 ha (49.92 acres). This missing information prevents me from considering these issues at this time.

#### **Greater Bragg Creek Area Structure Plan (GBCASP)**

It is troubling that this application is before Council and staff while the Greater Bragg Creek community is in the middle of revisioning the original 2007 GBCASP. Why not wait until this process has been completed and the views of the community have been considered? It is unknown whether an approved application would be in line with any revised GBCASP. It is, however, known that approval of this application would result in unnecessary fragmentation of yet another agriculture-zoned parcel, which would only serve to further undermine the original GBCASP.

### Safe Ingress and Egress

If Range Road 52 (RR52) is an access road intended to accommodate a newly created parcel or any of the applicant's future subdivision plans,<sup>1</sup> it may be useful to refer to a previous application (PL20200064), where a September 1, 2020, Planning and Development Services report to Council formally acknowledged "...that Range Road 52 is not constructed to standard from Fawn Hills Drive up to subject land." (E2, page 3 of 36) Thus, even though RR52 is categorized by RVC as a Low Volume Regional Road, staff has recognized that it does not meet the minimum standards RVC has set for this type of road category. Indeed, among other concerns, RR52 has several blind spots, a hidden intersection at TWP234, slopes that exceed the maximum allowable 8 percent grade, and insufficient ditching capacity to deal with rain and annual snow melt. Also, the road receives very little maintenance consisting only of one gravel and grading and one snow clearing by RVC annually. Further, the hidden intersection at TWP234 and RR52, with its steep slope and short turn radius, constantly creates problematic traffic conditions in both directions. Regularly, vehicles coming from TWP234 get stuck on RR52 and are forced to use my driveway to turnaround and go back up the hill. Similarly, vehicles trying to turn directly onto TWP234 from RR52 often have difficulty making the turn. In short, RR52 could not accommodate traffic generated by any further subdivision.

### Fire Risk

Currently there is no emergency egress for the North Bragg Creek area. The issue of how to deal with fire risk, including providing adequate ingress and egress for emergency and fire services and evacuation of residents, needs to be addressed by RVC before planning for any additional subdivisions. RVC also needs to determine if such services would actually come out to the North Bragg Creek area. Further, given the magnitude of recent fires in Alberta, and elsewhere, the intensity of potential fires could overwhelm the available fire fighting capacity in RVC and force emergency and fire services to concentrate on evacuating residents rather than saving properties, leaving many properties in greater jeopardy. Until RVC addresses fire risk and the absence of an emergency egress, there should be no consideration of a redesignation application nor any plans to accommodate future subdivision.

### Access to Sufficient Water

The applicant should adhere to the GBCASP and address how any future subdivision would ensure access to sufficient quantities of water and proper disposal of wastewater. In 2022, three wells apparently were drilled near the owner's home building site on the property. The first well was drilled to a depth of 300 feet and abandoned. The second well was drilled to a depth of 200 feet and abandoned. It was only the third well, drilled to a depth of 160 feet, that finally

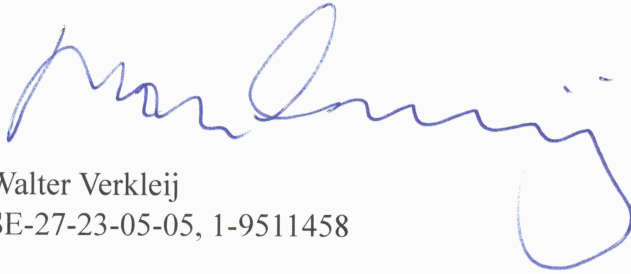
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<sup>1</sup> The Public Notice posted on RR52 regarding the RA states the redesignation is "to accommodate future subdivision."

produced water with a recommended pump rate of 0.80 igpm. This drilling history underscores the fact that there is simply not enough water to accommodate any subdivision, let alone address any potential fire risk. Without an adequate water supply, no redesignation or subdivision of the property should proceed.

For the reasons stated above, the RA should be denied.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Walter Verkleij', with a large, stylized loop at the end.

Walter Verkleij  
SE-27-23-05-05, 1-9511458

Cc: Kevin Hanson, Councillor Division 1, [KRHanson@rockyview.ca](mailto:KRHanson@rockyview.ca)