

From: [REDACTED]
To: [Oksana Newmen](#); Bart.Carswell@carswellplanning.ca; [Legislative Services Shared](#); [REDACTED]
Subject: [EXTERNAL] - Fawn Hill Development Concerns
Date: March 9, 2021 12:30:43 PM

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Dear Oksana:

I sent this in an earlier email as a Word Doc attached. Here I have copied it into the body of the email to ensure readability.

Sarah L. Butson, Ph.D.
Registered Psychologist
[REDACTED]
Bragg Creek, Alberta T0L 0K0
[REDACTED]

March 8, 2021

Oksana Newmen
Planning Services Department
Rocky View County, AB
T4A 0X2

RE: Proposed Fawn Hills Development
PL 20190102 and PL20190103
NE-15-23-05W05M

Dear Oksana Newmen:

By way of introduction, I have lived on a pre-existing 5.7 acre lot in West Bragg Creek since 2005. What I've appreciated about the RVC planning to date has been its receptivity to our collective community concerns about development proposals over the years. So, thank you once again, for inviting input from us regarding the third Fawn Hills Development application for this 40 acre piece.

As you are aware, in 2006 the Greater Bragg Creek Area Structure Plan was adopted by the community and RVC after years of careful input, revision and plenty of emotional and intellectual investment. What saddens me about this current proposal is that it appears to disregard our basic criteria adopted in the Area Structure Plan (ASP) years ago. I am sure that you are receiving detailed lists from others, so I will cut to the chase. Briefly, my concerns are as follows:

The proposal calls for development of lots that **do not meet the one lot per 4 Acre density** requirement as described in the ASP. Hence the impact on the already-strained aquifer will be obvious, both in terms of private wells to be drilled in the area and the common water source. The slope of Fawn Hills land is such that **new roads and increased traffic will negatively impact the slope stability.**

Increased density means that **22 new septic systems** will be installed, thereby placing far **too much strain on the existing finely-balanced wetland ecosystem.**

Increased homes put the 22-lot area plus existing acreages in the Fawn Hills area at

greater risk for fire – hence, this places people, wildlife and buildings at greater risk. This in turn affects the entire community in the event of fire, as **there is only one escape route** through the hamlet to HWY 22.

Fawn Hills as it exists now is a quiet lovely sanctuary and home to an optimum blend of humans and wildlife. Development means that this **delicate balance will be destroyed**. It is obvious that **increased density will negatively impact wildlife and wildlife-human interactions**.

Thank you for your kind patience in reading my input. I look forward to your response, and hope that my concerns and those of like-minded community members will sway RVC's support of the new development proposal as it currently stands.

Best,

Sarah Butson, Ph.D.,
R. Psychologist

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc
PO Box 223, 104-1240 Kensington Rd NW
Calgary, AB T2N 3P7

Cc: Legislative Services

Sincerely,

Sarah Butson, Ph.D.,
Registered Psychologist #2312

Best,

Sarah Butson, Ph.D.,

Registered Psychologist

Cc: Bart Carswell

Fawn Hills North

Water Association

Oksana Newmen

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

Email: onewmen@rockyview.ca

March 9, 2021

Re: Application for Development on Fawn Hills Drive (NE-15-23-05-W5M)

Dear Ms. Newman,

Further to our letter of October 19, 2021 (attached for your reference), the Fawn Hills (North) Water Association remains opposed to the development as described in the Conceptual Scheme. The concerns we outlined in that letter about the adjacent development, its plans for water delivery and fire suppression and, particularly, its high density, still stand.

Our Board has not been consulted by the developer or the County with respect to the proposed development or its impact upon our existing communal well.

The Board is of the view that County approval should be withheld until water reserves on the land are "proven up" by actual water wells, verified by year-round flow rate testing to account for seasonal variations in flow and usage.

In our community, there is an elevated level of concern about the impact of the proposed development. Should the development be approved as it is presently described and there is a decline in the availability, pressure, or quality of our water supply, the Board will be forced to seek whatever remedies are available to it, without limitation.

Sincerely,

Doug Brennan
President
Fawn Hills (North) Water Association

Johnson Kwan, RPP, MCIP

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, AB T
4A 0X2

Email: jkwan@rockyview.ca

October 6, 2019

Re: Application for Development on Fawn Hills Drive (NE-15-23-05-W5M)

Dear Mr. Kwan,

The Fawn Hills (North) Water Association is comprised of 13 member households on the east side of Fawn Hills Drive. There is a small pumphouse with an underground cistern located on the east side of Fawn Hills Drive. The well is located across the road on the west side (where the proposed development will occur). The Water Association is managed and maintained by volunteers.

Our Board takes the health and wellbeing of our member households very seriously. They are our friends and neighbours. Many of our member households are families with children who can be more vulnerable to waterborne illness. We are concerned about the adjacent development, its plans for water delivery and fire suppression and, particularly, its high density.

Consultation

Although the Water Association was not consulted directly by the County, our experience may be helpful in assessing the proposed development. We are concerned that the development could impact our members and ask the County to take steps to ensure that the proposed development does not impinge on water accessibility or quality.

Further, we suggest that the County actively seek feedback from the water co-operative on Mountain View Park as they, too, may have useful information.

Other Wells in Vicinity

While the Conceptual Scheme identifies the Water Association well (Figure 8), it does not mention the several individual private wells which also access water in the area. The owners of these private wells should be consulted. We understand that some of these wells are already "low-flow".

Water Quality

In the Conceptual Scheme, the developer describes the water quality as having a “low concentration of dissolved solids” (pages 19 and 41). The developer indicated that the TDS is 248mg/L (page 41). This does not align with our experience.

Water testing at the tap at the southernmost address of the water co-op yielded a TDS of 577 mg/L (Acceptable guideline level is no more than 500mg/L).

The water contains significant amounts of both iron and amines, which present challenges in terms of disinfection by chlorination. It should be noted that individual homeowners have also installed water treatment equipment in their own homes including cisterns, water softeners, RO filters, and UV systems.

Since the new development is starting from scratch, the County could encourage the developer to install a UV water purification system to assist with sanitization of water for the new residents in addition to their plans to remove iron through chlorination.

Waste Water

The Water Association is concerned that a greater concentration of septic systems in the area (particularly with the high-density development proposed) will have a reasonably foreseeable impact on water quality and human health.

If there is even a slight risk of contamination, we would ask that the developer pay to upgrade the water treatment facilities to the highest standard of all neighbouring wells (both private and communal), including pumphouse UV systems. There would also have to be provision for the ongoing maintenance that these more complex systems require.

Fire Suppression

On page 10 of the Conceptual Scheme, the developer states that the Water Association has an “underground fire suppression water tank.” While the Water Association has an underground water cistern, its primary purpose is for capturing and treating water for delivery to members. The water could be accessed in case of fire, but we advise that its contents would not be sufficient to respond to a fire and should not be relied upon by the developer or the County for that purpose (particularly given the high-density development and the large number of new homes proposed).

The developer should be required to install appropriate fire suppression systems in the new neighbourhood that are satisfactory to Rocky View Fire Services that do not depend on Water Association systems.

Testing

The Water Association Board is of the view that the sustainability of a new well servicing 22 new households should be verified with year-round flow rate testing of

Fawn Hills North

Water Association

all wells in the vicinity. Testing must account for seasonal variations in flow and usage. A sizeable safety margin should be considered to account for potential dry conditions in future.

On behalf of the Water Association Board, I thank you for your time. I also invite you to contact the Board should you have any questions.

Sincerely,

Doug Brennan
President
Fawn Hills (North) Water Association

From: [REDACTED]
To: [Oksana Newmen](#); [Legislative Services Shared](#)
Subject: [EXTERNAL] - Fw: Proposed Fawn Hills Development comments/concerns
Date: March 9, 2021 9:57:05 AM

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**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Oksana Newman,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low density approach described in the ASP and the preference for open space planning.

We do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. We have indicated the items below which are of specific concern to us:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☐ **Environment.** We feel it is important to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** We are also concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife

interactions.

Thank you for your time. We look forward to receiving notice of any upcoming hearings.

Regards,

Sally Beetham Tilley & Paul Tilley

From: [REDACTED]
To: [Oksana Newmen](#); [Legislative Services Shared](#)
Subject: [EXTERNAL] - Proposed redesignation and development of Fawn Hills Drive Bragg Creek PL20190102 and PL20190103
Date: March 10, 2021 1:16:15 PM

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10th March, 2021
Bragg Creek

Dear Ms Newman, and to whom it may concern at Legislative Services,

I am writing to you in hope that you would reject the proposed redevelopment in Fawn Hills Drive in Bragg Creek.

I live in West Bragg Creek with my partner and we feel the idea of developing such an beautiful environmental area will be devastating to the local habitant and eco system.

- The area surrounding residential West Bragg is **sensitive** with **designated Environmental Wetlands** - migrating birds return every year (geese, herons, owls) and moose eat willow and wallow in the water. They raise their young here. If the wetlands are disturbed, there is a great danger of it drying out, or risk of contamination which will hurt this fragile eco system. .
- These areas are a **corridor for wildlife - deer, moose, bear, cougar** which frequent throughout the year and breed. They will experience more habitat loss with cutting of shrubs and trees. There have been several sightings of a cougar family of four, which are often seen early in the morning or very late evening. This means there are cougar dens in the vicinity. We know there is a mother with cubs and we don't currently know of any other families. She will hunt if the prey are plenty and sustainable and if she doesn't feel threatened by human presence. If the development takes place, this would most likely impact their safety and opportunity to hunt because of the disruption. Predators can pose a danger to humans. Kananaskis is known as Bear Country. As bears are curious, it's likely there will be a clash between humans and bears. We had a brown bear visit our yard some years ago, she often walked through our yard with no incidence - we would only see her scratches up the trees and footprints, but she didn't cause a threat. There have been no signs of her being around in late years, so she may have died - but around that time, there were a number of new properties built in the area, and the Bragg Creek trails expanded (so there may have been a connection). However, some years ago, a local resident complained that a brown bear was in and around their yard sniffing their compost and making their dog bark- so the wildlife authority came and set a bait trap to catch it and move it away. This is desperately sad for the animal, as it had to be relocated away to a different area away from humans This could become the norm as more and more people want to live in rural Bragg Creek. I don't know a lot about relocating bears, but I can only imagine that it can't be any good for them, even though it wasn't euthanized, it was forced away from its home, to live in potentially another bear's territory.
- **Strain on natural resources** - Added housing and increased population will likely strain the existing water resources. We rely on the underground water table which may be depleted, or cause a decrease in water pressure and quality if the levels drop. In future, the community could incur increased costs for drilling new wells. The water table is a precious resource but it cannot keep sustaining us if we take more and more of it. Like anything good, it's going to run out and we should take care of it now and think of the future.
- **Heavy construction vehicles will cause damage to the road infrastructure.** The road has already been resurfaced within the past 5 years and sink holes have appeared near the hamlet on

numerous occasions. Water is going under the road and undermining the road surface - and has done since the flood in 2012. Heavy trucks are a regular sight along the West Bragg Creek Road, from a local construction firm and of the road/flood mitigation projects.

- **There is already concern over increased traffic** coming in and out of the hamlet because of the popularity of the trails. Already a growing concern, especially during the pandemic, traffic coming into the hamlet hasn't shown any signs of decline since pre-pandemic times. We know increased traffic is one of the major causes of roadkill and littering in our area. Cougar will eat roadkill. Deer and moose will eat something in the road, but again, their safety is at risk.
- **Negative human activity** - Litter and noise. Last year, someone had discarded a pizza box with scraps in the middle of the road together with cups, napkins. And deer were eating from the box. Again, a **hazard for wildlife**. There is a lot of litter along the ditches, more visible with the snow melt.
- **Increased fire risk because of our hot dry climate**. People living closer together with one access and exit road leads to greater danger to all life and habitat.

Our neighbourhood is beautiful, but much of it has been touched and tampered with by humans. Once the land has gone, it can never be returned to how it was. There is potential for habitat loss, cutting of trees, water contamination and increased noise/traffic and infrastructure damage.

On a last note, we are so fortunate to live in Bragg Creek. We have lived here for over 10 years. We bought our home and haven't made many changes. Most of all, we wanted to enjoy and be near nature. Since that time, we have seen a lot of changes in Bragg Creek. Never before have we seen so much traffic and such an influx of building developers trying to get in Bragg Creek, in my mind, they just want to make lots of money. We don't want to become another Canmore.

If residents are to continue to enjoy the area, we have to stand our ground and say, we don't want developers here. We have to do our best to conserve and protect our beautiful habitat. We don't own it, but I feel we need to protect it as custodians, for the wildlife and environment's sake.

Karen Marsh
Carl Johns
Elk Willow Road Resident

From: [REDACTED]
To: [Oksana Newmen](#); [Legislative Services Shared](#)
Cc: Bart.Carswell@carswellplanning.ca
Subject: [EXTERNAL] - Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103, NE-15-23-05W05M
Date: March 9, 2021 1:53:19 PM
Attachments: [Fawn Hills Development Proposal - Objection Letter RS 210308.pdf](#)


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Dear Oksana

As a very concerned local resident, please find attached my letter of objection to the subject proposal. I thank you and RVC for the opportunity to present my thoughts and for your time in reviewing these.

I look forward to the subsequent decision and hope it is the right one for the wide ranging interests of the locality as a whole.

Kind Regards
Richard Smith


Bragg Creek
Alberta T0L 0K0
8th March 2021

Oksana Newmen
Planning Services Department Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Email: ONewmen@rockyview.ca

Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103, NE-15-23-05W05M

Dear Ms. Newmen

Further to the subject details, as a local resident of the West Bragg Creek area, I wish to state my objection to the proposal. Whilst I am an advocate for growth and controlled development in any locality in order to retain and enhance its identity, there are many issues associated with this particular proposal and the holistic strategy for the Bragg Creek area that demand greater attention and priority.

Concerning the subject proposal specifically, the density of development detailed directly contravenes the explicit requirements of the Greater Bragg Creek Area Structure Plan for both Gross Developable Area and Open Space Planning. Given that the GBCASP was a successful, collaborative solution borne out of a need to control and clarify a sustainable future for the area and involved all appropriate stakeholders, including residents, landowners, developers and RVC staff and Council, to allow such a proposal would completely undermine the vision and integrity of the plan. Facilitating the most densely populated development in the area would fly in the face of the stated considerations of affording the “lifestyle equity” and “latent utility” generated by the natural environment and its capability and capacity to accommodate additional development. It would also produce a very dangerous precedent that would spell the end of the proposed vision’s aim to harmonize with the high value habitat for wildlife in which Bragg Creek is situated.

Furthermore, consequences of allowing such a proposal would see detrimental effects for current and future residents with respect to an overburdened county infrastructure, fire risk, traffic volumes (including noise and pollution), emergency egress, water and wastewater impacts (including groundwater which is already well-documented as suffering), and untenable environmental degradation through wetland disruption and loss, habitat loss, increased animal-vehicle collision, and wildlife displacement and alienation through compromising migratory/movement patterns.

On a more holistic scale, there is currently a stark lack of accomplishment of stated goals for the locality in terms of infrastructure requirements, whether they be in the formal ASP requirements, outstanding consequences of the 2013 flood or “aspirational” documents such as the Revitalisation plan. For example:

- there is no solid 4-way stop solution to control traffic at the entrance to the Hamlet and the confluence of the Highways
- despite a no doubt expensive as well as extensive research process in 2017, there is no advancement of the provision of putting an escape route in place for all of the existing residents of west and north Bragg Creek
- more recently there has been no real acknowledgement of, or strategy for managing, the explosion in the West Bragg Creek trail use and the consequential excess traffic volumes, unauthorised parking, trail user conflict, and wildlife displacement and environmental damage (increased garbage, off trail use degrading habitat and unauthorised trail building beyond lineal limits)
- the Hamlet still shows many visible scars of the 2013 flood with areas of rough ground, broken and inadequate pathways and kerb lines, all of which prohibit the appeal and ease of movement around the core

Even more pertinent at present, the one tangible implementation currently being undertaken, the construction of the flood mitigation berm, does not incorporate the basic fundamental planning obligations of wildlife (and people) connectivity. There is an abundance of local anecdotal evidence of wildlife becoming injured as they either try to clamber over huge boulders to access the lifeblood of the river, or having to divert onto roadways with greater frequency to continue their regular movement patterns. These could easily be repeated with the river as a recreational attraction for people and so needs to be addressed.

Without digressing too far from the subject issue, there needs to be a systematic prioritisation of the real planning matters that concern the locality before we even consider developing raw land. As well as the aforementioned outstanding infrastructure issues, schemes of substance such as the Gateway development which is set to occur on "brownfield land" within the Hamlet itself, should be dealt with first, in order to establish both its viability and provide a tangible assessment of how increased population (residential and commercial) and its associated demands can be visibly accommodated by the local environment (in the context of all definitions) in a manner that is fully compliant with the County's own structural parameters.

In conclusion, the subject proposal not only contravenes existing planning legislation but there are no credible or justifiable reasons to make an exception for its acceptance. In fact, in the current circumstances, there are far higher priorities to be addressed to further the development of the area, without compounding existing problems and creating very dangerous precedents that conflict with the rural identity of the locality, as designated by both regulations and the sentiment of the community.

Yours sincerely

Richard Smith

Cc: Bart Carswell, MA, RPP, MCIP Carswell Planning Inc.
P.O. Box 223 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Bart.Carswell@carswellplanning.ca

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: Bart.Carswell@carswellplanning.ca
Subject: [EXTERNAL] - Fawn Hills
Date: March 10, 2021 4:23:52 PM
Attachments: [Fawn Hills Development - Third Time I've Written to Rocky View regarding this.docx](#)

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Hello,

Please find attached another letter from me regarding this ridiculous development proposal, a proposal which breaks Rocky View's own guidelines.

Mary-Lynn Wardle

Sent from [Mail](#) for Windows 10

March 10, 2021

To:

To Whom It May Concern

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

Cc: Bart Carswell, MA, RPP, MCIP

Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

onewmen@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

The updated development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rocky View County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). The low-density approach is preferable.

There is no reason to depart from the ASP; hundreds of people spent thousands of hours creating it and attending open houses and forums regarding that plan. If the Rocky View decides to ignore it, they are sending a message that democratic input is essentially a farce in this and future calls for public input.

Increased density creates a plethora of problems. These include but are not limited to:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells. Water is a prime concern in this area, as not only do we need to protect water here, but downstream as well.
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☐ **Environment.** Wetlands and water systems are at risk here due to the increases environmental footprint from more traffic, garbage, people, and vehicles.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently massively increased usage at West Bragg Creek (Kananaskis).
- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street. It also further stresses Range Road 232, which, with no consultation for stakeholders, now is travelled by over 270,000 vehicles per year. The increased traffic has created decibel levels that

rival that of 16th Avenue N.W. within 100m of the road; the increased road kill is highly visible most days of any month. As well, safety for people walking, riding, or biking on the road or Great Trail is questionable with so many vehicles racing out this road. It is especially concerning for people on horseback. I have been a-hriding Range Road 232 for over 50 years; I now seldom feel safe riding there.

☐ **Services.** Increased density means greater demand on county services, infrastructure, and school services. Somehow, everyone's taxes rise when this happens, even though developers are supposed to build these costs into their plans.

☐ **Slope.** This area is at the bottom of a massive foothill – Logan's Ridge; as such, the drainage down the hill and stability of the area are paramount.

☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions. The density also infringes habitat where I have spotted grizzlies, black bears, coyotes, wolves, bobcats, cougars, skunks, moose, elk, white-tail and mule deer, rabbits, weasels, native squirrels, and over 50 species of birds in the past decade.

Thank you for your time. And attention to this matter. Current and future residents rely on your ethical approach and wisdom regarding this matter.

Sincerely,

Mary-Lynn and Russell Wardle

[REDACTED]

Bragg Creek, AB

[REDACTED]

From: [REDACTED]
To: [Oksana Newmen; jkwan@rockyview.ca](mailto:jkwan@rockyview.ca)
Subject: [EXTERNAL] - Fawn Hills development
Date: March 10, 2021 11:55:02 PM
Attachments: [March 10 2021 letter to Rocky View County re new Fawn Hills development.docx](#)

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

Hello Johnson and others,

We have heard that once again the Fawn Hills development will be before council within the next few weeks. Here is our submission, for your review. I look forward to hearing answers to our questions in my letter, attached. Thank you.

Bill and Karen Spencer
11 Saddle Bay
[REDACTED]

March 10 2021

Rocky View County
Att'n: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,

Re: File Number 03915024
Application Number: PL20190102 - Redesignation
PL20190103 – Conceptual Scheme

We are landowners/homeowners in the quarter-section kitty-corner to the lands up for redesignation in the quoted application. The land-owner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District, in addition to adoption of a conceptual scheme (CS) as a policy framework to guide development within NE-15-23-5-W5M.

I. Redesignation to R-1 and Design of 22 lots of approximately 2 acres each in size:

On page 9 of the Applicant's CS, they note policy 7.4.4 d) from the Bragg Creek ASP, which states parcel sizes will not be greater than 2 acres in West Bragg Creek. I note this is a quote from the section of the Bragg Creek ASP entitled "Future Physical Form in the Greater Bragg Creek Area." It is in fact a visionary statement about what the area will be like in 2030, not a requirement at this time. In fact, the ASP aims "to establish a future land use and development phasing strategy." The large jump from RF to R-1 is not phasing, it is an extreme jump, particularly with the original Fawn Hills development increasing density so nearby already.

If the redesignation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south. We in West Bragg Creek chose to move here to have low density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. This is not in the heart of Bragg Creek, it is 5 km away. High density does not belong here.

II. Slope of Land Parcel

The Bragg Creek ASP notes in 5.1.5, that "Developments on slopes steeper than 15% shall be discouraged." Notwithstanding the detailed modelling of drainage management for the development lands, the Applicant's CS notes building areas should be "well away from 15% slope areas" and calls "building areas" those with 0-8% slope. In fact, the Figure 18 in the CS indicates 10 of the proposed 22

lots have zero or minimal “building area” potential of slope less than 8%. As noted in 5.2.2 of the Bragg Creek ASP, “...environmentally sensitive lands within private open landscapes include...upland areas with steep or unstable slopes...” and “These lands should be protected and enhanced through implementation of various mechanisms...that create areas of open space and **restrict development** from these lands.”

