

From: [JANET BALLANTYNE](#)
To: [Christine Berger](#)
Subject: Application #: PL20240154; File #: 04705011
Date: Monday, October 28, 2024 9:46:32 AM

Ms. Berger:

At the applicant's previous public hearing I indicated that, while my family did not support that application, we were generally supportive of a redesignation that would create only two 10-acre parcels. However, at this point, our support for his revised application - PL20240154 0 is constrained by the fact that the applicant does not appear to have engaged with anyone in the community. As a result, we have no information on how he intends to address concerns raised in the earlier hearing.

As many of the applicant's neighbours pointed out at the previous hearing, there are numerous existing wetlands on the applicant's property that result in serious drainage issues that impact nearby parcels, including ours. Depending on how the existing 20-acre parcel is reconfigured, those drainage issues may be exacerbated. Without any engagement or commitments from the applicant regarding these issues, it is difficult to support his application.

We understand that the applicant has submitted revised technical studies to support his revised application. For his initial application, he shared the technical studies with our community. In contrast, he has not shared the revised studies for his new application. This increases our concerns with potential negative impacts from his proposal.

If you have any questions about our comments, please feel free to contact us.

All the best,

Janet Ballantyne

From: [Christine Berger](#)
To: [Pam Janzen](#)
Subject: RE: PL20240154
Date: Tuesday, October 22, 2024 9:08:00 AM

Hi Pam,

Unfortunately, timelines vary depending on a few factors (applicant timing, comments that come back from the circulation, etc). I would say late winter/early spring 2025 would be the earliest this application would go to Council. There would be a Public Hearing Notice sent to adjacent owners a few weeks prior to the Public Hearing, and Public Notices are also posted at this link: [Public Notices | Rocky View County](#).

Thank you,

CHRISTINE BERGER, MPLAN
Planner 2 | Planning

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Office Phone: 403-520-3904
cberger@rockyview.ca | www.rockyview.ca

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.

From: Pam Janzen [REDACTED]
Sent: Monday, October 21, 2024 2:18 PM
To: Christine Berger <CBerger@rockyview.ca>
Subject: Re: PL20240154

Thank you, Christine. Sorry for the endless questions.

Can you please give me a timeline for this application, going forward? When would you expect a Public Hearing...Spring of 2025 or Fall?

Pam

On Thu, Oct 17, 2024 at 3:57 PM Christine Berger <CBerger@rockyview.ca> wrote:

From a quick scan, it looks like some were submitted previously but there is a Wetland Assessment and Impact Report (WAIR) that has been updated to reflect the new proposed lot layout. You can specify what you're looking for as part of the FOIP request and we'll search our files according to that criteria.

Thank you,

CHRISTINE BERGER, MPLAN

Planner 2 | Planning

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Office Phone: 403-520-3904

cberger@rockyview.ca | www.rockyview.ca

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.

From: Pam Janzen [REDACTED]
Sent: Wednesday, October 16, 2024 5:17 PM
To: Christine Berger <CBerger@rockyview.ca>
Subject: Re: PL20240154

Thanks for this Christine. The studies you have on file, are they the ones which were submitted for the previous application for this property, for the rezoning for 4 lots?

Sent from my iPhone

On Oct 16, 2024, at 2:10 PM, Christine Berger <CBerger@rockyview.ca> wrote:

Hi Pam,

You can send a FOIP request for technical studies we currently have on file to foip@rockyview.ca and they can give you more information (they will let you know if there's a fee, timelines, etc).

Please note this is at redesignation stage, and the circulation period is not complete, so our engineering department may ask for more studies either before proceeding to Council with the redesignation application and/or as part of future subdivision stage (if applicable).

Have a nice day!

CHRISTINE BERGER, MPLAN

Planner 2 | Planning

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Office Phone: 403-520-3904
cberger@rockyview.ca | www.rockyview.ca

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.

From: Pam Janzen [REDACTED]
Sent: Tuesday, October 15, 2024 6:40 PM
To: Christine Berger <CBerger@rockyview.ca>
Subject: Re: PL20240154

One more question pls. Have these technical studies already been submitted to RVC? If so, I should be able to FOIP them.

Thanks

Sent from my iPhone

On Oct 15, 2024, at 3:11 PM, Christine Berger
<CBerger@rockyview.ca> wrote:

Hi Pam,

The technical documents will be reviewed by Rocky View County Administration, but are not publicly available. However, as part of the Council Agenda (released the week prior to the Public Hearing date), there will be attachments to the report that include a list of the technical reports submitted and will note the main findings/recommendations from the technical documents. Administration makes recommendations to Council based on an application's ability to meet technical and policy requirements.

Hope this helps!

Thank you,

CHRISTINE BERGER, MPLAN
Planner 2 | Planning

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Office Phone: 403-520-3904
cberger@rockyview.ca | www.rockyview.ca

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.

From: Pam Janzen [REDACTED]
Sent: Tuesday, October 15, 2024 10:51 AM
To: Christine Berger <CBerger@rockyview.ca>
Subject: Re: PL20240154

Hello Christine,
So are you saying that we will have access to these technical documents well in advance of a Public Hearing? Will these come from RVC or the applicant?
Thank you
Sent from my iPhone

On Oct 15, 2024, at 9:08 AM, Christine Berger
<CBerger@rockyview.ca> wrote:

Good morning Pam,

Thank you for sending comments regarding Application PL20240154. They will be included in the Public Hearing report for Council to review and consider.

Please note that technical documents are required as per the redesignation/subdivision process to address the site conditions (including wetlands). If the applicant wishes to proceed after they receive comments from this circulation, there will be a Public Hearing for this application as we are currently at redesignation stage, not subdivision stage.

Please note this proposal is not the same as the previous proposal that came forward for this property; the p3.8 designation would only allow for subdivision

of one new parcel (the previous proposal would have allowed for 3 new parcels, but was refused).

Please let me know if you have any questions.

Thank you,

CHRISTINE BERGER, MPLAN
Planner 2 | Planning

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A
0X2

Office Phone: 403-520-3904

cberger@rockyview.ca | www.rockyview.ca

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.

From: Pam Janzen [REDACTED]
Sent: Friday, October 11, 2024 2:50 PM
To: Christine Berger <CBerger@rockyview.ca>; Division 1,
Kevin Hanson <KRHanson@rockyview.ca>
Subject: PL20240154

Hello Christine,

I received this application regarding my immediate neighbour's proposal. As you are undoubtedly aware, my husband and I, as well as many of our neighbours, wrote letters of opposition or spoke at the Public Hearing regarding the previous proposal for this property.

I cannot speak for my neighbours, but my husband and I do not *in principle* oppose the rezoning of this parcel to R-RUR p 3.8. However, once again we have had no consultation with the applicant or the owner regarding their current proposal. We are very concerned about the access into the new

parcel because of the large wetland that is in the NW corner of the subject property, and borders our land. We are unaware of any other neighbours who have been consulted about this new proposal.

It is our understanding that our only chance to provide input and concerns is at re-zoning, not at subdivision, so I am looking for your guidance, given the concern I have stated. Other neighbours may have different concerns.

Sincerely,
Pam Janzen