III. Wastewater Treatment Strategy

The Applicant’s CS proposes individual private sewage treatment systems (PSTS) for each lot at this time. The Bragg Creek ASP states “...reliance on individual private sewage treatment systems (PSTS) should be discouraged,” and “Use of PSTS should continue outside of the hamlet service area on small scale, lower density developments...” This is not a low density development. The ASP goes on to state “Privately owned decentralized wastewater systems should be installed to collect, treat, and dispose of effluent within multi-lot subdivisions.” The proposed development is a multi-lot subdivision.

In addition, the Bragg Creek ASP states 6.1.3 j) “Wherever it is possible and cost-effective to do so, communal wastewater treatment systems required to service future subdivision should be designed to accommodate existing adjacent subdivisions that are currently serviced by PSTS systems.” I would like to know if the Applicant has discussed the potential expansion of their proposed communal wastewater treatment system to encompass the existing needs of the current Fawn Hills development, and whether this would improve the economics through economies of scale.

IV. Trail System

The Bragg Creek ASP encourages linking existing and future subdivision with regional trails if possible. While it is positive that the Applicant has included some trails in their maps, I would note in Figure 26 denoting Trails and Open Space, the 10 m offsite trail connection at the northwest area of the lands is directed toward private lands to the west. I would request this connection be removed entirely since it potentially could encourage residents to trespass on private lands to the west. As noted in the Bragg Creek ASP 6.3.4 m), the proposed trails “...should not interfere with the privacy of existing adjacent landowners.”

V. Historical Significance

The Bragg Creek ASP notes 5.4 d) “Wherever possible, buildings and cultural landscapes of local significance should be preserved...” While the Applicant has noted in the CS that no Historic Resource Value has been found on the lands, there is a structure that exists at the intersection of Fawn Hills Drive and the south entrance to the lot. The structure should be investigated for both historical significance and archeological value prior to any further construction.

It is uncertain what use the structure was, and its historical significance, however it is noted that just to the southwest, A.W. Bragg had his cabin and corrals located at the SE/4 of section 16-23-5W5. In addition, records indicate George Livingston, eldest son of Sam Livingston, built a ranch house on the SW/4 of section 15-23W5. At the very least, a detailed assessment of the structure is requested.

I have no doubt eventually higher density will work its way toward the farm lands seen along Centre Ave/TWP Rd 232. At this time however, I believe redesignation down to R-1 is an extreme change that will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way. R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2 mile radius.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Karen and Bill Spencer
11 Saddle Bay
Saddle and Sirloin



██████████
8 Mountain View Park
Bragg Creek, Alberta T0L 0K0

March 9 , 2021

To:

To Whom It May Concern
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

onewmen@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Tanya Gaskell

Mark Griffiths Pl. Eng.

Bragg Creek, Alberta T0L 0K0

March 10, 2021

To:

To Whom It May Concern

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

onewmen@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP

Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

I am submitting this letter of concern pursuant to the lengthy communication I had presented on October 7, 2019, reference number 03915024.

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rocky View County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire. Indeed I find it offensive that in the initial conceptual scheme application the developer makes several references to using fire retardant building materials, as if they are seeking to claim credit for doing so. I see no evidence that the developer intends to exceed fire

regulations in light of the fact that this is a high risk fire region and that historically, we are overdue a significant fire event.

- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services. I make particular note here, to emergency services. Until such time as the county actually instigates a development of fire, ambulance and of particular note, police services, it is difficult to see how any developments can be realised without additional risk to life and property.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope. Of particular note, I am concerned about the resulting flood water implications. In June of 2013, I didn't see the developer stood watching the raised flood waters breach range road 52. With these additional properties I don't see a mitigated design and we have seen that the 100 year flood events are now more prevalent. Climate change isn't a fad, it's a real thing and it is important that the county, in the absence of having a climate resiliency plan, take ownership and accountability in managing the effects its decisions have on these matters.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,



Mark Griffiths

ANDREA SPARKES

74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

Oksana Newmen
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

oneumen@rockyview.ca

By Email

March 9, 2021

Re: Comments on Development Application Submission

Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Ms. Newmen:

Thank you for your work and your colleague's work on this matter. We appreciated the Report prepared by Planning and Development Services in the last round of hearings. I wish to add this letter to my previous letters on this development.

Notice

There may be a concern with Notice. In talking with neighbours, it appearz that many did not receive a letter or email advising them of the upcoming hearing. In addition, it appears that your name and email address were unfortunately misspelled in County communications (Newman vs. Newmen) such that some responses might not be delivered to the County. To ensure compliance with effective notice requirements, I suggest that the notices be reissued and re-distributed and the timeline adjusted accordingly.

Welcoming New Families

I do not consider myself anti-development. I accept that the owner/applicant is free to develop his property. We would welcome new neighbours in homes that are consistent with the existing regulatory framework, particularly the density requirements. New families (who cannot speak up for themselves here) would then be able to enjoy the special wilderness we call home in the same way.

Respect for Process

There should be respect for the process, planners and decision-makers, and for the time of the participants. Since the last hearing was tabled (at the last minute while participants were *en route*), it appears to me that the applicant has displayed a lack of respect for the process by proceeding with

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

development on his property without any decision having been made. We have observed heavy equipment and burning on the property and there is now a wide roadway through the forested area.

To me, this demonstrates:

1. A lack of respect for the approvals process and decision-makers; and/or
2. Confidence that decision-makers will approve the proposal notwithstanding its obvious non-compliance with County law.

Both of which are deeply concerning.

Updates

We understand that the dog park concept has been removed from the proposal and we are glad that there was common ground between the neighbours and developer on this point.

However, our earlier concerns persist. The updated conceptual scheme seems to have ignored the concerns of locals and planning experts alike. At this point, such errors cannot be excused as oversight; the County's Report was very clear. The statement in section 1.1 of the proposal that the Conceptual Scheme is in keeping with the ASP remains untrue. There has been no valid planning purpose given to depart from established guidelines; and, indeed, one does not exist.

Density

Rocky View County's own Planning and Development Services Report indicated that the proposed density "was almost double" the maximum allowable density under the ASP (see March 10, 2020 report, page 3). Yet, in its updated submission, the developer fails to apply the sound guidance of the ASP and County Planners with respect to density. The 22 lots outlined in section 5 greatly surpass the acceptable density. Further, the updated Conceptual Scheme continues to fail to apply the ASP concept of "Open Space Design" by spreading the properties out across the developable area.

All parties accept that the ASP applies to the project. It has been in effect throughout the proposal's lifetime and is referenced as the governing scheme throughout the proposal. Even if the ASP did not apply, the proposed density makes this neighbourhood an outlier in among neighbourhoods in West Bragg Creek. The proposed development's density undermines the character of the region and generates many problems as discussed below.

Density Drives Other Concerns

The unacceptable density of the project drives my other concerns:

1. **Wildfire and Egress:** Bragg Creek is at the wildland-urban interface and is at high risk of wildfire. References to the development's "firebreak" road show that the developer misunderstands the real issue: the relationship between settlement density and wildfire. Greater density means more ignition sources and increased risk of human-caused wildfires as well as more properties and lives at risk when a wildfire occurs.

There remains "one way out". There is already increased usage of that route due to expansion at the West Bragg Creek Kananaskis site. In such a situation, allowing a development of greater density than that permitted by legislation would be careless. This Council and its

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

Councillors should not share the legacy of those that approved developments on flood plains without regard to the reasonably foreseeable consequences.

2. **Wildlife Interactions:** More people inevitably mean more wildlife-human interactions caused by garbage, vehicles, bird feeders, etc. While education of people is important, experience has shown it insufficient to overcome the fact that greater settlement density constitutes greater encroachment on animal habitat and increased attractants.
3. **Water:** more people mean more use of the water resources as well as more wastewater pressure on the sensitive wetland downstream of the development. There is no evidence that the addition of two additional wells will not diminish the volume or quality of existing wells (both that of the water co-op and private wells).
4. **Traffic:** more people mean more traffic, noise, and potential wildlife interference, disrupting the character of a quiet, dead-end street.
5. **Slope Stability:** Despite what is written in the developer's text, Figure 18 of the Conceptual Scheme shows that some of the building area is on slopes greater than 15% (see green under yellow shading and particularly, Lot 10 of Phase 2). I note that the engineer's statement relied upon is phrased as a conditional "if" and is far from a guarantee that slope stability is a non-issue.

Conclusion

I trust in Planning and Development Services to fairly assess the proposal and to make clear its many deficiencies to Council as they did in their last report. I urge Council to require that the developer meet the minimum standards set out in the ASP before voting on acceptance and, failing that, to reduce the density of the development by half. A project in line with the provisions of the ASP would be better received in the community.

Thank you for your time and consideration.

Sincerely,

Andrea Sparkes

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [Division 1, Mark Kamachi](#)
Subject: [EXTERNAL] - Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)
Date: March 10, 2021 12:44:29 PM
Attachments: [2021-03-10 Dan Sparkes Letter 2 re Fawn Hills Development Proposal.docx](#)

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

Hello Oksana,

Please find attached a letter regarding the proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme).

Thank you for the work you do to manage these processes, it benefits us all.

Dan Sparkes

Dan Sparkes
[REDACTED]
Bragg Creek, Alberta
T0L 0K0

Oksana Newmen
Planning Services Department Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

onewmen@rockyview.ca

Re: Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Ms. Newmen,

I reviewed the updated conceptual scheme regarding the Development Application of Carswell Planning on NE-15-23-05-W5M.

First, I would like to acknowledge some of the positive changes made in response to feedback since the last submission, in particular removal of the public parking and dog park.

Unfortunately, the major deficiencies have not been addressed. It seemed unlikely the first time around that some of the incorrect calculations and contradictions within the plan were mistakes. Now that they have been pointed out and remain in the resubmission, the conclusion must be that they are deliberate. This application therefore makes a mockery of this process and of your authority if it were to be approved.

The main points of my first letter which have not been addressed are as follows:

- My chief concern is that the project as described in the Conceptual Scheme fails to comply with critical elements of the applicable regulations. Similarly, the errors and misstatements in the plan are too numerous for the proposal to be relied upon.
- The project blatantly disregards the density requirements in section 7.4.4 of the Area Structure Plan. Not only is the calculation obviously arithmetically incorrect, it fails to account for any wetlands, slopes, or riparian areas.

Previously, I wanted to be clear that I was not opposed to development and the land owner wishing to divide and monetize his land, just that I could not support the proposed plan with its numerous flaws. In the time since then, the landowner has commenced road construction, logging and bulldozing acres of forest. Rewarding these brazen acts and allowing things to move ahead would completely undermine the very existence of RockyView's processes, regulations, and council.

I offered that, should a competently prepared plan that conformed to the area structure plan be tabled, I would be willing to review it with an open mind to supporting it. That has not happened, and I ask that you reject this plan accordingly.

Regards,

Dan Sparkes

Michelle Mitton

From: Chad Beegan [REDACTED]
Sent: March 9, 2021 12:43 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7956-2019 and BYLAW C-7955-2019
Attachments: Comments on Fawn Hills Development Proposachadl.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Objection

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the original message. Thank you.

Chad Beegan

86 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 07, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- **Water.** In the **Groundwater Information Technologies Ltd.-Phase 1 Groundwater Site Assessment NE-15-23-5W5** executive summary, it states that there is an expectation that the aquifer will recharge itself through precipitation and surface water sources. It doesn't really say where that expectation comes from anywhere in the assessment. Recharge would require an estimated 30,000m³/year. The Oldman Basin has been experiencing less recharge over the last several years because they can't count on a consistent build-up of snow pillows that melt slowly to provide a gradual recharge, and this watershed is in a fairly similar location geographically.
- The executive summary states that projected water yields in the area range from 1-100m³/day. To supply 1250 m³/year, a well would need to be above about 3.4m³/day. While the average of all wells is probably significantly above that, individual wells may not be. This is further reinforced on page 13 where a test well was as low as 0.2m³/day. As stated in the report, this means that multiple wells may need to be drilled for some lots.
- On page 10, it states that some wells are completed on fractured shale and are not completed over discrete aquifers and therefore might be hydraulically connected to each other. There is a chance of increased risk of aquifer contaminated from drilling new wells, especially on lots where multiple wells may be needed.

- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem. Bragg Creek is known to have soil properties that do not support the use of standard septic systems and are prone to failure. As failing septic systems would have a detrimental effect on the existing or future properties and drinking water systems, this will need to be explored in more detail.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

**Type any additional comments here.

***Attach any history, photos, or videos that help explain our neighbourhood.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Chad Beegan
Manager of Healthy Physical Environments
Alberta Health Services

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Fwd: Development on Fawn Hills Drive, Bragg Creek
Date: March 10, 2021 10:02:24 AM
Attachments: [Proposed Redesignation and Development - Fawn Hills.pdf](#)

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

Dear Oksana Newmen,

I am writing on behalf of my husband and I to once again express our feedback towards the proposed Redesignation and Conceptual Scheme proposals for Fawn Hills in Bragg Creek. In reviewing the updated conceptual scheme document on Rockyview's website, I see that the applicant has gone to further lengths to support and justify his proposal, however has made no changes whatsoever to the nature of his plan. On that basis, I am re-attaching the letter that my husband wrote in October 2019, as the concerns expressed previously are still valid.

Thank you,

Susan and Darren McKeague

----- Forwarded message -----

From: **Susan McKeague** [REDACTED]
Date: Tue, Mar 9, 2021 at 10:24 PM
Subject: Development on Fawn Hills Drive, Bragg Creek
To: <oneyman@rockyview.ca>
Cc: Darren McKeague [REDACTED]

Dear Oksana Newman,

I am writing on behalf of my husband and I to once again express our feedback towards the proposed Redesignation and Conceptual Scheme proposals for Fawn Hills in Bragg Creek. In reviewing the updated conceptual scheme document on Rockyview's website, I see that the applicant has gone to further lengths to support and justify his proposal, however has made no changes whatsoever to the nature of his plan. On that basis, I am re-attaching the letter that my husband wrote in October 2019, as the concerns expressed previously are still valid.

Thank you,

Susan and Darren McKeague

Darren McKeague

128 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 8, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwon@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

As a resident of one of the properties on the east side of Fawn Hills Drive (immediately across the road from the proposed subdivision), this development would have significant impact to me. I have chosen to make my home here because it is a small cul-de-sac with very limited traffic and noise. Specifically, there are only eight existing properties whose residents pass by my driveway. The proposed development will see the traffic (both owners and construction vehicles) from 17 additional lots passing by, as Phases 1 and 2 of the subdivision are completed, with their only access being to drive past the house of every existing resident on the street. It is not until Phase 3 of the development is completed that the closer access road will be added to possibly alleviate some of the volume. As the traffic study in the report shows however, overall traffic volume on Fawn Hills Drive is still expected to more than triple. While this may be within the allowable limits for the classification of road, it's certainly not reasonable for the current residents.

Further to the discussion of traffic, it's incredibly inconsiderate of the developer to propose (and have already built) the primary access road at the north end of his property, forcing new traffic to pass by every current Fawn Hills Drive resident as mentioned. Creating the first and primary access at the south end of his property would have been much more appropriate to appeal to the surrounding community, but this is clearly not in his interests. It appears that the primary consideration was to minimize cost, and build a road on the low grade area.

Putting aside the personal concerns associated with traffic and the resulting noise and safety considerations, my main formal objection to this proposal is the blatant deviation from the Area Structure Plan (ASP) for Bragg Creek. The land in question has a total area of 74.64 acres, of which much of eastern portion bordering Fawn Hills Drive is wetland. Without attempting to define exactly how much area that comprises, it's immediately apparent that there is under 70 acres of "Gross Developable Area" as defined by the ASP. Section 7.4.4(d) of the ASP clearly defines a lot density of one lot per four acres of Gross Developable area, leading to an allowable count of somewhere under

17 lots. The proposed 22 lot development takes no consideration of this criteria. Furthermore, when questioned about this elementary math during the public consultation, the developer simply (and wrongly) stated that he did in fact comply with the ASP, but was not interested in citing how or why.

As an aside, Figure 16: "Topography and Steep Slopes" of the developers' conceptual scheme also suggests that there is a large area of steep ($>30^\circ$) slope within the property, which cannot form part of the Gross Developable Area per section 7.4.1(a) of the ASP. Fortunately for the developer, there is in fact no area of 30° slope anywhere on this property, nor anywhere in the Fawn Hills region. This poor quality of information being conveyed to the stakeholders raises due concern, and yet another reason to object to the proposal.

As an executive member of the water coop servicing 13 existing homes on the east side of Fawn Hills drive, I'm aware that water supply is a real concern in the area. Other neighbours outside of the coop have struggled to drill adequate water wells on their properties. I would suggest that this is not something that should be taken lightly when considering the need to supply nearly three times the current number of homes from the same local aquifers.

There are many natural risks that Bragg Creek residents face including flooding (major event in 2013) and wildfire (major risk in 2018), and limited access and egress which has plagued residents for decades. Any further high density development only adds to the associated risks.

The above topics are only some of the multitude of concerns that I have surrounding the proposed subdivision at Fawn Hills Drive, and the resulting impact on the environment, surrounding community, and my own personal property and its value. I trust these will all be taken into due consideration when assessing the suitability of this proposal.

Thanks and Regards,

A handwritten signature in blue ink, appearing to read "D. McKeague".

Darren McKeague
P. Eng

From: [REDACTED]
 To: [Oksana Newmen](#)
 Subject: [EXTERNAL] - Fwd: Proposed Redesignation and Development on Fawn Hills Drive
 Date: March 9, 2021 3:13:34 PM

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----- Forwarded message -----

From: **Alisa Lafontaine** [REDACTED]
 Date: Tue, Mar 9, 2021 at 3:11 PM
 Subject: Fwd: Proposed Redesignation and Development on Fawn Hills Drive
 To: Bart.Carswell@carswellplanning.ca <Bart.Carswell@carswellplanning.ca>

----- Forwarded message -----

From: **Alisa Lafontaine** [REDACTED]
 Date: Tue, Mar 9, 2021 at 3:09 PM
 Subject: Re: Proposed Redesignation and Development on Fawn Hills Drive
 To: jkwana@rockyview.ca <jkwana@rockyview.ca>

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

1.(a)Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).

(b) Being that we're on a private well, we would like to see testing implemented during high and low season each year. Flow rate as well as contamination are a major concern.

2.Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

3.Environment and wildlife. I want to preserve the wetland, animal habitat, and forest as much as possible.

4.Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

5. Light Pollution. Increase in housing, cars and street lights.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards

Alisa Albouy

[REDACTED]
[REDACTED], Bragg Creek,
Alberta T0L 0K0

March 8, 2021

To:

Oksana Newman
Planning Services
Department Rocky View
County
262075 Rocky View Point Rocky
View County, AB T4A 0X2

Email: onewman@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesigna/on and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Oksana Newman,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

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- ☒ **Water.** Increased density means increased strain on exisling water wells (both that of the water associalon and of private wells).
- ☒ **Waste.** The plan calls for 22 new seplc systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density

- developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
 - ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
 - ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
 - ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Jamie Nunsom
#52110 TWP ROAD 232
BRIDGE CREEK, AB

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: legislativeservices@rockview.ca
Subject: [EXTERNAL] - Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103 NE-15-23-05W05M
Date: March 9, 2021 11:04:51 AM

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

Please accept this latest version of this letter. March 8th version was sent to the wrong address in Rockyview county. Thank you.

Renée Delorme



52110 Township Rd 232 Bragg Creek, Alberta T0L 0K0

March 9th, 2021

To:
Oksana Newmen
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Emails: onewmen@rockyview.ca
legislativeservices@rockview.ca

Cc:
Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7
Email: Bart.Carswell@carswellplanning.ca

Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103 NE-15-23-05W05M

Dear Oksana Newmen,

Thank you for seeking feedback from the community concerning the proposed development in our area.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP).

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. Below are some of the concerns I have:

Housing Density. Currently, Fawn Hill Drive is home to 19 – 2+ acre lots and three large properties. Adding 22 - 2 acre lots will bring the total number of lots to 41 properties. All those properties will be located in a cul-de-sac with only one access to the connecting range road.

Quarter Section Density. The quarter section already has two high-density developments (Fawn Hill and Mountain View) as well as several lots on the remaining area for a total of 49 properties. As per the ASP's vision for low-density housing, it can be argued this quarter section is already fully developed.

Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem. The current housing development, with its 19 existing septic systems across the road, is located above the wetland. By adding 22 additional septic systems on the opposite side of the road, the risk of seepage in the wetland is of concern. We live "downhill" this wetland with the possibility that any seepage could impact our water well.

Fire. Our area is at a high risk of wildfire. A greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

Emergency Egress. There is only one route out of West Bragg Creek, and it goes over the Balsam bridge. Greater residential density means more people will rely on that single route in case of emergency. Additionally, the development of trails at the end of the West Bragg Creek Road has exacerbated this risk by bringing upward of 2500 cars/day on weekends -- all using the same exit. Increasing the area's density without addressing this well-documented issue is a potential cause for liability and a class-action lawsuit in the event of a catastrophe.

Traffic and Noise. The cumulative increase in residential density (including the proposed development and others in the area) will bring more traffic and noises, negatively altering the rural character of the area already stressed by the increase of unforeseen and unchecked traffic caused by the West Bragg Creek Recreational day-use area. Currently, local residences in the Hamlet and along West Bragg Creek Road are experiencing significant increases in noise pollution, risks associated with excessive vehicle speeding, increases in the number of wildlife-vehicle collisions and increased use of emergency services calls.

So far, none of these issues have been addressed properly by Rockyview County. These problems must be addressed before an increase in local traffic resulting from an increase in residential property is considered.

Environment and Wildlife Corridor. Bragg Creek and Area is part of the Elbow Valley watershed and the Y2Y Wildlife Corridor(Yukon to Yellowstone wildlife corridor). We are located in a high-value habitat and an important wildlife corridor including at-risk species such as grizzly bears. Daily sightings of large and small wildlife are observed in the Fawn Hill area.

The ASP favour small cluster development leaving wide bands of natural habitats for wildlife movements. The proposal does not adhere to the residential cluster system. Instead, the current development scheme promotes habitat fragmentation and environmental degradation, reducing wildlife movements and water access.

The Developer must ensure the development scheme will be designed as per the requirement in the ASP and demonstrate how wildlife and habitat will remain whole.

A “Do no harm” policy must be part of Rockyview’s assessment in any development.

Thank you for your time. I look forward to receiving notice of any upcoming hearings. Regards,

Renée Delorme

[REDACTED]

Michelle Mitton

From: Lorie Cooper [REDACTED]
Sent: March 9, 2021 7:50 AM
To: Legislative Services Shared
Subject: Fwd: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper [REDACTED]
Date: March 9, 2021 at 6:56:14 AM MST
To: onewman@rockyview.ca
Cc: Bart.Carswell@carswellplanning.ca, [REDACTED]
Subject: Fwd: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Dear Ms Newman

I am resending (for the third time!) my opposition to the proposed Fawn hills Development. It is critical that the recent push on development in the Bragg Creek area not set precedents that destroy the rustic beauty of this little piece of paradise or displace wildlife in what should be deemed a critical wildlife corridor (a proposal that is currently underway by concerned residents).

Regards

Lorie Cooper
186 Saddle Road, Saddle and Sirloin
Bragg Creek

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper [REDACTED]
Date: March 9, 2021 at 6:15:47 AM MST
To: Lorie Cooper-BrgCrk [REDACTED]
Subject: Fwd: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Sent from my iPhone

Begin forwarded message:

From: <JKwan@rockyview.ca>
Date: September 3, 2020 at 11:00:55 AM MDT
To: [REDACTED], <MMitton@rockyview.ca>
Cc: <TAndreasen@rockyview.ca>, <LegislativeServices@rockyview.ca>
Subject: RE: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Hi Lorie,

Thank you for resending your email in regards to the Fawn Hills applications. Your email submission will be included in the report package for Council's consideration.

Please note that there is no set date for the Public Hearing yet. The County will be sending out another round of public notification once the Public hearing date is confirmed.

Regards,

JOHNSON KWAN, RPP, MCIP, PMP, LEED GREEN ASSOCIATE
Senior Planner | Planning and Development Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3973
JKwan@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: Lorie Cooper [REDACTED]
Sent: September 2, 2020 8:13 PM
To: Michelle Mitton <MMitton@rockyview.ca>
Cc: Johnson Kwan <JKwan@rockyview.ca>; Tyler Andreasen <TAndreasen@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

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

To Johnson and others
I have decided to resend my response to the Fawn Hills Development, so that it is once again in your in box.

Regards
Lorie Cooper

Sent from my iPhone

On Feb 18, 2020, at 8:21 AM, <MMitton@rockyview.ca>
<MMitton@rockyview.ca> wrote:

Good morning Lorie,

Thank you for submitting comments on this application.
They will be included in the agenda package for
Council's consideration at the March 10, 2020 public
hearing.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB |
T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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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: Lorie Cooper [REDACTED]
Sent: Monday, February 17, 2020 7:13 PM
To: PAA_ LegislativeServices
<legislativeservices@rockyview.ca>
Cc: Johnson Kwan <JKwan@rockyview.ca>; Tyler
Andreasen <TAndreasen@rockyview.ca>
Subject: Public Hearing: Fawn Hills Development; Re:
Bylaw C-7956-2019

To the Council:
I, Lorie Cooper, (SE-16-23-5w5,
186 Saddle Road, Bragg Creek, AB
T0L0K0), do "OPPOSE" Bylaw C-7956-2019 to
amend land use Bylaw C-4841-97.

I hereby forward my letter previously sent to meet
the October , 8, 2019 deadline with some

modifications, suitable for the Fawn Hills Public Hearing.

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper

Date: October 8, 2019 at 5:14:08 PM MDT

To: jkwan@rockyview.ca

Subject: Fawn Hills Decelopment

Dear Mr Kwan (and Honourable Council)

I must first indicate my concern as a Saddle and Sirloin resident who received NO information on the Fawn Hills development. As a Director, I learned of the October 8 deadline 3 days ago at our AGM. I therefore request an extension and broader mailing by the parties applying for change of land status.

So for expediency my concerns are in point form:

1. Changing farmland to R1 (2acre lot density) rather than protecting farmland or subdividing into larger acreages creates a huge uncertainty for residents who have moved to Bragg Creek to enjoy nature and wildlife. If this precedent is set, any land could be developed reducing quality of life, and undermining the financial investment/value of existing properties.

2. There is a significant additional safety risk from flood and fire due to an increased density of dwellings in west Bragg Creek, with no

current alternate emergency route
but the bottleneck at the
bridge across the Elbow River.

3. I don't see reference to an
Environmental impact assessment,
or a Wildlife co-existence
management plan. Arbitrary
aesthetic woodland borders
described in the proposal, are for
human satisfaction; these do not
address critical wildlife
corridors. Displacement of wildlife
is NOT acceptable.

4. Water quality....where is the
communal water being sourced
from? (River? Well?) At S&S many
different aquifers are penetrated due
to the foothills structural geology
with varying water chemistry.
Colliform however is absent.

5. Most importantly is the potential
for groundwater contamination with
associated liability to the
developer. I am concerned that
septic is defined in the proposal as
for "private" responsibility. With a
density of 22- 2acre properties, it is
a complete unknown as to where
their sewage is going due to the
complex structural geology. Tracer
analysis might assist in determining
if proximal properties are affected.

Although this is a very brief point
form response, it underlines some of
my concerns in taking raw
agricultural land and creating a
densely spaced development.

Regards
Lorie D Cooper
PGeol.

Sent from my iPhone

Michelle Mitton

From: Alan Breakey [REDACTED]
Sent: March 9, 2021 1:18 PM
To: onewman@rockyview.ca; Legislative Services Shared
Subject: [EXTERNAL] - Submission on Bylaw C-7956-2019 (File 20190103(03915024))
Attachments: Submission on File PL20190103-03915024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached my submission objecting to the above noted application. Thank you for your consideration of this submission.

With kindest regards,
Alan Breakey
[REDACTED]

9 March 2021

233133 Range Road 52,
Bragg Creek, Alberta
T0L 0K0

Oksana Newman,
Planning Services Department,
262075 Rocky View Point,
Rocky View County, AB.
T4A 0X2

Legislative Services,
Rocky View County,
262075 Rocky View Point.
Rocky View County, AB.
T4A 0X2

Re: DIVISION 1 – Public hearing to consider Bylaw C-7956-2019 for the Fawn Hills Conceptual Scheme - File: PL20190103 (03915024)

“If you are not an adjacent landowner, but believe you are impacted by the proposal, you have the right to be heard.”

Dear Ms. Newman:

I would like to begin by saying that our property lies 0.5 kilometres to the immediate north of the application area in question and that the first notification we received from Rocky View County about this application was on March 1, 2021 through the Safe and Sound system which I had the mistaken understanding was reserved for emergency situations only. I would also add that our property falls along the same valley system as the application under consideration (see Figure 1) and that our two appropriately licensed water wells, which have serviced both our household and our livestock since 1992, are part of the same fractured siltstone aquifer system as the wells in Fawn Hills. Figure 1 on page 2 of this letter shows the spatial relationship between our property and the area of the application under consideration.



Figure 1: Spatial location plat

We are objecting to this application for the following reasons:

- 1) We are shocked by the cursory and inadequate analysis in the application of the groundwater resource of the area given that the fractured siltstone aquifer described in the Conceptual Scheme report extends far beyond the boundaries of the application area.
- 2) It is also shocking that the hydrological consultants for the Conceptual Scheme report mention only possible water well flow rates of 10 to 75 m³/day (1.5 to 10.5 gallons/minute) and say absolutely nothing about the actual water reserves and recharge for the aquifer. Because the aquifer is a highly fractured reservoir, flow rates are and permeability is naturally high but this is totally unrelated to the actual volume of water available in the reservoir.

- 3) There is abundant evidence **including evidence from Rocky View County's own, commendable Groundwater Monitoring Program** that there is absolutely no recharge (replenishment) of this particular reservoir between the end of July and the end of April year after year after year. **Never.** As such, the volume of water in this aquifer depends entirely on the rainfall that occurs in the Spring and early summer and that volume is severely restricted in those years with less than average rainfall which has serious implications on the amount of water available in the aquifer for use in the winter months.
- 4) It is unconscionable that there is no indication in the Conceptual Scheme report that the water well consultants did extended water well withdrawal tests at different times of the rainfall cycle and monitored what effects those withdrawals had on all wells tapping into this particular aquifer including our own.
- 5) We are completely reliant on our well water for supplying our household and for watering our livestock (especially in the fall, winter and early spring) and as such we have been monitoring our well water levels twice monthly since 2003. Not only do we have the base line data and it would also seem that we have a far better understanding of this particular aquifer than do the hydrological consultants used for the Conceptual Scheme report.

We will respond accordingly if additional residential development in this aquifer system negatively impacts our "first in time" access to sufficient water for our household and livestock as mandated in the Province of Alberta's Water Act.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alan Breakey", with a long, sweeping horizontal line extending to the right.

Alan Breakey, P.Geol.

Michelle Mitton

From: Charmaine Connop-Scollard [REDACTED]
Sent: March 8, 2021 5:42 PM
To: onewman@rockyview.ca; Legislative Services Shared
Subject: [EXTERNAL] - PL20190102 and PL20190103
Attachments: Fawn Hills 2021 03 08 PLs.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Attached please find my Letter of Opposition to Application Numbers PL20190102 and PL20190103; File Number 03915024.

Thank you for your consideration.

Regards
Charmaine Connop-Scollard

1908 BOWNESS ROAD NW
CALGARY, AB T2N 3K6

March 8, 2021

Oksana Newman
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

onewman@rockyview.ca
legislativeservices@rockyview.ca

Re: Proposed Redesignation and Development; Fawn Hills Drive, Bragg Creek
File Number: 03915024
Application Numbers: PL20190102 and PL20190103
NE-15-23-05-W5M

Letter of Opposition

Thank you for the opportunity to provide feedback concerning the proposed Fawn Hills development in close proximity to my property at SW-15-23-5-W5; Lot 1; Plan 7291 HR.

The redesignation from Ranch and Farm District to Residential One District would be a dramatic departure from existing land use in the area and would substantially increase population density with many associated issues. Existing land use in the area primarily consists of agricultural use parcels and larger rural acreages. This development application does not comply with the overall density requirement of one lot per four acres as set out in the Area Structure Plan for West Bragg Creek. In fact, if the lots were not part of a Conceptual Scheme many of the lots in this development proposal would be considered too small to meet the minimum lot size proposed in the revisions to the Land Use Bylaw in which R-1 designations would be revised to R-CRD.

It should be noted that a previous application (2001291; File Number 03915024) in 2001 involving the same land called for a proposed sixteen lots. The current application for the property involves a proposal for twenty-two lots. That is an additional six lots for the same land area.

The density of this development proposal concerns me for a number of reasons:

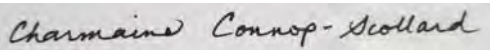
- ☐ **Water.** Increased density means increased strain on access to available water (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems within a 74.64 acre parcel which will place greater strain on the wetland ecosystem in addition to creating concerns regarding underground contamination levels.
- ☐ **Fire.** This area is at high risk of wildfire. Greater density of homes in such a forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek, a situation that is complicated by limited bridge access across the Elbow River. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☐ **Wildlife.** The density of this development would have notable negative impact on wildlife habitat and other ecosystems. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.
- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.

- **Slope.** Road access, particularly for large vehicles such as fire trucks and school buses, and particularly given our winter climate, could be very difficult. In addition, large scale ground disruption on a sloped area such as would be required by this development can create longterm problems with slope stability. I am aware of other developments which have had very unfortunate experiences in this regard in spite of having met engineering requirements.

In my opinion, the nature of this development is not at all in keeping with the characteristics and priorities of the area.

Thank you for noting my concerns.

Regards,

A handwritten signature in cursive script that reads "Charmaine Connop-Scollard". The signature is written in dark ink on a light-colored background.

Charmaine Connop-Scollard

██████ Bragg Creek,
Alberta T0L 0K0

March 7, 2021

To:

Yusuf Bernier
Planning Services
Department Rocky View
County
262075 Rocky View Point Rocky
View County, AB T4A 0X2

Email: ybernier@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Yusuf Bernier,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards, Katherine Jones

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Fawn Hills Subdivision proposal - Letter of Opposition
Date: March 10, 2021 4:25:00 PM
Attachments: [Hudye Proposal 2019 - Letter.pdf](#)

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To:
Oksana Newmen
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
2021

March 10th,

onewmen@rockyview.ca

Re: Proposed Redesignation and Development File #s: PL20190102 and PL20190103

Dear Oksana Newmen,

Thank you for the opportunity to update my response to this application.

Please make reference to my attached letter regarding this proposal from October 7, 2019 .

The Planning Department's recommendations regarding the original application are consistent with feedback from West Bragg Creek (WBC) and Fawn Hills residents in identifying significant deficiencies and problematic aspects to the Conceptual Scheme. In their response, it is clear that the developers have not presented substantive or credible alterations to the scheme that would justify its approval.

This development proposal exposes current and future residents to unacceptable risk and exposes RVC to significant exposure to liability. As correctly identified by the RVC Planning Department, these exposures stem principally from proposed unprecedented density for subdivisions of this nature in West Bragg Creek which is almost double the standard outlined in the ASP. This proposal would create the most densely populated (by some 40%) quarter section in WBC - on lands constrained by wetlands, slopes and old growth forest. It is this unprecedented density that brings risk.

Planning has identified lack of adherence to Environmental Reserve requirements around a tributary to Bragg Creek. Water and wastewater servicing is inconsistent with ASP requirements and places current and future residents water supply and quality at unacceptable risk. I believe there is the real possibility of future public health implications as a consequence.

The developers have expressed no commitment to upgrade Fawn Hills Drive and RRd 52 (1.8 km total) to the paved Regional Collector Standard that RVC staff state would be required to support a subdivision of this size.

The risk to wild fire that is created by a subdivision of this size in old growth forest is real and should be a concern to all. The developers have presented no credible way to mitigate this risk as the only realistic way to do so would be to reduce the density of development, something that they are clearly not willing to entertain.

The residents of Fawn Hills and WBC have expressed strong opposition to this development proposal including some who once considered expressing support. One can expect that with broader circulation, this opposition will only intensify. I call on Councillor Kamachi to support WBC and Fawn Hills residents in their opposition by providing leadership direction to his fellow Councillors in rejecting this development proposal.

Sincerely,

David Cebuliak

Dr David Cebuliak



Dr David Cebuliak
[REDACTED]
96 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Mr. Kwan,

Thank you for both seeking feedback concerning the proposed development in our neighbourhood and for our recent meeting.

As I indicated to you I am not currently nor have I ever been opposed to development on the subject lands. However, given the proposal's non compliance with key Greater Bragg Creek Area Structure Plan (GBCASP) directives regarding development in this area it is not possible for me to support this proposal. Specifically the developers have ignored the GBCASP's clear stipulations re Gross Developable Area (GDA) calculation and Open Space Planning. The resultant proposed density and lack of open space/environmental protection would make this development by far the most dense and environmentally impactful quarter section in West Bragg Creek (WBC).

Such a consequence is not consistent with the community's or RVC staff and Council's intentions when the ASP was formulated. The potential negative impacts on existing and future residents and RVC re: county infrastructure, water, wastewater, fire risk, environment (wetland degradation, animal habitat and forest loss) and emergency egress are unacceptable. Moreover this proposal would set a standard for development in WBC that has been rejected by the community and RVC.

I. Historical Perspective

To my knowledge there have been 2 previous subdivision proposals on the subject lands - one in 1986 for ~ 25 lots (1) and one by the current owners in 2002 for ~ 16 lots (2). There was also a similar density 2004 proposal named "Ironwood" in a nearby WBC quarter section (3). All of these proposed developments were rejected by both the community and by Councils of the time. In the case of the 2002 and 2004 proposals, large and at times emotionally vocal public input expressed vigorous opposition on the basis of concerns over density, the environment, loss of rural nature, impacts on RVC infrastructure, fire and flood risk, public safety re emergency egress among other concerns.

In part as a response to confusion over how future growth should best occur in the Greater Bragg Creek area - as evidenced by rejected subdivision proposals - in 2006 under the guidance of then Councillor Bob Everett, the community and RVC began work on the Greater Bragg Creek Area Structure plan. This was a comprehensive and well managed undertaking with extensive input from the public, developers, RVC staff and Council. Councillor Everett invited one of the owners of the subject lands to represent the developer community on the GBCASP Steering Committee.

Here is the Plan's Vision:

The year is 2030. The Greater Bragg Creek area continues to be a special place within Rocky View County where residents have a strong sense of place that emanates from both the quiet country residences that harmonize with undisturbed landscapes and the small town character of the hamlet.

The "lifestyle equity" and "latent utility" afforded to the local community by the natural environment has been preserved over time through implementation of an integrated land use planning strategy that evaluates opportunities for subdivision and development by first considering the capability and capacity of the natural environment to accommodate additional development. The community has benefited from implementation of policies in the Greater Bragg Creek Area Structure Plan achieving a balance between the natural environment and the impacts of human settlement.

To enact this vision in the West Bragg Creek area in general (and specifically to land such as in this proposal) the GBCASP incorporated 2 key policy elements - the **Gross Developable Area (GDA)** calculation and the development tool **Open Space Planning**.

At a public hearing held on June 13, 2006 at the Bragg Creek Community Centre a large number of residents addressed the audience to voice their overwhelming majority approval for the plan. People spoke of the compromises made and the success of a democratic and inclusive process. I was one of those residents and I remember noting how the adoption of the GDA formula and Open Space Planning gave me great hope for the future of healthy sustainable development specifically as its applied to the Fawn Hills valley. I felt a sense of pride and hope for my community.

II. The GBCASP as it applies to the Fawn Hills Valley

a. GDA Calculation:

The GDA calculation as it applies to this proposal would be made as follows:

78 Acres total land **minus** Constraints; ie Wetlands (including riparian buffer) , Slopes over 15 degrees, MR, Roads

4

* Any retained lands must also be removed from the Total Developable lands. *

In Infill residential areas in North and West Bragg Creek, the GBCASP stipulates an overall density of 1 lot/4 Acres GDA

Note that it is impossible to both adhere to this GDA /density calculation (and thus the GBCASP) and propose 22 lots. In fact it is likely that a complete and impartial assessment of the constraints to development would yield approximately 10 lots. **Adhering to the GBCASP GDA calculation with the addition of 10 lots to this partially built out quarter section would make this on par with the most densely populated quarter section in west Bragg Creek.**

Adding 22 lots to this partially built out quarter section would have its density exceed that of the most densely populated quarter section in West Bragg Creek by greater than 40% - this on land constrained by extensive wetlands, hills, dense forest, infrastructure limitations, concerns over impacts on adjacent wells etc. Surely it was not the intention of those who welcomed completion of the GBCASP to endorse density of this magnitude and all the risk it entails!

b. Open Space Planning:

This development tool was introduced to the GBCASP committee by then Councillor Everett as a means of “achieving a balance between the natural environment and the impacts of human settlement”. Direct communication with rural designer and advocate Randall Arendt convinced Councillor Everett and the GBCASP Steering committee that this planning tool would provide benefits to both developers, residents and municipalities. GBCASP Section 7.43.4 i states: “ Open Space means lands that are restricted from development and...should represent a large percentage(approximately 50%) of the lands to be developed.”

As regards the subject lands, Open Space Planning can be easily applied and would offer attractive incentives for potential purchasers. With a complete and impartial assessment of constraints to development - specifically wetlands, dense forest and wildlife corridors this 50% goal would be readily achievable. Section III provides further documentation of this potential.

III. Wetlands in the Fawn Hills Valley

The Fawn Hills Valley has historically been very wet. The lower lying front lands were once willow wetlands. In the early 1990's previous owners destroyed the wetlands by channelizing and creation of shallow ponds . Despite this drainage, the lands could not sustain an attempt by previous owners to actively graze the land - in large part because of ongoing wet and marshy conditions. The current owners have continued to drain wetlands. Given modern wetlands policy, it is unlikely that Alberta Environment endorsed such drainage activity and would be unlikely to approve further wetlands drainage and development on wetlands.

The following picture shows the undisturbed wetlands on the contiguous lands south of the subject lands as an indication of how the land looked prior to channelization.



These pictures depict the channelized wetland which encompasses the full length of the eastern lowlands:



The next sequence of pictures show how the subject lands become inundated during the spring rains (typically in June):





Of note, the current proposal differs from the rejected 2002 proposal in its inclusion for development on more of these wet front lands.

I believe that the developers have underestimated the constraints to development from wetlands in their proposal and that a more detailed wetlands assessment is required with exclusion of all such lands from the GDA calculation.

IV. Disturbed wetlands and risk to Infrastructure

The current proposal poses risks to infrastructure that is both private and public.

The Mountain View subdivision lies on the quarter section immediately south of the subject lands. It relies on the healthy wetlands on that quarter for its septic treatment in a county approved wastewater scheme. This system requires the maintenance of upstream wetlands for its proper functioning. The scope of the proposed development represents potential risk to this natural wastewater treatment .

Range Road 52 is the southern and only point of egress for Fawn Hills. During heavy spring rains a short section of this road is prone to flooding and was inundated during the 2013 floods. Further upstream wetland disruption greatly increases the risk to this important point of emergency egress and to RVC infrastructure.



Range road 52 after flood waters have receded.

V. Fire Risk in Fawn Hills Valley

The western portion of the proposed subdivision is within a dense old growth forest. We know from fire risk analysis that the greater Bragg Creek area is at high risk for wildfire and given its tree density and age this area in particular is concerning. The proposed density of development within this vulnerable environment places current and future residents at heightened risk for a fire event. We also know that despite the claims by the developer, the internal subdivision road poses no credible barrier for fire containment and that overall risk to all residents present and future will be increased. Furthermore despite developer claims, the Fawn Hills Water Coop water cistern is not an appropriate asset with which to fight wildfire.

VI. Risk to Groundwater

Groundwater levels in this area have experienced a documented decline in recent years. This last year a well on a contiguous parcel of land failed and multiple drilling attempts were required before sufficient water was found. Development on the eastern portion of this quarter section has for many years been impeded by lack of sufficient ground water. Numerous dry wells have been drilled. The prospect of 22 new homes potentially drawing from a depleted aquifer poses unreasonable risk to current and future residents.

Groundwater contamination from 22 new septic fields also poses unacceptable risk. The well supplying the Fawn Hills North Water Coop was in the late 1990's contaminated by fecal coliforms originating from animals grazing on the subject lands. This risk to public health cannot be repeated by development that does not conform to GBCASP guidelines.

VII. Summary

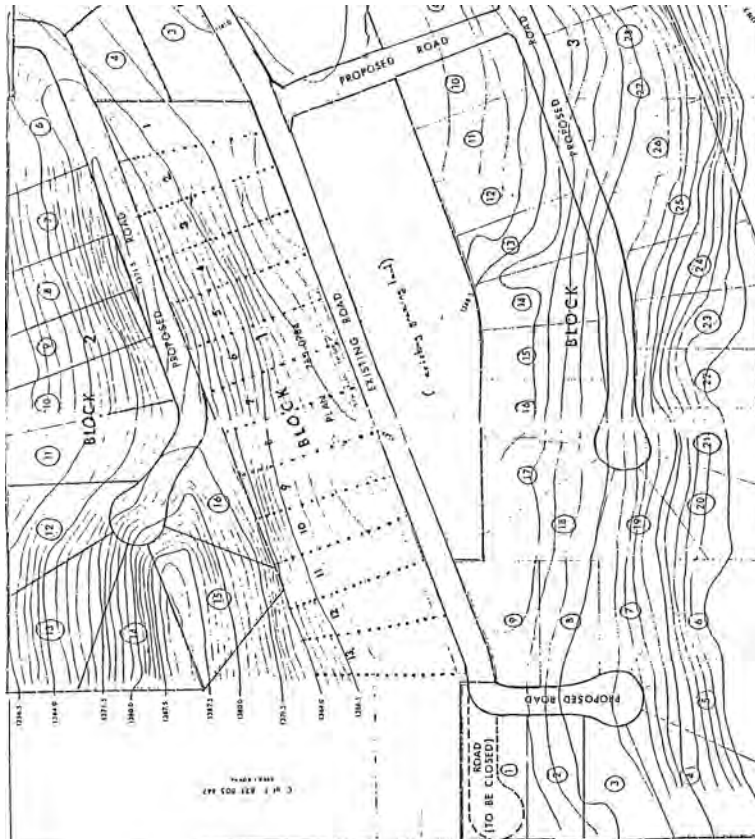
This proposal should not be approved as it poses undue risk to current and future residents and RVC. Its lack of compliance with GBCASP development parameters is highly problematic and represents a direct challenge to this widely supported direction for development and future growth in West Bragg Creek. The developers have presented no credible justification for deviating from development guidelines. I urge RVC staff and Council to redirect these developers toward proposing a development that supports sustainable growth along the parameters clearly detailed in the GBCASP and which can serve as a model for community and County participation in a sustainable future for West Bragg Creek.

Sincerely,

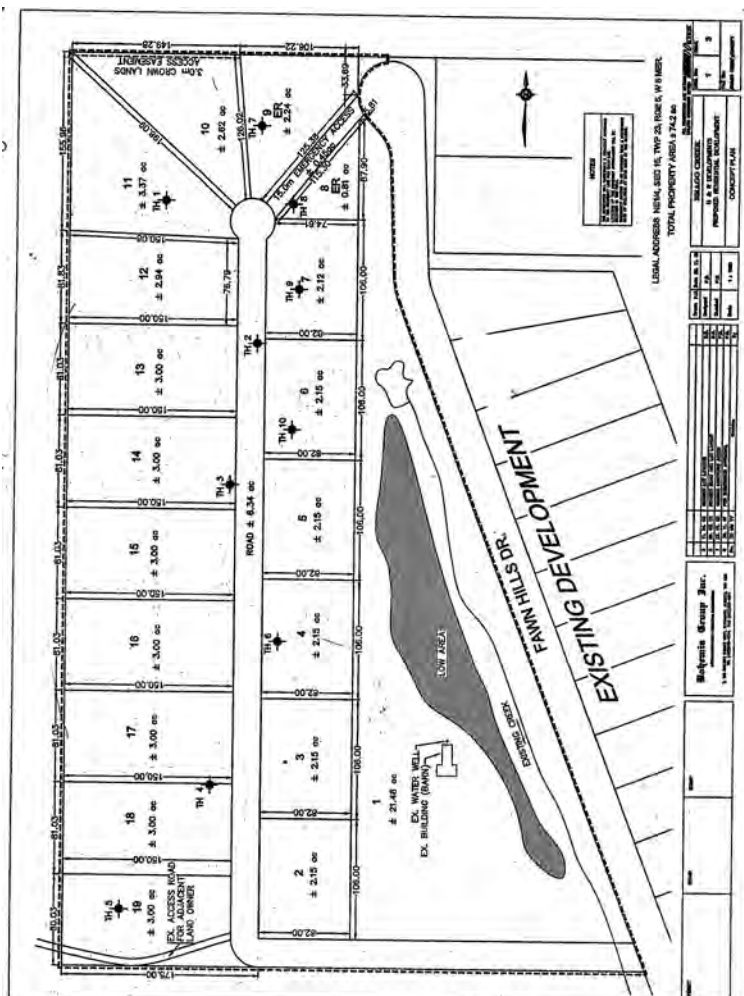
Dr David Cebuliak MD
Clinical Lecturer in Emergency Medicine
Faculty Of Medicine, University of Calgary

[REDACTED]

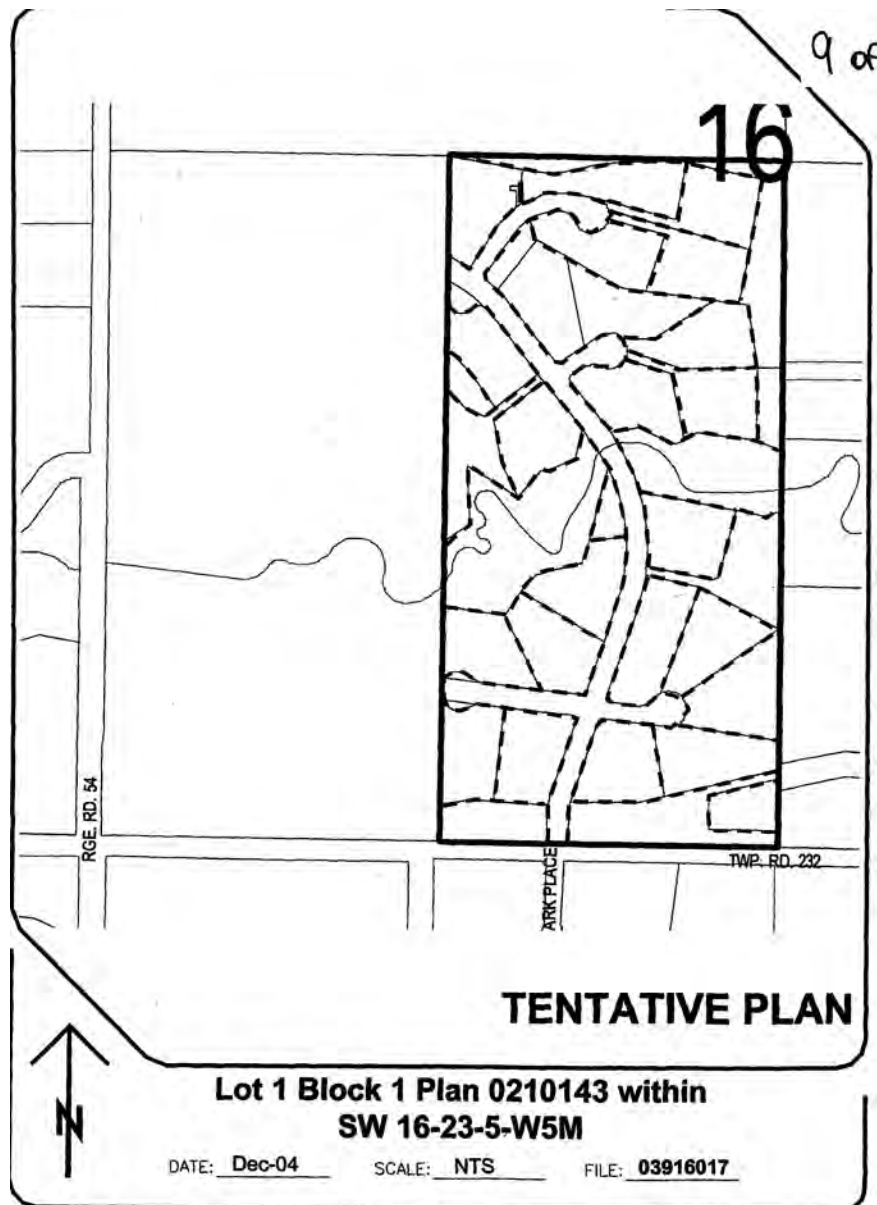
1. 1986 Proposal



2. 2002 Proposal (subsequently modified to ~16 lots):



3. 2004 "Ironwood" Proposal



From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
Date: March 9, 2021 7:31:31 PM

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

[REDACTED]
112 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

March 9, 2021

To:

To Whom It May Concern

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

onewmen@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP

Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.

☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.

☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be

endangered in a wildfire.

X Emergency Egress. There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).

☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.

☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope.

X Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Kirstie Russell

Fawn Hills North

Water Association

Johnson Kwan, RPP, MCIP

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, AB T
4A 0X2

Email: jkwan@rockyview.ca

October 6, 2019

Re: Application for Development on Fawn Hills Drive (NE-15-23-05-W5M)

Dear Mr. Kwan,

The Fawn Hills (North) Water Association is comprised of 13 member households on the east side of Fawn Hills Drive. There is a small pumphouse with an underground cistern located on the east side of Fawn Hills Drive. The well is located across the road on the west side (where the proposed development will occur). The Water Association is managed and maintained by volunteers.

Our Board takes the health and wellbeing of our member households very seriously. They are our friends and neighbours. Many of our member households are families with children who can be more vulnerable to waterborne illness. We are concerned about the adjacent development, its plans for water delivery and fire suppression and, particularly, its high density.

Consultation

Although the Water Association was not consulted directly by the County, our experience may be helpful in assessing the proposed development. We are concerned that the development could impact our members and ask the County to take steps to ensure that the proposed development does not impinge on water accessibility or quality.

Further, we suggest that the County actively seek feedback from the water co-operative on Mountain View Park as they, too, may have useful information.

Other Wells in Vicinity

While the Conceptual Scheme identifies the Water Association well (Figure 8), it does not mention the several individual private wells which also access water in the area. The owners of these private wells should be consulted. We understand that some of these wells are already "low-flow".

Water Quality

In the Conceptual Scheme, the developer describes the water quality as having a “low concentration of dissolved solids” (pages 19 and 41). The developer indicated that the TDS is 248mg/L (page 41). This does not align with our experience.

Water testing at the tap at the southernmost address of the water co-op yielded a TDS of 577 mg/L (Acceptable guideline level is no more than 500mg/L).

The water contains significant amounts of both iron and amines, which present challenges in terms of disinfection by chlorination. It should be noted that individual homeowners have also installed water treatment equipment in their own homes including cisterns, water softeners, RO filters, and UV systems.

Since the new development is starting from scratch, the County could encourage the developer to install a UV water purification system to assist with sanitization of water for the new residents in addition to their plans to remove iron through chlorination.

Waste Water

The Water Association is concerned that a greater concentration of septic systems in the area (particularly with the high-density development proposed) will have a reasonably foreseeable impact on water quality and human health.

If there is even a slight risk of contamination, we would ask that the developer pay to upgrade the water treatment facilities to the highest standard of all neighbouring wells (both private and communal), including pumphouse UV systems. There would also have to be provision for the ongoing maintenance that these more complex systems require.

Fire Suppression

On page 10 of the Conceptual Scheme, the developer states that the Water Association has an “underground fire suppression water tank.” While the Water Association has an underground water cistern, its primary purpose is for capturing and treating water for delivery to members. The water could be accessed in case of fire, but we advise that its contents would not be sufficient to respond to a fire and should not be relied upon by the developer or the County for that purpose (particularly given the high-density development and the large number of new homes proposed).

The developer should be required to install appropriate fire suppression systems in the new neighbourhood that are satisfactory to Rocky View Fire Services that do not depend on Water Association systems.

Testing

The Water Association Board is of the view that the sustainability of a new well servicing 22 new households should be verified with year-round flow rate testing of

Fawn Hills North

Water Association

all wells in the vicinity. Testing must account for seasonal variations in flow and usage. A sizeable safety margin should be considered to account for potential dry conditions in future.

On behalf of the Water Association Board, I thank you for your time. I also invite you to contact the Board should you have any questions.

Sincerely,

Doug Brennan
President
Fawn Hills (North) Water Association

1908 BOWNESS ROAD NW
CALGARY, AB T2N 3K6

February 24, 2020

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

legislativeservices@rockyview.ca

Re: Proposed Redesignation and Development; Fawn Hills Drive, Bragg Creek
File Number: 03915024
Bylaw C-7955-2019
Application Number: PL20190102
NE-15-23-05-W5M

Letter of Opposition

Thank you for the opportunity to provide feedback concerning the proposed Fawn Hills development in close proximity to my property at SW-15-23-5-W5; Lot 1; Plan 7291 HR.

The redesignation from Ranch and Farm District to Residential One District would be a dramatic departure from existing land use in the area and would substantially increase population density with many associated issues. Existing land use in the area primarily consists of agricultural use parcels and larger rural acreages. This development application does not comply with the overall density requirement of one lot per four acres as set out in the Area Structure Plan for West Bragg Creek. In fact, if the lots were not part of a Conceptual Scheme many of the lots in this development proposal would be considered too small to meet the minimum lot size proposed in the revisions to the Land Use Bylaw in which R-1 designations would be revised to R-CRD.

The density of this development proposal concerns me for a number of reasons:

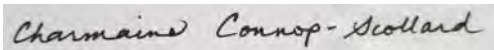
- **Water.** Increased density means increased strain on access to available water (both that of the water association and of private wells).
- **Waste.** The plan calls for 22 new septic systems within a 74.64 acre parcel which will place greater strain on the wetland ecosystem in addition to creating concerns regarding underground contamination levels.
- **Fire.** This area is at high risk of wildfire. Greater density of homes in such a forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- **Emergency Egress.** There is only one route out of West Bragg Creek, a situation that is complicated by limited bridge access across the Elbow River. Greater density developments mean that more people will rely on that single route in case of emergency.
- **Wildlife.** The density of this development would have notable negative impact on wildlife habitat and other ecosystems. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.
- **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- **Slope.** Road access, particularly for large vehicles such as fire trucks and school buses, and particularly given our winter climate, could be very difficult. In addition, large scale ground disruption on a sloped area such as would be required by this development can create longterm problems with slope stability. I am aware of other

developments which have had very unfortunate experiences in this regard in spite of having met engineering requirements.

In my opinion, the nature of this development is not at all in keeping with the characteristics and priorities of the area.

Thank you for noting my concerns.

Regards,

A handwritten signature in cursive script, reading "Charmaine Connop-Scollard", on a light grey rectangular background.

Charmaine Connop-Scollard

62 Saddle Road,
[REDACTED], Bragg Creek, AB
T0L 0K0

October 2, 2019

Rocky View County
Attention: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Re: File Number 03915024
Application Number: PL20190102 – Re-designation
PL20190103 – Conceptual Scheme

Dear Johnson:

We are land and homeowners in the quarter section abutting the lands up for re-designation in the quoted application. The landowner submitting the application is applying to change the designation from Ranch and Farm District to Residential One District, which would be a severe revision as it would take an eighth of a section and make it into 22 quite small parcels.

The area would then have the highest density in the Greater Bragg Creek area with the exception of the hamlet itself if this application were approved. This is not congruent with the farmland and forests that make up most of the area, which is the setting in which the current residents chose to live. As well, the addition of these residences will put more strain on the roads from Balsam Avenue all the way out TWP Road 232.

The area is a wildlife corridor where grizzly and black bears, cougars, bobcats, coyotes and, occasionally, wolves travel. It is a sensitive piece of land. A dense subdivision with the added insult of a city-style dog park does not belong in West Bragg Creek. This development should not be approved.

Thank you for your time and attention to this and we look forward to your response.

Sincerely,

Russ and Mary-Lynn Wardle

Johnson Kwan

From: Ron Wilkinson [REDACTED]
Sent: Friday, September 27, 2019 3:58 PM
To: Johnson Kwan
Cc: Margaret Wilkinson (Canada)
Subject: PL20190103

Our comments regarding the noted Conceptual Scheme are as follows:

The R-1 designation and associated lot sizes will significantly and excessively increase the density in the area.

Traffic on Fawn Hills Drive will increase significantly and excessively, especially since the proposed design has a dead end cul-de-sac.

Foot traffic through Saddle & Sirloin (private lands) will increase significantly.

There are no details regarding access to water and sewage treatment for the new residences.

The area designated as “MR” is not defined as to usage other than “open space”.

Ron & Margaret Wilkinson
15 Saddle Bay
Bragg Creek

February 12, 2020

Rocky View County
Att'n: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,

**Re: Bylaw C-7956-2019 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97
File No. 03915024**

Application Numbers: PL20190102 – Redesignation, PL20190103 – Conceptual Scheme

We are landowners/homeowners in the quarter-section kitty-corner to the lands up for redesignation in the quoted application. The land-owner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District.

We object to the proposed high density redesignation for this land, and its associated conceptual scheme.

I feel the jump from RF to R-1 is an extreme one, going from a full 1/8th of a section to 22 small lots. This will irreparably change the amount of traffic seen on Centre Ave/TWP Rd 232, adding vehicles from 22 additional homes, and **making all traffic more dangerous on West Bragg Creek Road, especially at the intersection of West Bragg Creek Road (TWP Rd 232) and Range Road 52.** This will be felt by all residents from the hamlet of Bragg Creek to Forestry Way and beyond. Since the East half of the proposed quarter section of land is already R-1, it has substantial traffic related to it at this time. This will potentially more than double traffic from this quartersection.

The land being potentially redesignated is currently surrounded by farm and ranch-designated land, with the exception of our quarter section that is R-2 (SW 15-23-05W5M), and the Fawn Hills area which is R-1, located in the East half of the subject quarter section. Our area includes substantial common lands, reducing our density further. **If the redesignation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south.** We in West Bragg Creek chose to move here to have low density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. Indeed, in the open house for this development, the proposal included an off-leash dog park, a very urban concept. This is not in the heart of Bragg Creek, it is 5 km away. High density does not belong here.

I have no doubt eventually higher density will work its way toward the farm lands seen along Centre Ave/TWP Rd 232. At this time however, I believe redesignation down to R-1 is an extreme change that will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way. R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2 mile radius.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Karen and Bill Spencer

11 Saddle Bay
Saddle and Sirloin
[REDACTED] Bragg Creek, AB
TOL OKO
[REDACTED]

September 30, 2019

Rocky View County
Att'n: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,

Re: File Number 03915024
Application Number: PL20190102 - Redesignation
PL20190103 – Conceptual Scheme

We are landowners/homeowners in the quarter-section kitty-corner to the lands up for redesignation in the quoted application. The land-owner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District.

I feel the jump from RF to R-1 is an extreme one, going from a full 1/8th of a section to 22 small lots. This will irreparably change the amount of traffic seen on Centre Ave/TWP Rd 232, adding vehicles from 22 additional homes. This will be felt by all residents from the hamlet of Bragg Creek to Forestry Way and beyond. The land being potentially redesignated is currently surrounded by farm and ranch-designated land, with the exception of our quarter section that is R-2 (SW 15-23-05W5M), and the Fawn Hills area which is R-1, located in the East half of the subject quarter section. Our area includes substantial common lands, reducing our density further. Since the East half of the proposed quarter section of land is already R-1, it has substantial traffic related to it at this time.

If the redesignation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south. We in West Bragg Creek chose to move here to have low density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. Indeed, in the open house for this development, the proposal included an off-leash dog park, a very urban concept. This is not in the heart of Bragg Creek, it is 5 km away. High density does not belong here.

I have no doubt eventually higher density will work its way toward the farm lands seen along Centre Ave/TWP Rd 232. At this time however, I believe redesignation down to R-1 is an extreme change that will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way. R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2 mile radius.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Karen and Bill Spencer
11 Saddle Bay
Saddle and Sirloin
[REDACTED]
Bragg Creek, AB
TOL OKO

October 5th, 2019
Rocky View County
Att'n:
Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,
Re: File Number 03915024
Application Number:
PL20190102 - Redesignation
PL20190103 – _Conceptual Scheme

I am a landowners/homeowners and resident for over 30 years in the quarter section kitty-corner to the lands up for re designation in the quoted application. The landowner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District.

I feel the jump from RF to R-1 is an extreme one, going from a full 1/8th of a section to 22 small lots. This does not conform to the greater Bragg Creek Area Plan Vision for the West Bragg Creek Policy Area.

VISION: It is the year 2030. The Greater Bragg Creek area contains a rich abundance of vegetation and wildlife, and the land use pattern continues to be **shaped by the dominance of the natural environment**. The environmental integrity of the area has been preserved, as has a community value that nature is to be respected and revered, rather than representing an obstacle to future development. While development has continued to occur in the Greater Bragg Creek area, it has happened in harmony with the natural **environment, to a scale and character that blends with, rather than dominates the landscape, and in a manner that respects the carrying capacity of the land**.

The land being potentially re designated is currently surrounded by farm and ranch designated land, with the exception of our quarter section that is R-2 (SW 15-23-05W5M), and the Fawn Hills area which is R-1, located in the East half of the subject quarter section.

Our area includes substantial common lands, reducing our density further. Since the East half of the proposed quarter section of land is already R-1, it has already been developed and has substantial traffic related to it at this time. If the re designation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south. We are already adjusting to an increase in traffic caused by the new

recreational parking lot at the end of West Bragg Creek road and notice the difference in noise and unsafe conditions it brings to our community's usually quiet lifestyle.

We in West Bragg Creek chose to move here to have low-density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. Indeed, in the open house for this development, the proposal included an off-leash dog park, a very urban concept. This is not in the heart of Bragg Creek; Bragg Creek is 5 km away. High density does not belong to this environment and would be a harmful precedent to set.

No doubt eventually higher density will work its way toward the farmlands seen along Centre Ave/TWP Rd 232. At this time however, I believe re designation down to R-1 is an extreme change for this quarter which already has an R1 development. It will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, changing it's character significantly and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way.

Should issues of water availability, sewage treatment, safety as well as access and egress roads be addresses, R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2-mile radius.

Preservation of the beauty and integrity of the natural environment is an objective commonly held by the majority of residents and recreational visitors to the Greater Bragg Creek area. The Fawn Hills proposal does not align with this, a basic premise underlying the majority of policies within the Greater Bragg Creek Area Plan.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Frederika Demangeat,
59 Saddle Rise, Saddle and Sirloin
[REDACTED], Bragg Creek, AB T0L 0K0

Stephen Hunt
11 Saddle Bay
Saddle and Sirloin
[REDACTED]
Bragg Creek, AB

October 8, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca

Re: Redesignation and Development on Fawn Hills Drive
PL20190102 and PL20190103

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

Rockyview County has a reputation of strictly enforcing bylaws and zoning regulations. An individual without significant legal backing, and close political ties, doesn't stand a chance at rezoning RF to R1. I suspect that the vast majority of home owners adjacent to the land in question are opposed to the rezoning. It does beg the question - why is it being approved if nobody who lives in the area wants it? There is an adjacent parcel just east of the existing fawn hills development that is approved for high density subdivision. Presumably the parcel of land on the south boundary of the proposed development will also be rezoned as soon as roads are in. How suburban is the county trying to make Bragg Creek without investing in infrastructure such as a second emergency egress or wastewater management?

The proposed development benefits significantly from the historic value of Bragg Creek yet offers nothing in return. An off-leash dog park and suburban pathways are not a reciprocal exchange for levelling habitat. Cutting a pasting a Calgary neighbourhood into Bragg Creek is an erosion of the community identity. The trees will come down, lawnmowers for weed free lawns, snowblowers for double wide driveways, and one more forgettable neighbourhood brings Bragg Creek closer to being another Calgary bedroom community.

I support the concerns raised by neighbours:

- ☐ Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

- ☐ Environment. I want to preserve the wetland, animal habitat, and forest as much as possible. There are blackbears, cougar, marten, and moose that all make regular rounds through the land in question.
- ☐ Fire. Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ Emergency Egress. There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☐ Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ Services. Increased density means greater demand on County services, infrastructure, and school services.
- ☐ Slope. I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time.

Regards,

Stephen Hunt

October 4, 2019

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View Country, AB
T4A 0X2

Re: Proposed Redesignation and Development on Fawn Hills Dr., Bragg Creek
PL20190102 and PL20190103 NE-15-23-05W05M

Dear Mr Kwan,

We have lived on Fawn Hills Drive for close to 30 years and feel that we should provide some feedback to the proposed development on our road. We own 10 acres at the end of the road and have raised 3 children here. Our 7 grandchildren just love coming out and playing in the wilderness. We all enjoy the beauty of the area, quiet and peaceful which is why we chose to buy the land and build our home here many years ago. We live with much wildlife around us, moose sometimes sleep behind our garage, deer are everywhere, coyotes, bears, cougars and for the past few years owls have nested on our property, as well as ravens, just beautiful to see the babies grow and learn to fly. Something you would never see in a high density development and we worry that wildlife will be affected with so much new traffic and people moving in.

While we are not opposed to development on Fawn Hills Drive we feel that so many homes would change our lifestyle greatly. Our area is unique and quiet, and so much development would change that, much more noise and traffic. Not to mention that there is only one way out of West Bragg Creek and in an emergency that would add many more people relying on that one route. We have watched many fires on the news and how fast they can travel especially in windy conditions.

We have an excellent well and are worried that increased density will put a strain on it, and are very concerned about the Fawn Hills Water Coop Association, as well as the strain that 22 new septic systems will put on the wetland ecosystem. As well we don't feel Fawn Hills Drive could withstand the traffic of approximately 40 new vehicles and construction vehicles (ie cement trucks) as it is just chip coat and is showing its age at the moment.

Thank you for seeking feedback from us, again we are not opposed development on our road, this is just too huge a development, a few homes would be fine, this proposed plan would change our lives.

Sincerely,

Donna and Brian Rogers
192 Fawn Hills Dr. [REDACTED]
Bragg Creek, AB T0L 0K0

Cc Bart Carswell, Carswell Planning Inc.

Tanya Gaskell

[REDACTED]
8 Mountain View Park
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

**Type any additional comments here.

***Attach any history, photos, or videos that help explain our neighbourhood.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,



October 7, 2019
Reference: 03915024

Attention: Johnson Kwan
Email: jkwan@rockyview.ca
Tel: (403) 520-3973

Reference: Rezoning application PL20190102

Dear Mr. Kwan,

I am writing in response to a letter you sent to me dated Tuesday September 17, 2019 in regard to a conceptual planning application submitted by Carswell Planning on behalf of Mr Allan Dale Hudye relating to the 'Fawn Hills' subdivision development. I would like to thank you for providing me with the opportunity to comment.

In preparing this response, I took some time to read the conceptual plan that the applicant presented to Rocky View Country (RVC). I also read the Bragg Creek Area Structure Plan (ASP) and I conducted some research relating to the Wintergreen development application plan. I have lived at 12 Mountain View Park since May 2014.

With respect to the ASP, there are two overarching principles that repeatedly ring out to the reader, one relating to the importance of maintaining a balance between humans and the environment including wildlife preservation and one relating to ensuring the safety of all "Creekers". These two issues were on my mind as I read the applicants conceptual scheme (CS). My concerns include:

In 2.4 of the CS, the applicant states "There are a number of matters to address. Infrastructure to support physical development is to ensure adequate potable water, safely treat wastewater and manage stormwater in a manner that does not devalue the integrity of the natural environment. Additionally, transportation including internal roads and trails are supported. The proposal intends to have trails within and connecting outside of the subject lands.

Potable Water - Whilst I have no primary concerns with the access to potable water, I would request confirmation that drawing additional potable water from the Elbow river upstream of the City of Calgary does comply with RVC, provincial and federal regulations, my understanding was that with a vastly increased (and set to increase further) population in Calgary, access to potable water there was a major concern as the city continues to grow. Action Item #1: Pls confirm that drawing additional water upstream of the City of Calgary does not contravene county, city, provincial and federal regulations

Wastewater - The applicants plan indicates that wastewater will be treated onsite by individual homeowners, but with the location as proposed, aren't the septic vessels going to be upstream of the current water well used by the Mountain View Park residents? Presumably there will not be any septic fields permitted in the development, hence septic tanks will need to be large and emptied extremely regularly. Action Item #2: Pls confirm that the management of wastewater will not impact any other fresh water sources.

Stormwater - Although I have a number of concerns, the management of stormwater ranks very high. I recall, as if it was yesterday, spending 72 hours in June of 2013, frantically pumping water out of a number of residences on Mountain view park. I was stranded at home for that period and I don't recall the applicant being there pumping water. I also don't recall seeing any one from Carswell Planning being there at the time. What I do recall seeing is the lower meadow area adjacent to the Fawn Hills Road being thoroughly flooded, this water made its way down through the land immediately to the rear of the Mountain View Park properties, under and over Range Road 52 into the fields that are adjacent to highway 232. Indeed, there is lying water through that area much of the year. This is not with 65% of native vegetation as the applicant commits to providing, but 100%. One might argue that the 2013 floods constitute the 100-year flood event, which is fine, but how then would the applicant explain the other 100-year flood that occurred 8 years earlier in 2005? The Elbow River flood mitigation plan, now set to be executed by a series of dry reservoirs in Spring bank may not help the current residents of Bragg Creek, let alone new residents to come. I would also like to point out that currently, the water table is delicately balanced between being manageable and being problematic. Sub surface water during spring run-off, for example would be as high as 6 feet below grade. Heavier than usual September snow falls have now occurred twice in recent years and are set to become more common. Later in 4.2 the author mentions that the subject lands are approximately 2Kms from and 50m above he lands flooded in 2013. This is a fact that I fundamentally have problems with. If this area is 2Kms away from, and 50m above, the lands flooded in 2013, why did I need to spend so much time in 2013, almost nonstop, trying to (and in one case failing) to prevent a number of basements flooding? Action Item #3: Pls provide a predictive weather pattern report covering this area indicating the occurrence of 10, 25, 50- and 100-year flood, snowfall and high/low temperature expectations. Report to include mitigation strategies for these events. Action Item #4: Pls provide the MPE Engineering Ltd SWMP referenced in paragraph 5.9. Note: The applicant states that the "overland stormwater drainage system has the capacity to safely manage the 100-year storm water event assuming it happens only every 100 years". Action Item #5: Pls provide a mitigation plan if the 100-year event happens every 10 years.

Devalue the integrity of the natural environment – It's difficult to understand how one can take an uninhabited 'natural environment', build a road, utility network, 22 dwellings, introduce 57 people (22 x 2.6) dogs, cats, cars (average 2 cars per dwelling), and not impact the natural environment. My concern here relates to a number of areas:

1. Light pollution. Action Item #6: Pls provide a predictive light signature sketch with light mitigation plan.
2. Noise pollution. We have already seen a considerable increase in noise due to a huge increase in traffic on the West Bragg Creek road, along with increased visitor noise. Action Item #7: Pls provide an assessment of anticipated noise levels once phase 3 of the project is completed.
3. Wildlife – in the CS, beyond the installation of a dog park, the applicant makes no mention of how they will mitigate the effects of the plan on wildlife. We have seen a large reduction in large wildlife in the area, for example Moose, as a result of the increased traffic on the West Bragg Creek road due to the West Bragg Creek day use area expansions and much of this wildlife has been driven away from the road, namely into areas such as the applicants quarter section. Action Item #8: Pls provide wildlife habitat studies to include seasonal migration data.

Trail network – the applicant appears to be claiming some credit for installing some trails in the proposed development, a noble offer. However, a far more-simple solution, as a good neighbor, would be to permit locals to walk their dogs etc on designated trails across the current 'natural environment'.

Wildfire management - later in paragraph 2.4, the applicant makes reference to using a number of wildfire management techniques. These are covered later in the document and generally relate to making use of fire-retardant housing materials. This is acknowledged, although one would be very surprised if modern building codes, didn't call out for fire retardant building materials to be used. One key area that the applicant fails to address is that of human interaction. All the measures provided are mitigation measures and barely preventative. I am deeply concerned that even with well-maintained fire water storage ponds the volunteer fire service is still 15 minutes away, at best, and that data tells us that a fire can take hold and become out of control in a matter of minutes, just ask anyone from BC, California, or Sweden. Action Item #9: Pls provide assurances that no fires will occur as a result of human activity and that if they do, the fire service can be on scene within 10 minutes (this rule appears to be an Alberta provincial rule). Action Item 10#: Pls explain what "consideration" means in paragraph 5.14.

Protective and Emergency Services – applicant appears to claim credit that these services exist locally and fails to mention that the fire service is voluntary, and the law enforcement and medical services are approximately 30 minutes' drive away. Applicant also fails to offer a plan as to how these emergency services will be delivered in the event that the only means of access/egress, hamlet of Bragg Creek bridge, is closed as has been the case twice in an 8-year span. Whilst I could not confirm the number of properties that exist in west Bragg Creek, based on data located relating to the recent Wintergreen redevelopment application, NFPA standards indicate that in areas with 500 houses or more, at least two means of access must be provided (currently the bridge on Balsam Ave is the only one). Action Item #11: Does the applicant intend to improve the protective services arrangements? Action Item #12: How does the applicant intend to overcome the NFPA standards regarding means of access?

Transportation – It is pleasing to see that this topic has been considered by the applicant. It is utterly disappointing that they only took the trouble to study current traffic patterns and not only did they pick the wrong location, it is disappointing that they picked such a short period of time. Action Item #13: Pls provide traffic data over a summer 1-week period as well as a winter 1-week period at the junction of RR52 and the west Bragg Creek road. Action Item #14: Pls provide an assessment of additional service traffic expectations along with additional visitor traffic.

Summary:

In this letter I have tried to articulate my principle concerns with this application, stormwater, fire management and insufficient infrastructure, (transportation, access/egress, emergency services) being the most significant ones.



Mark Griffiths
[REDACTED] Bragg Creek
TOKOLO, AB

October 7, 2019

Lori Piercy

24 Mountain View Park
Bragg Creek, AB T0L 0K0

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

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**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

It never ceases to amaze me that people still bring forth the same old and tired objections each time there is a proposed development! Bragg Creek is becoming a shrinking community and we do need new development, our population is aging and young families are not interested in moving here.

However, it is important for any new development to follow the rules of the ASP and it needs to have its own stand-alone water and waste system or the very best option would be the availability to tie into Rocky View's Water and Waste systems. The purposed subdivision is approximately 3- 4 Km away from Rocky View's water and sewage plants and we need to work towards that solution for new developments. How come, if you live 10 km from Pincher Creek you have treated water from the County. I saw a drawing from Stantec Engineering a few years ago, showing north and south of Calgary up to Edmonton communities having municipal treated water out to acreages via a pipeline.

I went to this open house a few months ago and came away from it thinking, this was poorly thought out and my first concerns are with water and sewer. I asked about water and was told they have a few wells to draw from and would be a water association but could offer no other information except it would be like Fawn Hills Association? I am the President of the Mountain View Water & Sewer Co-op and have lived in Mountain View for the past 19 years, so I feel I have the experience to speak about this. I know of the trials and cash calls required to maintain an 8 lot, 2-acre subdivision. I also know Alberta Environment is making changes to sub-divisions regarding equipment in pumphouses and testing requirements, which I was told because we are under 10 lots, it will be a few years when they get to us about the changes.

A water co-op is owned by the homeowners in the subdivision and they are responsible for all maintenance and upkeep of the system. Most people who buy a lot are not aware or understand this concept until they buy. In this proposed new subdivision, they talk about doing 3 phases, how are they providing water to the first phase? Build a third of a pumphouse? A good example is the

Elkana Water Co-op, had 48 homeowners on their water coop and when the pumphouse had to be updated and replaced, they couldn't come up with a million dollar cash call. On top of that they had so many broken and leaking water lines, Mr. Kwan do you remember the outcome? They are now on the Rocky View County water system. Also, some homeowners couldn't sell because of the boil water order for many years and banks won't mortgage a house without potable water.

Our environment....I cannot believe in this day and age, anyone would even consider putting in individual septic tanks! Even our subdivision built in 1976 has one communal tank for 8 lots. Let's go back to Elkana subdivision, I invite you both to take a walk around the first part, lower Elkana, I believe construction started in the late 1970's, each ½ acre lot has its own tank. You will be able to tell which tanks have failed. Homeowners are shocked to find out now they have to pay 25K or more to fix the problem or maybe just leave it alone?

We should be welcoming new people to our community, they are a valuable resource - potential business owners, volunteers, and new friends but we need future development to be done correctly and learn from our mistakes of the past.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.



Lori Piercy

Johnson Kwan

From: Andrea Sparkes [REDACTED]
Sent: Wednesday, February 26, 2020 12:03 PM
To: Johnson Kwan
Subject: Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Re: Comments on Development Application Submission

Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Mr. Kwan,

Thank you for your invitation for submissions concerning the Fawn Hills Conceptual Scheme. We are landowners at 74 Fawn Hills Drive, across the road from the proposed development. The full text of my previous letter on this topic is below. I offer the following summary and look forward to speaking at the hearing.

I oppose the development in its present form. In my view, proceeding with a Conceptual Scheme that deviates from the Area Structure Plan is imprudent. It amounts to ruling by exception and ignoring the results of a locally-sensitive, well thought out consultative process. I am not aware of any good planning reason to deviate from the ASP and, instead, identify many reasons to adhere to it.

These reasons flow from the problematic increased density of housing (far above that sanctioned by the ASP of 1/4 acres). The concerns include:

1. Increased population at the wildland-urban interface in the face of recognized extreme wildfire risk.
2. Increased population in an area served by a single route of egress.
3. Increased strain on wetlands through water usage and sewer.
4. Increased traffic.
5. Increased deforestation.
6. Disruption of the rural character of the neighbourhood.

Others have spoken to me about light pollution, interference with wildlife, and increased strain on our local school.

It amounts to a disruption of the rural character which my neighbours and I sought in living here.

For these reasons, I do not support the present applications. The applicant should be invited to resubmit with a proposal that is actually (and transparently) in line with the Area Structure Plan.

Andrea Sparkes

I do not consider myself anti-development. I accept that the owner/applicant is free to develop his property. However, in our view, he must do so in accordance with the law. Laws, regulations, policies, and guidelines create a set of mutual expectations amongst citizens. Colloquially, they help keep us all working from the same “playbook.”

We would welcome new neighbours in homes that are consistent with the existing regulatory framework. In this way, new families (who cannot speak up for themselves here) will be able to enjoy the special wilderness we call home in the same way.

Our Neighbourhood

Our neighbourhood sprung from a development in the late 1970s. Homes are situated on elongated, forested lots along the east side of Fawn Hills Drive, a dead-end, chipped seal road in West Bragg Creek. It is a quiet street.

On geography alone, Bragg Creek is a truly unique part of the County. It is hilly and densely forested. It receives greater snowfall than the rest of the County (20” last weekend). Homes are very much at the wildland-urban interface. Accordingly, residents face some unique challenges including wildlife encounters and a significant risk of wildfire. Residents value space and quiet. While the Provincial Park down the road seven kilometres from Fawn Hills may have become a destination for cyclists and skiers, it is fair to say that our neighbourhood has not and should not become a destination.

Inaccurate Summary of Neighbourhood Concerns

It is true that the developer held an open house in our community. However, after attending, I was puzzled to read the following statement in the Conceptual Scheme^[1] summarizing that event and the feedback received: “Most comments supported the scheme as it fits within the definition of the Greater Bragg Creek Area.”

I fear that Mr. Carswell has misunderstood both general concerns raised and a very specific objection that I and many of my neighbours have to the development.

The developer displays a disregard for the “playbook”, the [Area Structure Plan](#) (ASP).

Density

The ASP was obviously prepared with a great deal of thoughtful consideration for the unique nature of our community. It is important guidance under the [Municipal Government Act](#) (section 633).

The ASP for Bragg Creek (west and north) provides, in part, as follows:

7.4.4 New Residential Areas

...

d) Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, ***with an overall density of not greater than one lot per 4 acres of GDA.***^[2]

...

While the developer quotes section 7.4.4 in the Conceptual Scheme^[3] and incorrectly asserts that 24 lots on 75 acres complies, simple math shows that he fails to apply its guidance.

A density of one lot per four acres can be written as $\frac{1}{4}$ or 0.25. However, when the calculation is applied to the lots described in the Conceptual Scheme, a much larger figure of 0.61 emerges.^{[4] [5]} This is 2.44 lots per four acres (instead of 1). It's not even close.

The result deviates even further from the ASP when it becomes clear that the developer has included 11.93 acres that the owner intends to “retain”.^[6] If “retained” and not intended to be included in the development, the area should not be

included in the Gross Developable Area.^[7] Excluding the retained area yields closer to 3 lots per four acres instead of 1 lot per four acres.

And the exceedances described above are *without* taking riparian buffers and steep slopes into account (as these must also be subtracted from the Gross Developable Area). These considerations may further reduce the number of potential lots.

Open Space Design

Further, the ASP describes an important design principle: Open Spaces. Open Spaces are integral to the entire ASP (mentioned 54 times throughout) and are detailed in section 5.2. As with the overall density requirement, the Conceptual Scheme ignores this important principle that is so critical to the rural, open, character of west Bragg Creek.

Preservation of the open spaces cannot rest entirely on the existence of the restrictive covenant described by the developer. If the restrictive covenant is not enforceable by the County, the County should rigorously enforce its own policy, the ASP, and place additional restrictions on deforestation in order to preserve open spaces.

Standard to be Applied in Assessing Appropriateness of Development

It was suggested to me at the Open House that the pattern of development across the street should guide the form of development in the new area. Not only is this notion contrary to the ASP, using existing neighbourhoods developed over forty years ago as a benchmark for present day development, simply perpetuates archaic design principles. The existing two acre lots in Fawn Hills were established decades before the ASP without the same regard for modern planning principles and environmental stewardship. It would be imprudent to cast aside the guidance of the carefully considered ASP in favour of antiquated thinking.

I understand from neighbours who have lived here longer than us and who were involved with the development of the ASP that the neighbourhood was a grandfathered higher-density outlier when our present ASP was developed.

I see no reason to deviate from the ASP and many reasons to adhere to its guidance. As these other issues flow from the greater issue of density, I discuss them in greater detail below.

Wildfire and Egress

It is well known that the risk of wildfire in Bragg Creek is very high. Many neighbourhoods in our area are listed at “Extreme” risk of wildfire ([Greater Bragg Creek FireSmart Mitigation Strategy](#)). It is not a question of “if” but “when.” A wildfire and the resulting danger, damage, and loss is reasonably foreseeable.

At present, there is one way out of West Bragg Creek (across a bridge which is vulnerable to flood). Prudent policy would mitigate the risk of loss of life and property in the event of wildfire by limiting residential development (particularly development of *greater* density such as that proposed in the Conceptual Scheme).

This Council and its Councillors should not share the legacy of those that approved developments on flood plains without regard to the reasonably foreseeable consequences.

Negative Wildlife Interactions

Bragg Creek is a forested wild area. It is home to moose, deer, cougars, coyotes, and bears (among others). No day goes by without my seeing wildlife. They are a very special and valued part of our community, but they are wild animals.

Last year, on our two-acre lot, a cougar killed a large male deer and carefully and neatly tucked it away under a spruce tree. It would revisit the “leftovers” over the next few days. The situation was not without risk. The spot the cougar selected was meters away from the kids’ bus stop on Fawn Hills Drive. A Fish and Wildlife Officer removed the carcass to prevent what they termed a potential “negative wildlife-human interaction.” Please see the attached gamecam, nighttime photo of the cougar visiting the carcass.

Precautions must be taken. Garbage must be locked up. Attractants like bird feeders and fruit trees must be avoided. However, despite these precautions, the more people there are, the more attractants there will be. As residents of a nearby neighbourhood, Redwood Meadows, [experienced](#), bears are attracted to human settlements. Ten bears were removed from that community over a period of ten days last year. A denser development places more people and more attractants in wildlife natural habitat and increases the risk of a negative encounter. Unfortunately, habituated bears become a danger and must be relocated and, sometimes, euthanised. The issue is one of ecological responsibility as well as one of human safety.

Use of Municipal Reserve

The developer initially suggested a fenced dog park be constructed on the municipal reserve. While I understand that suggestion is no longer part of the proposal, I wish to register my objection to the development of the municipal reserve. It should be left as a wild wetland area for ecological reasons. Wetlands and associated drainages, a vital part of the ecosystem, are fast [disappearing](#).

Further, I do not wish our quiet neighbourhood to become any sort of public “destination.” We enjoy (and purchased) our home for its quiet. A public park across the street would completely undermine the purposes for which we chose our home. I do not support inviting the public to our quiet street for a dog park or for any other purpose.

Additional Concerns

The ASP contains a few key provisions. Among other things, it values:

- respect for the natural environment (particularly [Articles 5.1.1 and 5.1.2](#));
- low density character (Article 7.4)
- accommodation of riparian buffers of streams and wetlands (30 meters) (see [Article 5.1.3\(a\)](#) and definitions in [Appendix B](#));
- preservation of public areas in their "natural ‘undisturbed’ state" ([Article 5.2.2\(c\)](#));
- preservation of "rural character" ([Article 5.2.1](#));
- responsible waste-water treatment (see [Article 6.1](#), particularly 6.1.3(a), (e) and (f)); and
- an aim of an overall density of "not greater than one lot per 4 acres of Gross Developable Area" ([Article 7.4.4\(d\), \(g\), \(h\)](#) and the example as well as the content on Open Space Design).

In my view, a reasonable project would:

- comply with the ASP;
- leave the wetland area as a wild, undeveloped wetland;
- not invite the public to our quiet neighbourhood as a "destination" (e.g. public dog park or similar);
- obtain satisfactory specific water testing and *year-round* baseline well flow rate studies of all wells *prior* to authorization of development;
- provide for communal sewer system and removal of wastewater in line with the density of homes and the proximity of the sensitive wetland (see Article 6.0 of the ASP and 6.1.3);
- have a fewer number of lots consistent with the Area Structure Plan (no more than 1 home per 4 acres) (Article 7.4.4);
- maintain a low density to avoid increasing risk of wildfire and negative wildlife-human interaction; and
- given the increased number of homes, revive a newly drafted County Firearms Bylaw and apply it to the new development and surrounding neighbourhoods to ensure safety in the residential area.

Rigorous Testing and Consultation

I trust that the County planners and our Councillors will rigorously test the project and insist that it meet the highest standards for water, storm, and wastewater management, particularly considering the sensitive wetland, the associated

drainage and nearby water wells. I further trust that you will ensure its compliance with the Area Structure Plan as there is no supportable planning reason to deviate from the ASP.

I would also suggest that the development is pertinent to residents of all areas covered by the Area Structure Plan and that timely notice seeking feedback should be provided to those residents.

Conclusion

There is no supportable reason to deviate from the density and open space requirements of the ASP and many reasons not to.

I would be happy to meet to discuss the Conceptual Scheme and its potential impacts upon our neighbourhood at your convenience. I look forward to attending any public hearing on the matter.

Sincerely,

Andrea Sparkes

^[1] Conceptual Scheme, section 7.1, page 42

^[2] GDA refers to Gross Developable Area and is explained on page 69 of the ASP.

^[3] Conceptual Scheme, page 9.

^[4] $\text{Lot area} = \frac{2.02 + 12(1.97) + 2.05 + 2.15 + 2.02 + 2.00 + 2.07 + 2.22 + 2.34 + 2.17 + 2.54}{74.65} = \frac{45.22}{74.65} = 0.61$

Total Area $\frac{74.65}{74.65}$

^[5] These figures are drawn from the map provided in Rocky View County letter dated September 17, 2019. If the figures from Table 1, page 25 of the Conceptual Scheme are used, the calculation is:

$\frac{12(1.98) + 2.03 + 2.05 + 2.15 + 2.02 + 2.00 + 2.08 + 2.22 + 2.35 + 2.17 + 2.54}{74.65} = \frac{45.38}{74.65} = 0.61$ (or, **2.44** homes per acre)

^[6] Figure 12 in Conceptual Plan. The developer's intention with respect to the future of the "retained" area is not clear. If it is included in the denominator now, it must be forever blocked from development.

^[7] $\frac{45.22}{62.72} = 0.72$

ANDREA SPARKES[REDACTED] 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0
[REDACTED]

Johnson Kwan, RPP, MCIP
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca

By Email

October 7, 2019

Re: Comments on Development Application Submission

Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Mr. Kwan,

Thank you for your invitation for submissions concerning the Fawn Hills Conceptual Scheme. We are landowners at 74 Fawn Hills Drive, across the road from the proposed development.

I do not consider myself anti-development. I accept that the owner/applicant is free to develop his property. However, in our view, he must do so in accordance with the law. Laws, regulations, policies, and guidelines create a set of mutual expectations amongst citizens. Colloquially, they help keep us all working from the same “playbook.”

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Our Neighbourhood

Our neighbourhood sprung from a development in the late 1970s. Homes are situated on elongated, forested lots along the east side of Fawn Hills Drive, a dead-end, chipped seal road in West Bragg Creek. It is a quiet street.

On geography alone, Bragg Creek is a truly unique part of the County. It is hilly and densely forested. It receives greater snowfall than the rest of the County (20” last weekend). Homes are very much at the wildland-urban interface. Accordingly, residents face some unique challenges including wildlife encounters and a significant risk of wildfire. Residents value space and quiet. While the Provincial Park down the road seven kilometres from Fawn Hills may have become a destination for cyclists and skiers, it is fair to say that our neighbourhood has not and should not become a destination.

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

Inaccurate Summary of Neighbourhood Concerns

It is true that the developer held an open house in our community. However, after attending, I was puzzled to read the following statement in the Conceptual Scheme¹ summarizing that event and the feedback received: “Most comments supported the scheme as it fits within the definition of the Greater Bragg Creek Area.”

I fear that Mr. Carswell has misunderstood both general concerns raised and a very specific objection that I and many of my neighbours have to the development.

The developer displays a disregard for the “playbook”, the [Area Structure Plan](#) (ASP).

Density

The ASP was obviously prepared with a great deal of thoughtful consideration for the unique nature of our community. It is important guidance under the [Municipal Government Act](#) (section 633).

The ASP for Bragg Creek (west and north) provides, in part, as follows:

7.4.4 New Residential Areas

...

d) Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, ***with an overall density of not greater than one lot per 4 acres of GDA.***²

...

While the developer quotes section 7.4.4 in the Conceptual Scheme³ and incorrectly asserts that 24 lots on 75 acres complies, simple math shows that he fails to apply its guidance.

A density of one lot per four acres can be written as ¼ or 0.25. However, when the calculation is applied to the lots described in the Conceptual Scheme, a much larger figure of 0.61 emerges.^{4 5} This is 2.44 lots per four acres (instead of 1). It's not even close.

The result deviates even further from the ASP when it becomes clear that the developer has included 11.93 acres that the owner intends to “retain”.⁶ If “retained” and not intended to be included in the development, the area should not be included in the Gross Developable Area.⁷ Excluding the retained area yields closer to 3 lots per four acres instead of 1 lot per four acres.

¹ Conceptual Scheme, section 7.1, page 42

² GDA refers to Gross Developable Area and is explained on page 69 of the ASP.

³ Conceptual Scheme, page 9.

⁴ $\text{Lot area} = \frac{2.02+12(1.97)+2.05+2.15+2.02+2.00+2.07+2.22+2.34+2.17+2.54}{74.65} = \frac{45.22}{74.65} = 0.61$

⁵ These figures are drawn from the map provided in Rocky View County letter dated September 17, 2019. If the figures from Table 1, page 25 of the Conceptual Scheme are used, the calculation is:

$\frac{12(1.98)+2.03+2.05+2.15+2.02+2.00+2.08+2.22+2.35+2.17+2.54}{74.65} = \frac{45.38}{74.65} = 0.61$ (or, **2.44** homes per acre)

⁶ Figure 12 in Conceptual Plan. The developer's intention with respect to the future of the “retained” area is not clear. If it is included in the denominator now, it must be forever blocked from development.

⁷ $\frac{45.22}{62.72} = 0.72$

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

And the exceedances described above are *without* taking riparian buffers and steep slopes into account (as these must also be subtracted from the Gross Developable Area). These considerations may further reduce the number of potential lots.

Open Space Design

Further, the ASP describes an important design principle: Open Spaces. Open Spaces are integral to the entire ASP (mentioned 54 times throughout) and are detailed in section 5.2. As with the overall density requirement, the Conceptual Scheme ignores this important principle that is so critical to the rural, open, character of west Bragg Creek.

Preservation of the open spaces cannot rest entirely on the existence of the restrictive covenant described by the developer. If the restrictive covenant is not enforceable by the County, the County should rigorously enforce its own policy, the ASP, and place additional restrictions on deforestation in order to preserve open spaces.

Standard to be Applied in Assessing Appropriateness of Development

It was suggested to me at the Open House that the pattern of development across the street should guide the form of development in the new area. Not only is this notion contrary to the ASP, using existing neighbourhoods developed over forty years ago as a benchmark for present day development, simply perpetuates archaic design principles. The existing two acre lots in Fawn Hills were established decades before the ASP without the same regard for modern planning principles and environmental stewardship. It would be imprudent to cast aside the guidance of the carefully considered ASP in favour of antiquated thinking.

I understand from neighbours who have lived here longer than us and who were involved with the development of the ASP that the neighbourhood was a grandfathered higher-density outlier when our present ASP was developed.

I see no reason to deviate from the ASP and many reasons to adhere to its guidance. As these other issues flow from the greater issue of density, I discuss them in greater detail below.

Wildfire and Egress

It is well known that the risk of wildfire in Bragg Creek is very high. Many neighbourhoods in our area are listed at “Extreme” risk of wildfire ([Greater Bragg Creek FireSmart Mitigation Strategy](#)). It is not a question of “if” but “when.” A wildfire and the resulting danger, damage, and loss is reasonably foreseeable.

At present, there is one way out of West Bragg Creek (across a bridge which is vulnerable to flood). Prudent policy would mitigate the risk of loss of life and property in the event of wildfire by limiting residential development (particularly development of *greater* density such as that proposed in the Conceptual Scheme).

This Council and its Councillors should not share the legacy of those that approved developments on flood plains without regard to the reasonably foreseeable consequences.

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

Negative Wildlife Interactions

Bragg Creek is a forested wild area. It is home to moose, deer, cougars, coyotes, and bears (among others). No day goes by without my seeing wildlife. They are a very special and valued part of our community, but they are wild animals.

Last year, on our two-acre lot, a cougar killed a large male deer and carefully and neatly tucked it away under a spruce tree. It would revisit the "leftovers" over the next few days. The situation was not without risk. The spot the cougar selected was meters away from the kids' bus stop on Fawn Hills Drive. A Fish and Wildlife Officer removed the carcass to prevent what they termed a potential "negative wildlife-human interaction." Please see the attached gamecam, nighttime photo of the cougar visiting the carcass.

Precautions must be taken. Garbage must be locked up. Attractants like bird feeders and fruit trees must be avoided. However, despite these precautions, the more people there are, the more attractants there will be. As residents of a nearby neighbourhood, Redwood Meadows, [experienced](#), bears are attracted to human settlements. Ten bears were removed from that community over a period of ten days last year. A denser development places more people and more attractants in wildlife natural habitat and increases the risk of a negative encounter. Unfortunately, habituated bears become a danger and must be relocated and, sometimes, euthanised. The issue is one of ecological responsibility as well as one of human safety.

Use of Municipal Reserve

The developer initially suggested a fenced dog park be constructed on the municipal reserve. While I understand that suggestion is no longer part of the proposal, I wish to register my objection to the development of the municipal reserve. It should be left as a wild wetland area for ecological reasons. Wetlands and associated drainages, a vital part of the ecosystem, are fast [disappearing](#).

Further, I do not wish our quiet neighbourhood to become any sort of public "destination." We enjoy (and purchased) our home for its quiet. A public park across the street would completely undermine the purposes for which we chose our home. I do not support inviting the public to our quiet street for a dog park or for any other purpose.

Additional Concerns

The ASP contains a few key provisions. Among other things, it values:

- respect for the natural environment (particularly [Articles 5.1.1 and 5.1.2](#));
- low density character (Article 7.4)
- accommodation of riparian buffers of streams and wetlands (30 meters) (see [Article 5.1.3\(a\)](#) and definitions in [Appendix B](#));
- preservation of public areas in their "natural 'undisturbed' state" ([Article 5.2.2\(c\)](#));
- preservation of "rural character" ([Article 5.2.1](#));
- responsible waste-water treatment (see [Article 6.1](#), particularly 6.1.3(a), (e) and (f)); and
- an aim of an overall density of "not greater than one lot per 4 acres of Gross Developable Area" ([Article 7.4.4](#)(d), (g), (h) and the example as well as the content on Open Space Design).

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

In my view, a reasonable project would:

- comply with the ASP;
- leave the wetland area as a wild, undeveloped wetland;
- not invite the public to our quiet neighbourhood as a "destination" (e.g. public dog park or similar);
- obtain satisfactory specific water testing and *year-round* baseline well flow rate studies of all wells *prior* to authorization of development;
- provide for communal sewer system and removal of wastewater in line with the density of homes and the proximity of the sensitive wetland (see Article 6.0 of the ASP and 6.1.3);
- have a fewer number of lots consistent with the Area Structure Plan (no more than 1 home per 4 acres) (Article 7.4.4);
- maintain a low density to avoid increasing risk of wildfire and negative wildlife-human interaction; and
- given the increased number of homes, revive a newly drafted County Firearms Bylaw and apply it to the new development and surrounding neighbourhoods to ensure safety in the residential area.

Rigorous Testing and Consultation

I trust that the County planners and our Councillors will rigorously test the project and insist that it meet the highest standards for water, storm, and wastewater management, particularly considering the sensitive wetland, the associated drainage and nearby water wells. I further trust that you will ensure its compliance with the Area Structure Plan as there is no supportable planning reason to deviate from the ASP.

I would also suggest that the development is pertinent to residents of all areas covered by the Area Structure Plan and that timely notice seeking feedback should be provided to those residents.

Conclusion

There is no supportable reason to deviate from the density and open space requirements of the ASP and many reasons not to.

I would be happy to meet to discuss the Conceptual Scheme and its potential impacts upon our neighbourhood at your convenience. I look forward to attending any public hearing on the matter.

Sincerely,

Andrea Sparkes

Photographs of Fawn Hills Drive (Andrea Sparkes)

Plant Life



A view of the west Bragg Creek forest in fall from the top of Two Pine Hill.



Fawn Hills displays a diversity of plant life and wildflowers that favour both forested and open areas.



Willows in spring on Fawn Hills Drive. These plants favour wet areas for growing.

Climate



We can receive a lot of snowfall, sometimes early and late in the season. 20" last weekend.



The lower areas can be quite wet at times. This is a photo from Range Road 52 of an area which drains from the land that is the subject of the Conceptual Scheme after a heavy rainfall. The road is acting as a dam and the culvert is a "choke point" restricting flow.



Spring meltwater in the ditch at the side of Fawn Hills Drive.



Rainy day photo showing lower water filled channels and farm buildings.

Wildlife

A Great Grey Owl who frequents our neighbourhood and is a favourite of local photographers.



Twin fawns in spring behind our home on Fawn Hills Drive.



A moose on a snow-covered Fawn Hills Drive. They can be observed frequently in the willowy marshy area.



A photo of a bobcat taken outside our daughter's window.



Gamecam image of cougar visiting carcass of male deer on our land (close to Fawn Hills Drive).



A bald eagle roosting in trees on Range Road 52.

Dan Sparkes

[REDACTED]
Bragg Creek, Alberta
T0L 0K0**Johnson Kwan**

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

jkwan@rockyview.ca**Re: Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)****Location: NE-15-23-05W5M****Division: 1**

Mr. Kwan,

I reviewed your letter of September 17, 2019 regarding the Development Application of Carswell Planning on NE-15-23-05-W5M.

My chief concern is that the project as described in the Conceptual Scheme fails to comply with critical elements of the applicable regulations. Similarly, the errors and misstatements in the plan are too numerous for the proposal to be relied upon. Accordingly, in my view, the owner needs to take the project "back to the drawing board."

Among other things, the project blatantly disregards the density requirements in section 7.4.4 of the Area Structure Plan. Not only is the calculation obviously wrong, it fails to account for any wetlands, slopes, or riparian areas. On a foundational element, it is an obvious arithmetic deficiency.

While buzzwords like "FireSmart" are included in the Conceptual Scheme, these references appear to be no more than a marketing ploy. The developer clearly is not "up-to-speed" on modern FireSmart principles which have moved beyond discussions of narrow roads as firebreaks in cases of wildfire. They are ineffective. I am of the view that a properly prepared development plan targeted at a forested area would be cognisant of that principle. The questions distributed at the open house were clearly loaded to get people to say yes but saying things like roads and trails were for firebreaks and firehoses. What a joke. This shows the planner was clearly marketing to get a "yes" and had not understanding of or completely ignored FireSmart principles.

The conclusions on water access are not supported by an accurate count of the wells in the area. There seems to be no mention of the private wells relied upon by many of our neighbours.

I was not comforted by the developer's responses to questions at the Open House. Quite often we were told that details important to us would be figured out "later." The developer provided feedback forms filled with loaded questions (please see attached copy). I was left with the impression that no meaningful feedback was sought. This suspicion was confirmed

when residents began receiving form letters in response to their letters of concern. Form letters and did not even attempt to answer their questions in any way.

In my view, the plan is so rife with errors, it clearly cannot be relied upon if RockyView is to have any planning stewardship over land development whatsoever. I also note the planner was quick to dismiss issues of water and sewer as things that would be determined "after." It certainly appeared his only concern was getting approval and anything that might complicate that approval would be the problem of the lot purchasers and existing residents.

I am not in favour of the high-density development as proposed. However, I am not opposed to development of the land. My recommendation is to reject this plan and, should a competently prepared plan that conforms to the area structure plan be tabled, I would be willing to review it with an open mind to supporting it. I do not take issue with the land owner wishing to divide and monetize his land but I cannot support the proposed plan.

Regards

Dan Sparkes

Dave Kunz

Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 - 1240 Kensington Rd. NW
Calgary, AB T2N 3P7jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca








Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

-  ☐ Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).
-  ☐ Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
-  ☐ Environment. I want to preserve the wetland, animal habitat, and forest as much as possible.
-  ☐ Fire. Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
-  ☐ Emergency Egress. There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
-  ☐ Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
-  ☐ Services. Increased density means greater demand on County services, infrastructure, and school services.



- ☐ Slope. I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.



- ☐ Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

As a volunteer for West Bragg Creek Trails and a resident I have a vested interest in what kind of development happens here. I care that it remains a beautiful area not overdeveloped destroying the what Bragg Creek is known for and used by 185,000 plus people from surrounding area and visitors.

Like many on the street and area, I'm not against development, but I am against development that goes against the ARP that was embraced by the community when created. The whole purpose of having an ARP to this unique area is outlined in the ARP.

West Bragg Creek and area provides connection to a unique landscape that is used by more than the individuals who live here. What West Bragg Creek may lack in tax base more than makes up for what it offers to the surrounding area in recreation use, forestry management and livestock licensing.

The Current ARP was designed with that in mind and to regulate over development and adhere to supporting the natural habitat.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Dave Kunz

Kate Kunz
[REDACTED]
Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 - 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca








Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M

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- ☐ Slope. I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.



- ☐ Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

I'm not against development, but I am against development that goes against the ARP that is very concise and detailed that was embraced by the community when created. If this guideline is followed, there will be support for new homes in the area.

Bragg Creek although not densely populated is used by 185,000 plus individuals throughout the year and is considered to be a gem for out door enthusiasts from the local surrounding area. It is an area that is valued for the environment and is the same category as the national parks for scenery and out door access.

West Bragg Creek and area provides connection to a unique landscape that is used by more than the individuals who live here. What West Bragg Creek may lack in tax base more than makes up for what it offers to the surrounding area in recreation use, forestry management and livestock licensing.

The Current ARP was designed with that in mind and to regulate over development and adhere to supporting the natural habitat.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Kate Kunz

Johnson Kwan

From: Andrea Sparkes [REDACTED]
Sent: Wednesday, October 09, 2019 8:44 AM
To: Johnson Kwan
Subject: Development in Fawn Hills

Categories: Yellow Category

Hi Johnson,
My daughter has a contribution as well. Her letter is below.
Andrea

Dear Mr. Kwan,

I am a Grade 6 student who is concerned about the development. I feel like there should not be lots of houses with all their sewage pouring into the wetland which is not healthy.

Last year we studied wetlands in school and learned that they are really important because they soak up a lot of carbon dioxide and pollution. If we drain them it won't make it better for the earth.

I am also concerned about the level of noise. I love the peacefulness and quietness on this street and how everyone respects that. I like my neighbourhood the way it is. Some of the things I like about my neighbourhood is everyone knowing each other, being able to ride my bike on the road because it is clear because there is not a lot of traffic which would make it more dangerous.

Please consider my feedback and I hope it makes a difference in what you decide.

Sincerely,
Lane Sparkes

Clare Edwards

80 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 4, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Below provides some more context around my concerns relating to the above topics:

1. **Number of homes proposed.** The current proposal cites 22 lots for the subdivision. I do not believe that density complies with the Bragg Creek Area Structure Plan. If I am understanding Rocky Views guidelines correctly it would appear that there is insufficient Gross Development Area to allow for 22 lots of approximately 2 acres each.
2. **Traffic.** Under the current proposal the developer has estimated that traffic volumes on Fawn Hills Drive would increase from a daily average of 100 to a daily average of 300. This represents a significant increase in volume on a very quiet street. This is a concern as we have a number of families on the street with young children. In addition, our road surface is of low quality and I would be concerned about the additional usage.
3. **Sewage and water.** The developer noted in the open house held at the site that they do not have a final plan for sewage or water. He noted it would likely be individual septic fields for each property however for the water supply he was unsure whether it would be individual wells, a shared well system or a combination of both. The majority of the current residents are serviced by a shared well, with some residents on individual systems. We have one resident currently experiencing significant issues with their well system and problems locating a new well. Without a field validated water assessment from the developer I have concerns about how a development of this size may affect the aquifer upon which we are reliant.
4. **Dog Park.** The proposal presented at the open house on June 27, 2019 included a municipal off leash dog park. This in my view is unnecessary. The recreational area, which is approximately 5 minutes drive from Fawn Hills, presents 100's of kilometres of beautiful trail networks in which people can legally walk their dogs off leash. The land proposed for the off leash area is low lying and very wet. A dog park would also attract more non residential traffic onto the road thus adding to the traffic issue which is already a concern. Not all dog owners are responsible and pick up after their pets therefore I would be concerned about odour issues, and also noise issues on what is currently a very quiet no through road.
5. **Emergency Egress.** As you are aware West Bragg Creek currently only has one emergency egress. I would recommend that Rocky View County should be addressing the issue of emergency egress before approving any new subdivisions of this capacity in West Bragg.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Kind Regards,

Clare Edwards

Clare Edwards
[REDACTED]
80 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

February 26, 2020

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca
legislativeservices@rockyview.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103. BYLAW C-7956-2019 & BYLAW C-7955-2019
NE-15-23-05W05M**

Dear Sir,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

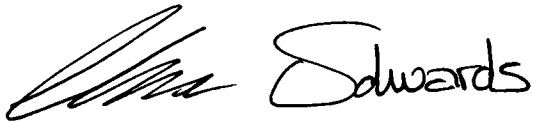
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- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

I do note the developer has removed the originally proposed off leash dog park due to concerns raised during early consultation, and that concession is appreciated. However due to the remaining significant concerns detailed above I do not support the current application.

Thank you for your time and I look forward to the results of the upcoming hearing.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Clare Edwards', with a stylized, cursive script.

Clare Edwards

Chad Beegan

86 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 07, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- **Water.** In the **Groundwater Information Technologies Ltd.-Phase 1 Groundwater Site Assessment NE-15-23-5W5** executive summary, it states that there is an expectation that the aquifer will recharge itself through precipitation and surface water sources. It doesn't really say where that expectation comes from anywhere in the assessment. Recharge would require an estimated 30,000m³/year. The Oldman Basin has been experiencing less recharge over the last several years because they can't count on a consistent build-up of snow pillows that melt slowly to provide a gradual recharge, and this watershed is in a fairly similar location geographically.
- The executive summary states that projected water yields in the area range from 1-100m³/day. To supply 1250 m³/year, a well would need to be above about 3.4m³/day. While the average of all wells is probably significantly above that, individual wells may not be. This is further reinforced on page 13 where a test well was as low as 0.2m³/day. As stated in the report, this means that multiple wells may need to be drilled for some lots.
- On page 10, it states that some wells are completed on fractured shale and are not completed over discrete aquifers and therefore might be hydraulically connected to each other. There is a chance of increased risk of aquifer contaminated from drilling new wells, especially on lots where multiple wells may be needed.

- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem. Bragg Creek is known to have soil properties that do not support the use of standard septic systems and are prone to failure. As failing septic systems would have a detrimental effect on the existing or future properties and drinking water systems, this will need to be explored in more detail.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

**Type any additional comments here.

***Attach any history, photos, or videos that help explain our neighbourhood.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Chad Beegan
Manager of Healthy Physical Environments
Alberta Health Services

Anne B Brown

96 Fawn Hills Drive
Bragg Creek, Alberta
T0L 0K0

October 8, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2jkwan@rockyview.caRe: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M

Dear Mr. Kwan,

I am writing to state my opposition to the proposed redesignation and development in the valley of Fawn Hills. Having lived here for almost 30 years lends me a perspective on what the land can and cannot handle for it to remain healthy in all respects. I therefore have a moral obligation to speak up because the land cannot speak for itself.

There is wildlife here, in a country where there is continually less space available for species which are iconically Canadian. Moose, bears (black and grizzly), cougars, coyotes, elk, deer, skunk, owls (Great Grey and others), loons and other types of duck, plus numerous species of songbirds and woodpeckers, the list goes on, make their homes here, as well as we humans. If the 78 acres in question are to be cut up in cookie-cutter shapes, with only a couple of narrow walking paths in between, these creatures will not do well and we will all lose a piece of our souls when they are no longer in our midst. This matters and the people who wrote the Great Bragg Creek Area Structure Plan knew it mattered and that is why they designed the plan stipulating connecting wildlife corridors and ample green space. Not co-incidentally, these same corridors and green spaces are good for the human population too and when a developer can offer lots incorporated around them they will be highly prized. This proposal has ignored these things and instead has left space for only the smallest of walk-ways, or otherwise, on parts of the land that are not developable anyways.

Please think too of the wetlands in this valley - how fragile they are and how immensely important, we are now discovering, to retain water in times of flood and drought, keeping things even and strong. Disturb the wetlands and watch it flood in the spring down on Range Road 52, taking with it possible effluent from the 22 extra septic fields, in the quick rains and straight into Bragg Creek, introducing pollutants, altering the ph and thus altering the eco-systems here and beyond. There's been enough of that all over the world. Please tell me that the buck stops here.

Apart from that, what of the aquifer? There are already 18 households in this valley pulling water out of the ground. Can it be guaranteed that 22 more homes will not disturb our water supply? Even if there appears to be plenty of water when a hydrology test is done, can it be said that the quality of the water will not be impacted by increased disturbance by what could well be a fragile system? We are in uncertain times when it comes to changes in the climate and we have seen drought. I implore the County not to put us and a further 22 families at risk by assuming that the water supply is unlimited. It might not be, and what then?

I'm not opposed to the land being developed. If in accordance with the ASP I have confidence that the number of homes allowed would be sustainable in all regards. However, with the amount of

lots proposed in this development also I worry about emergency egress, not only out of this valley in the event of flood or fire, but out of west Bragg Creek. There are already concerns in this regard as the County knows well. Allowing a development of this size, with this in mind, is reason enough not to let it go ahead.

Further, I would like to know if noise and light pollution are allowed to be valid concerns? Do we, as a people, care about the mental health of our citizens? This valley has a loud echo. We have endured years of the landowners of the proposed development using their land for target practice and sometimes for hours on end, once even on Mother's Day. One of the reasons I welcome a healthy development on the land is so that this kind of activity ceases. Unfortunately, with this proposal the land owner wishes to retain a good piece for himself, meaning there will be no hope of the unsightly, dilapidated buildings or collection of vehicles being cleaned up or removed.

In summation, I do not support the development proposal as it stands.

Thank you very much for taking the time required to consider my concerns.

Sincerely,

Anne B Brown

Dr David Cebuliak
[REDACTED]
96 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Mr. Kwan,

Thank you for both seeking feedback concerning the proposed development in our neighbourhood and for our recent meeting.

As I indicated to you I am not currently nor have I ever been opposed to development on the subject lands. However, given the proposal's non compliance with key Greater Bragg Creek Area Structure Plan (GBCASP) directives regarding development in this area it is not possible for me to support this proposal. Specifically the developers have ignored the GBCASP's clear stipulations re Gross Developable Area (GDA) calculation and Open Space Planning. The resultant proposed density and lack of open space/environmental protection would make this development by far the most dense and environmentally impactful quarter section in West Bragg Creek (WBC).

Such a consequence is not consistent with the community's or RVC staff and Council's intentions when the ASP was formulated. The potential negative impacts on existing and future residents and RVC re: county infrastructure, water, wastewater, fire risk, environment (wetland degradation, animal habitat and forest loss) and emergency egress are unacceptable. Moreover this proposal would set a standard for development in WBC that has been rejected by the community and RVC.

I. Historical Perspective

To my knowledge there have been 2 previous subdivision proposals on the subject lands - one in 1986 for ~ 25 lots (1) and one by the current owners in 2002 for ~ 16 lots (2). There was also a similar density 2004 proposal named "Ironwood" in a nearby WBC quarter section (3). All of these proposed developments were rejected by both the community and by Councils of the time. In the case of the 2002 and 2004 proposals, large and at times emotionally vocal public input expressed vigorous opposition on the basis of concerns over density, the environment, loss of rural nature, impacts on RVC infrastructure, fire and flood risk, public safety re emergency egress among other concerns.

In part as a response to confusion over how future growth should best occur in the Greater Bragg Creek area - as evidenced by rejected subdivision proposals - in 2006 under the guidance of then Councillor Bob Everett, the community and RVC began work on the Greater Bragg Creek Area Structure plan. This was a comprehensive and well managed undertaking with extensive input from the public, developers, RVC staff and Council. Councillor Everett invited one of the owners of the subject lands to represent the developer community on the GBCASP Steering Committee.

Here is the Plan's Vision:

The year is 2030. The Greater Bragg Creek area continues to be a special place within Rocky View County where residents have a strong sense of place that emanates from both the quiet country residences that harmonize with undisturbed landscapes and the small town character of the hamlet.

The "lifestyle equity" and "latent utility" afforded to the local community by the natural environment has been preserved over time through implementation of an integrated land use planning strategy that evaluates opportunities for subdivision and development by first considering the capability and capacity of the natural environment to accommodate additional development. The community has benefited from implementation of policies in the Greater Bragg Creek Area Structure Plan achieving a balance between the natural environment and the impacts of human settlement.

To enact this vision in the West Bragg Creek area in general (and specifically to land such as in this proposal) the GBCASP incorporated 2 key policy elements - the **Gross Developable Area (GDA)** calculation and the development tool **Open Space Planning**.

At a public hearing held on June 13, 2006 at the Bragg Creek Community Centre a large number of residents addressed the audience to voice their overwhelming majority approval for the plan. People spoke of the compromises made and the success of a democratic and inclusive process. I was one of those residents and I remember noting how the adoption of the GDA formula and Open Space Planning gave me great hope for the future of healthy sustainable development specifically as its applied to the Fawn Hills valley. I felt a sense of pride and hope for my community.

II. The GBCASP as it applies to the Fawn Hills Valley

a. GDA Calculation:

The GDA calculation as it applies to this proposal would be made as follows:

78 Acres total land **minus** Constraints; ie Wetlands (including riparian buffer) , Slopes over 15 degrees, MR, Roads

4

* Any retained lands must also be removed from the Total Developable lands. *

In Infill residential areas in North and West Bragg Creek, the GBCASP stipulates an overall density of 1 lot/4 Acres GDA

Note that it is impossible to both adhere to this GDA /density calculation (and thus the GBCASP) and propose 22 lots. In fact it is likely that a complete and impartial assessment of the constraints to development would yield approximately 10 lots. **Adhering to the GBCASP GDA calculation with the addition of 10 lots to this partially built out quarter section would make this on par with the most densely populated quarter section in west Bragg Creek.**

Adding 22 lots to this partially built out quarter section would have its density exceed that of the most densely populated quarter section in West Bragg Creek by greater than 40% - this on land constrained by extensive wetlands, hills, dense forest, infrastructure limitations, concerns over impacts on adjacent wells etc. Surely it was not the intention of those who welcomed completion of the GBCASP to endorse density of this magnitude and all the risk it entails!

b. Open Space Planning:

This development tool was introduced to the GBCASP committee by then Councillor Everett as a means of “achieving a balance between the natural environment and the impacts of human settlement”. Direct communication with rural designer and advocate Randall Arendt convinced Councillor Everett and the GBCASP Steering committee that this planning tool would provide benefits to both developers, residents and municipalities. GBCASP Section 7.43.4 i states: “ Open Space means lands that are restricted from development and...should represent a large percentage(approximately 50%) of the lands to be developed.”

As regards the subject lands, Open Space Planning can be easily applied and would offer attractive incentives for potential purchasers. With a complete and impartial assessment of constraints to development - specifically wetlands, dense forest and wildlife corridors this 50% goal would be readily achievable. Section III provides further documentation of this potential.

III. Wetlands in the Fawn Hills Valley

The Fawn Hills Valley has historically been very wet. The lower lying front lands were once willow wetlands. In the early 1990's previous owners destroyed the wetlands by channelizing and creation of shallow ponds . Despite this drainage, the lands could not sustain an attempt by previous owners to actively graze the land - in large part because of ongoing wet and marshy conditions. The current owners have continued to drain wetlands. Given modern wetlands policy, it is unlikely that Alberta Environment endorsed such drainage activity and would be unlikely to approve further wetlands drainage and development on wetlands.

The following picture shows the undisturbed wetlands on the contiguous lands south of the subject lands as an indication of how the land looked prior to channelization.



These pictures depict the channelized wetland which encompasses the full length of the eastern lowlands:



The next sequence of pictures show how the subject lands become inundated during the spring rains (typically in June):





Of note, the current proposal differs from the rejected 2002 proposal in its inclusion for development on more of these wet front lands.

I believe that the developers have underestimated the constraints to development from wetlands in their proposal and that a more detailed wetlands assessment is required with exclusion of all such lands from the GDA calculation.

IV. Disturbed wetlands and risk to Infrastructure

The current proposal poses risks to infrastructure that is both private and public.

The Mountain View subdivision lies on the quarter section immediately south of the subject lands. It relies on the healthy wetlands on that quarter for its septic treatment in a county approved wastewater scheme. This system requires the maintenance of upstream wetlands for its proper functioning. The scope of the proposed development represents potential risk to this natural wastewater treatment .

Range Road 52 is the southern and only point of egress for Fawn Hills. During heavy spring rains a short section of this road is prone to flooding and was inundated during the 2013 floods. Further upstream wetland disruption greatly increases the risk to this important point of emergency egress and to RVC infrastructure.



Range road 52 after flood waters have receded.

V. Fire Risk in Fawn Hills Valley

The western portion of the proposed subdivision is within a dense old growth forest. We know from fire risk analysis that the greater Bragg Creek area is at high risk for wildfire and given its tree density and age this area in particular is concerning. The proposed density of development within this vulnerable environment places current and future residents at heightened risk for a fire event. We also know that despite the claims by the developer, the internal subdivision road poses no credible barrier for fire containment and that overall risk to all residents present and future will be increased. Furthermore despite developer claims, the Fawn Hills Water Coop water cistern is not an appropriate asset with which to fight wildfire.

VI. Risk to Groundwater

Groundwater levels in this area have experienced a documented decline in recent years. This last year a well on a contiguous parcel of land failed and multiple drilling attempts were required before sufficient water was found. Development on the eastern portion of this quarter section has for many years been impeded by lack of sufficient ground water. Numerous dry wells have been drilled. The prospect of 22 new homes potentially drawing from a depleted aquifer poses unreasonable risk to current and future residents.

Groundwater contamination from 22 new septic fields also poses unacceptable risk. The well supplying the Fawn Hills North Water Coop was in the late 1990's contaminated by fecal coliforms originating from animals grazing on the subject lands. This risk to public health cannot be repeated by development that does not conform to GBCASP guidelines.

VII. Summary

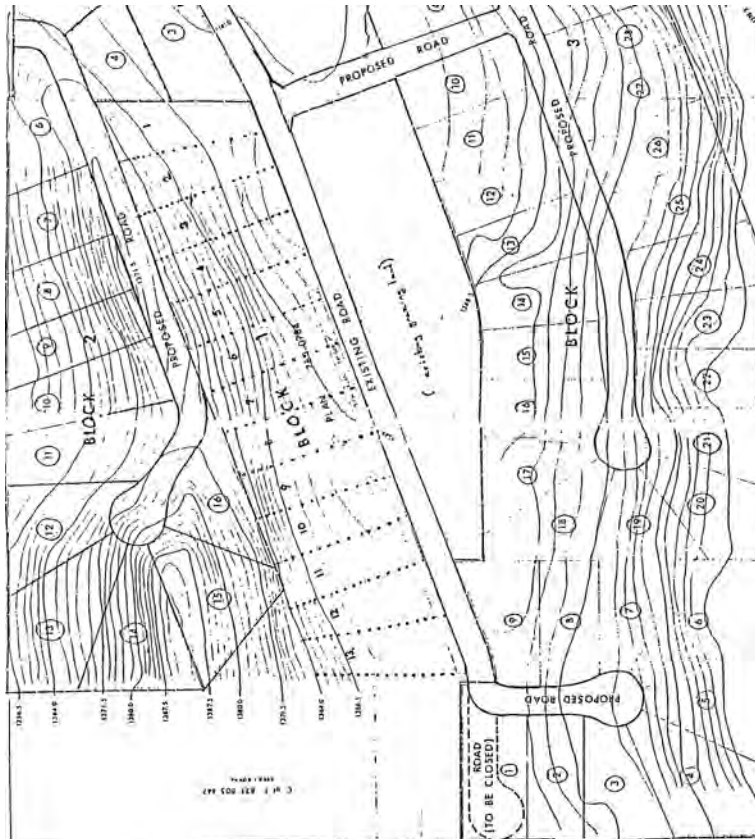
This proposal should not be approved as it poses undue risk to current and future residents and RVC. Its lack of compliance with GBCASP development parameters is highly problematic and represents a direct challenge to this widely supported direction for development and future growth in West Bragg Creek. The developers have presented no credible justification for deviating from development guidelines. I urge RVC staff and Council to redirect these developers toward proposing a development that supports sustainable growth along the parameters clearly detailed in the GBCASP and which can serve as a model for community and County participation in a sustainable future for West Bragg Creek.

Sincerely,

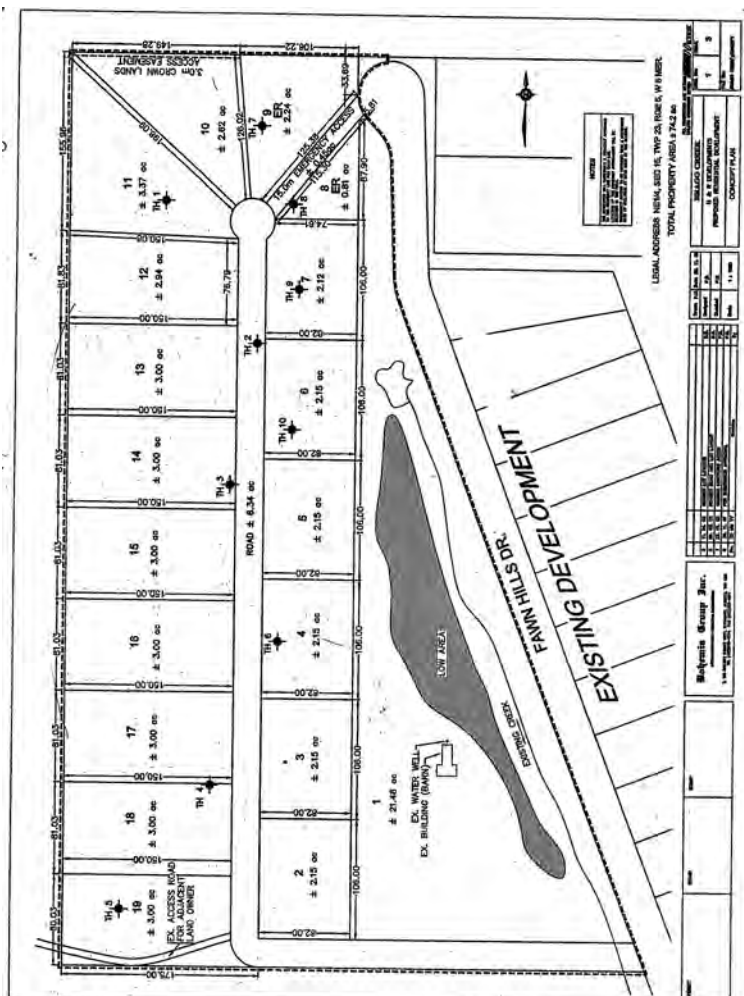
Dr David Cebuliak MD
Clinical Lecturer in Emergency Medicine
Faculty Of Medicine, University of Calgary

[REDACTED]

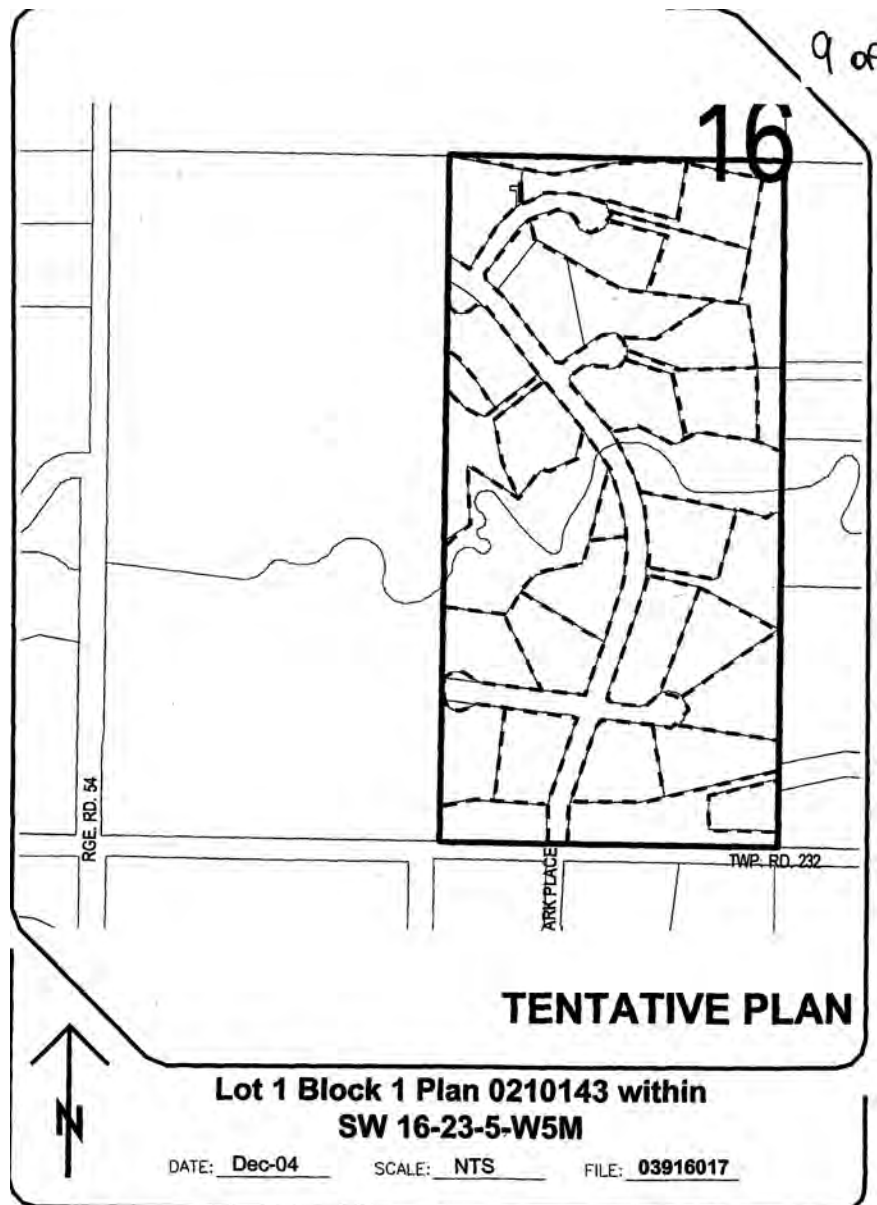
1. 1986 Proposal



2. 2002 Proposal (subsequently modified to ~16 lots):



3. 2004 "Ironwood" Proposal



Dennis Ellert

112 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Dennis Ellert

Johnson Kwan

From: Michelle Mitton
Sent: Wednesday, February 26, 2020 4:19 PM
To: Johnson Kwan
Cc: Lori-Lee Turcotte
Subject: FW: BYLAW C-7956-2019, BYLAW C-7955-2019

Categories: Yellow Category

MICHELLE MITTON, M.Sc
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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MMitton@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: Kirstie Russell [REDACTED]
Sent: Wednesday, February 26, 2020 4:03 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Subject: BYLAW C-7956-2019, BYLAW C-7955-2019

I appreciate your seeking feedback from our community regarding the proposed development in our neighbourhood and I would like to take a few minutes to share some of my concerns.

First of all, the development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP) and I feel strongly that it should; I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, increased density creates several problems. The following issues are of specific concern to me:

Fire. Our area is at high risk of wildfire and a greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in the case of a wildfire. Add to that the single exit route out of West Bragg Creek - Balsam Avenue bridge - and the prospect of a future emergency, be it fire or flooding, becomes even scarier.

Environment. I want to preserve the wetland, animal habitat, and forest as much as possible. This area is home to deer, moose, cougars and a myriad of other beautiful creatures and years of construction will inevitably displace them. I also worry that increasing the density of housing and people (and the associated food, garbage and traffic) risks greater numbers of negative human-wildlife interactions.

Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street. Construction traffic - in three phases over how many years? - means many years of interruption and disturbance. Just as important, according to the Greater Bragg Creek Transportation Assessment completed in support of the

ASP, Township Road 232 (West Bragg Creek Road) is currently operating at or near capacity; increased density along Fawn Hills Drive will only exacerbate that problem. It's important to note that the GBC Transportation Assessment was completed in 2004 and traffic along that road has only increased, especially since the expansion of West Bragg Creek Recreation area in 2017.

Fawn Hills Drive is truly a beautiful, peaceful place to call home; most mornings I can sit on my porch and sip my coffee and watch the neighbourhood deer wander by. If I'm lucky, I'll see the momma moose and her calf when I'm walking the dog early in the morning. It's quiet and the kids can ride their bikes and we can walk our dogs down the street without worrying about traffic. I know that I'm terribly lucky to live here and I truly hope that at some point our neighbourhood expands and other families can be just as lucky as I am but expansion needs to be done correctly or everything that makes Fawn Hills special disappears. The development currently being proposed is too much - too many lots in too small a space.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Kirstie Russell



112 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

Darren McKeague

[REDACTED]
128 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 8, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2jkwon@rockyview.ca**Cc: Bart Carswell, MA, RPP, MCIP**
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7Bart.Carswell@carswellplanning.ca**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek**
PL20190102 and PL20190103
NE-15-23-05W05M

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

As a resident of one of the properties on the east side of Fawn Hills Drive (immediately across the road from the proposed subdivision), this development would have significant impact to me. I have chosen to make my home here because it is a small cul-de-sac with very limited traffic and noise. Specifically, there are only eight existing properties whose residents pass by my driveway. The proposed development will see the traffic (both owners and construction vehicles) from 17 additional lots passing by, as Phases 1 and 2 of the subdivision are completed, with their only access being to drive past the house of every existing resident on the street. It is not until Phase 3 of the development is completed that the closer access road will be added to possibly alleviate some of the volume. As the traffic study in the report shows however, overall traffic volume on Fawn Hills Drive is still expected to more than triple. While this may be within the allowable limits for the classification of road, it's certainly not reasonable for the current residents.

Further to the discussion of traffic, it's incredibly inconsiderate of the developer to propose (and have already built) the primary access road at the north end of his property, forcing new traffic to pass by every current Fawn Hills Drive resident as mentioned. Creating the first and primary access at the south end of his property would have been much more appropriate to appeal to the surrounding community, but this is clearly not in his interests. It appears that the primary consideration was to minimize cost, and build a road on the low grade area.

Putting aside the personal concerns associated with traffic and the resulting noise and safety considerations, my main formal objection to this proposal is the blatant deviation from the Area Structure Plan (ASP) for Bragg Creek. The land in question has a total area of 74.64 acres, of which much of eastern portion bordering Fawn Hills Drive is wetland. Without attempting to define exactly how much area that comprises, it's immediately apparent that there is under 70 acres of "Gross Developable Area" as defined by the ASP. Section 7.4.4(d) of the ASP clearly defines a lot density of one lot per four acres of Gross Developable area, leading to an allowable count of somewhere under

17 lots. The proposed 22 lot development takes no consideration of this criteria. Furthermore, when questioned about this elementary math during the public consultation, the developer simply (and wrongly) stated that he did infact comply with the ASP, but was not interested in citing how or why.

As an aside, Figure 16: "Topography and Steep Slopes" of the developers' conceptual scheme also suggests that there is a large area of steep ($>30^\circ$) slope within the property, which cannot form part of the Gross Developable Area per section 7.4.1(a) of the ASP. Fortunately for the developer, there is infact no area of 30° slope anywhere on this property, nor anywhere in the Fawn Hills region. This poor quality of information being conveyed to the stakeholders raises due concern, and yet another reason to object to the proposal.

As an executive member of the water coop servicing 13 existing homes on the east side of Fawn Hills drive, I'm aware that water supply is a real concern in the area. Other neighbours outside of the coop have struggled to drill adequate water wells on their properties. I would suggest that this is not something that should be taken lightly when considering the need to supply nearly three times the current number of homes from the same local aquifers.

There are many natural risks that Bragg Creek residents face including flooding (major event in 2013) and wildfire (major risk in 2018), and limited access and egress which has plagued residents for decades. Any further high density development only adds to the associated risks.

The above topics are only some of the multitude of concerns that I have surrounding the proposed subdivision at Fawn Hills Drive, and the resulting impact on the environment, surrounding community, and my own personal property and its value. I trust these will all be taken into due consideration when assessing the suitability of this proposal.

Thanks and Regards,



Darren McKeague
P. Eng

Susan McKeague

128 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 8, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood. I have lived on this street for almost seven years and while I am not opposed to reasonable and responsible development; the current Fawn Hills of Bragg Creek does not adhere to the Area Structure Plan, has the potential of damaging the surrounding ecosystem and places an increasing number of residents at risk during extreme weather events.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

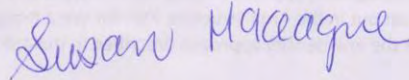
I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible. The proposed development area is on a wetland and an important wildlife corridor for deer, moose, bears, blue heron and owls. The dense nature of the subdivision proposal would leave little room for wildlife to live in their natural habitat. This is in contradiction to P. 71 of the ASP that outlines the importance of preserving treed areas, wildlife corridors and wetland.

- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments including the proposed with 22 additional houses mean that more people will rely on that single route in case of a wildfire or flood, drought.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street. The main reason my family and I live in Bragg Creek and are choosing to raise our family here is because of the quiet, dead-end street we currently live on. The proposal would have lasting and negative impacts on this neighbourhood. Not only will we be contending with construction traffic for the next several years, we will also have to deal with more **than three times** the current amount of traffic. While I am aware that a traffic impact assessment was conducted, this does not ease my worry with the increased volume of traffic.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,



Susan McKeague

AVRIL DERBYSHIRE**#164 Fawn Hills Drive
Bragg Creek, AB T0L 0K0****NE-15-023-05-5 12-0-0****February 26, 2020****OPPOSITION TO PL20190103 (03915024)****OPPOSITION TO PL20190102 (03915024)**

It is with disappointment and astonishment that the Fawn Hills area is trying to become a high density area. I believe most of the residents of Fawn Hills Drive have no objection to a certain amount of development. It is known as one of the last areas of beauty. The area has always been contentious and we have fought many battles over the years, quads racing on the road, open gun range 7 hrs a day and now total decimation of the area. I don't think the wildlife are affected but I do believe the ground water and our well, which services 12 households will be hugely impacted, not to mention traffic and noise. Will there be insurance from the developer if our access to water is compromised?

I am also incredulous that the area structural plan does not protect us. We need and expect our council to protect us and to be mindful, especially in lieu of the current economy, to care for our environment. Once the beauty of Bragg Creek has gone it can never be restored, and it is on the very edge now. The West Bragg Creek Road is dangerous with huge loss of animals just left to die on the side of the road. At weekends it is bumper to bumper, speeding, aggression, is that being addressed? Not that I have seen. Is there an escape route out across the river in case of emergency? No. Sometimes it is difficult to get out on to the West Bragg Creek road because it is so busy. High density development anywhere in Bragg Creek is incredibly destructive, not only to the land but for the people who have settled here but who don't seem to have a voice.

Avril Derbyshire

Johnson Kwan

From: Avril Derbyshire [REDACTED]
Sent: Tuesday, October 01, 2019 11:29 AM
To: Johnson Kwan
Subject: File # 03915024 PL20190102 Redesignation

Categories: Yellow Category

As a resident of Fawn Hills Drive for 38 years I am stunned that people who don't even live in Bragg Creek can come into our beautiful valley and completely turn it into a high density area. We expect Rockyview to project us and we expect that the people have a voice. This piece of land has been contentious for many many years and is, at times, used as a gun range. Weekends have often been a time for target shooting and often for hours at a time. Now they have applied for high density living. What do they care, it's all about the money. We expect the area structural plan to be honoured and if there is development that can be limited to 11 lots maximum it would likely be supported. We also expect Rockyview to let every resident of Bragg Creek know about these proposed 22 lots and have a say in the matter, not just the residents of Fawn Hills Drive.

I am also incredulous that rules can be changed to accommodate this request for high density living. I realize that it is income for Rockyview but it's time we protected our environment from developers, the wildlife, fauna, streams, wetlands for we have much to be proud of and once it's gone we can never get it back. Bragg Creek is a magical place and people come to live there because it offers peace and quiet, a unique life style where we are surrounded by forest packed with amazing wildlife of every kind. We pay a price to live there and work hard to protect what we have.

Avril Derbyshire
164 Fawn Hills Drive

Johnson Kwan

From: steve [REDACTED]
Sent: Tuesday, February 11, 2020 8:18 PM
To: PAA_ LegislativeServices; Johnson Kwan
Subject: Bylaw C-7956-2019. Application #:PL20190103 (03915024)

Categories: Red Category

Hello,

My name is Stephen McNeil and I live at 68 Fawn Hills Drive in Bragg Creek. My legal land description is SE/15/23/05/05. We have lived here for over 15 years.

I am writing this letter on behalf of my family as we are not able to attend the meeting on March 10, 2020.

We are STRONGLY OPPOSED to the proposed development.

I have shared the reasons previously with the developer as I have a number of my neighbours and I do believe the concerns were at all addressed. I also do not believe the development at all falls in line with the Greater Bragg Creek area structure plan as I interpret it. I also believe that most of the areas addressed in the Conceptual Scheme of the developer are done so in a very superficial manner and consider only the proposed development area and not the potential effect on residents already living in proximity to it or on Bragg Creek community as a whole.

I have taken sections from previous emails I have sent and attached below to summarize my concerns.

1. The proposal in no way follows the Area Structure Plan for Bragg Creek. Please refer to page 69 to 72 of the plan. First from the map the area of proposed development is 78 acres. From this must be subtracted water bodies (this property contains one), road, slopes over 15 % and a riparian buffer. From this comes the Gross Developable Area. This would clearly be less than 70 acres. The proposal calls for 4 acres of overall density so how a proposal of 22 lots came about is beyond me (this would assume 88 acres without any subtractions). You cannot include other people's property on this quarter section of 160 acres as part of your GDA as this is not your property to develop. If I owned 80 acres and you owned 80 acres does that mean I could put 40 houses on and you would be allowed none. I don't believe based on reading the GBCASP this is the case. <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>

[Area Structure Plan GREATER BRAGG CREEK](#)

Area Structure Plan GREATER BRAGG CREEK 9 Rocky View County SECTION A – BACKGROUND 1.0
INTRODUCTION The lands that are subject to the provisions and policies of this Area Structure Plan (Plan area) are

www.rockyview.ca

2. Tied into the ASP on page 71 outlines and describes the open space design. It highlights preserving treed areas, wildlife corridors and wetlands. The proposed area contains all three. In fact it is a prime example of exactly what the Open space design is meant to avoid. The proposed development area I believe is a class 3/4 wetland which is regulated under provincial legislation unless the MD has adopted a municipal government act to over rule this. I am not aware if this is the case but have not seen such an act provided from MD of rockyview. Based on the the guidelines provided below there is legal responsibility and legal grounds to fight this. Please refer to the Wetlands Alberta Guide (P 41-43 re: municipal responsibility in this regard). The provincial requirements are outlined earlier in the development.
<http://www.wetlandsalberta.ca/media/uploads/AlbertaWetlandsGuide.pdf>
In addition this area provides important treed areas for wind protection and water drainage for the residents who currently live on this street. I believe this helps protect us from flooding, high winds, snow on our steep driveways, etc. Finally it is a corridor that moose, deer , bears, cougars , owls, etc frequent. I know this as I live across the street from it and walk by these animals every day.
3. Concerns with water- As you may or may not be aware there are a number of houses on Fawn Hills dependant on wells. I am one of those houses. My well is very low flow and we are not connected to our street water co-op. I am concerned with how loss of trees, vegetation and wetlands and construction of roads and houses in the development would change my water pattern and those of my neighbours long term. This is a very difficult thing to measure but a legitimate concern. I am aware of at least one house on our street that had well issues after development behind us on Range Road 52. I have asked the developer impact on water on our street. We were answered with a response stating water for the proposed development was fine but in no way were our concerns about our own water flow answered as these have not been looked at. I also am uncertain (as were a number of my neighbours) based on the conceptual scheme provided by the developer how wastewater will be handled and what effects this may have on our fresh water which is downhill from the development area.
4. Safety- Many residents of Bragg Creek including myself are concerned about further development until a secondary egress is in place. With higher density this makes evacuation in case of fire and flood all the more difficult. In addition I am extremely concerned with increased risk of fire with developmental in an old growth forested area (Proposed development). We do not have a fire station in Bragg Creek and a poor road. We only have one exit. We are not set up for a large fire or other disaster. In addition to this I am concerned about the safety of my children and other children on the street if there are construction vehicles travelling down our quiet and poorly surfaced (chip rock) road for a number of years. Based on the current economy and time frame for building a # of houses on a # lots and infra-structure this would certainly be the case.
5. Noise- I as well as a number of neighbours bought on this street as it is both quiet and safe. The fact that the area across the street from me was designated ranch/farm and not residential was a major factor in our family deciding to purchase where we did. The proposed development would make this quarter section THE HIGHEST DENSITY in all of west bragg creek and the construction of this would add significant noise levels and disruption to our life style both for the many years of construction and afterwards with much higher density housing/population on the street.
6. The "proposed" dog park on a marsh is a joke. I suspect this is something to try to appeal to the MD? If anything a massive increase in number of houses , construction vehicles, noise and population will just stop people from walking our dogs on the street.
7. Wind and Stormwater- As council may or may not be aware we have have significant issues with high winds and stormwater on Fawn Hills Drive where the current houses are located on

the opposite side of the street from the proposed development. We frequently have flooding on both sides of the street requiring residents to pump water from ends of our driveway immediately off Fawn Hills Drive. With removal of vegetation which is in the developer CS this would certainly worsen the problem. As well I believe this will worsen the excessive winds that come off the hill where the development is proposed . I have already replaced many damaged structures on my house due to this with a forest buffer currently in place. Again I do not see in the CS any mention of potential effects on surrounding existing developments. If simple deals superficially with just the proposed development area and not effects on those already living here.

I believe these concerns all have merit and needed to be addressed prior to looking at a development. I will note my family and I am not an individual who is "anti" development and in fact have written letter of support to the MD of Rocyview for other developments (most recently Bragg Creek Brewery proposal) when I believe they meet certain standards, follow environmental guides and the GBCASP and will better our wonderful community. Unfortunately at the current time I do not believe these conditions are met and thus will not support the development as proposed.
I thank you for your time.

Sincerely,
Dr. Stephen McNeil (and family)
BSc(Biology), MD, FRCPC
Associate Professor
University of Calgary

Johnson Kwan

From: Alisa Lafontaine [REDACTED]
Sent: Tuesday, October 08, 2019 12:03 PM
To: Johnson Kwan
Subject: FawnHills Development

Categories: Yellow Category

Dear Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. The items below are of specific concern to me:

1.(a)Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).

(b) Being that we're on a private well, we would like to see testing implemented during high and low season each year. Flow rate as well as contamination are a major concern.

2.Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

3.Environment and wildlife. I want to preserve the wetland, animal habitat, and forest as much as possible.

4.Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

5. Light Pollution. Increase in housing, cars and street lights.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards
Alisa Albouy

Renée Delorme



52110 Township Rd 232
Bragg Creek, Alberta T0L 0K0

October 6, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from the community concerning the proposed development in our area.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP).

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. Below are some of the concerns I have:

- ☐ **Housing Density.** Currently Fawn Hill Drive is home to 19 – 2+ acre lots and three large properties. Adding 22 - 2 acre lots will bring the total number of lots to **41 properties**. All those properties would be located in a cul-de-sac with only one access to the connecting range road.
- ☐ **Quarter Section Density.** The quarter section already has two high-density developments (Fawn Hill and Mountain View) as well as several lots on the remaining area for a total of 49 properties. As per the ASP's vision for low- density housing, it can be argued this quarter section is already fully developed.
- ☐ **Waste.** The plan calls for 22 new septic systems. The current housing development, with its 19 existing septic systems across the road, is located above the wetland. By adding 22 additional septic systems on the opposite side of the road, the risk of seepage in the wetland is of concern. We live "downhill" this wetland with the possibility that any seepage could impact our water well.
- ☐ **Fire.** Our area is at a high risk of wildfire. A greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek, and it goes over a bridge. Greater density developments mean more people will rely on that single route in case of emergency. Additionally, the development of trails at the end of the West Bragg Creek has exacerbated this risk by bringing in hundreds of additional cars that use the same exit daily. Increasing the area's density without addressing this well-documented issue is a potential cause for liability or a class-action lawsuit in the event of a catastrophe.
- ☐ **Traffic and Noise.** Increased density means increased traffic and noises, altering the character of the area, and making it into something the community does not want. The proposed development will be accessed via West Bragg Road. This road has already experienced a significant increase in traffic since the completion of the Trail system. The impact on local residences is significant increase in noise pollution, risk associated with excessive speeding, increase number of road kills, and increase uses of emergency services. So far, none of these issues have been addressed by Rockyview County except for the area located near the trailhead parking lot. Increasing housing and traffic density with new development will only exacerbate this situation.
- ☐ **Environment and Wildlife Corridor.** There are ample anecdotal evidences the area is a wildlife corridor with daily sightings of large and small wildlife crossing properties and roads. Many are killed by traffic, and this is a grave concern to me and many in the community. Without mitigation strategies such as slower speed limits and / or speed bumps along West Bragg Creek Road, the traffic generated by the new development will further negatively impact this existing situation.

Three recent documented separate incidences of animal collisions on West Bragg Creek Road resulting in four deaths.



Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Renée Delorme



Johnson Kwan

From: Lorie Cooper [REDACTED]
Sent: Monday, February 17, 2020 7:13 PM
To: PAA_ LegislativeServices
Cc: Johnson Kwan; Tyler Andreasen
Subject: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Categories: Yellow Category

To the Council:

I, Lorie Cooper, (SE-16-23-5w5,
186 Saddle Road, Bragg Creek, AB
T0L0K0), do "OPPOSE" Bylaw C-7956-2019 to amend land use Bylaw C-4841-97.

I hereby forward my letter previously sent to meet the October , 8, 2019 deadline with some modifications, suitable for the Fawn Hills Public Hearing.

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper [REDACTED]
Date: October 8, 2019 at 5:14:08 PM MDT
To: jkwana@rockyview.ca
Subject: Fawn Hills Decelopment

Dear Mr Kwan (and Honourable Council)

I must first indicate my concern as a Saddle and Sirloin resident who received NO information on the Fawn Hills development. As a Director, I learned of the October 8 deadline 3 days ago at our AGM.

I therefore request an extension and broader mailing by the parties applying for change of land status.

So for expediency my concerns are in point form:

1. Changing farmland to R1 (2acre lot density) rather than protecting farmland or subdividing into larger acreages creates a huge uncertainty for residents who have moved to Bragg Creek to enjoy nature and wildlife. If this precedent is set, any land could be developed reducing quality of life, and undermining the financial investment/value of existing properties.

2. There is a significant additional safety risk from flood and fire due to an increased density of dwellings in west Bragg Creek, with no current alternate emergency route but the bottleneck at the bridge across the Elbow River.

3. I don't see reference to an Environmental impact assessment, or a Wildlife co-existence management plan. Arbitrary aesthetic woodland borders described in the proposal, are for human satisfaction; these do not address critical wildlife corridors. Displacement of wildlife is NOT acceptable.

4. Water quality....where is the communal water being sourced from? (River? Well?) At S&S many different aquifers are penetrated due to the foothills structural geology with varying water chemistry. Colliform however is absent.

5. Most importantly is the potential for groundwater contamination with associated liability to the developer. I am concerned that septic is defined in the proposal as for "private" responsibility. With a density of 22- 2acre properties, it is a complete unknown as to where their sewage is going due to the complex structural geology. Tracer analysis might assist in determining if proximal properties are affected.

Although this is a very brief point form response, it underlines some of my concerns in taking raw agricultural land and creating a densely spaced development.

Regards
Lorie D Cooper
PGeol.

Sent from my iPhone

October 7, 2019

Lori Piercy

24 Mountain View Park
Bragg Creek, AB T0L 0K0

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

It never ceases to amaze me that people still bring forth the same old and tired objections each time there is a proposed development! Bragg Creek is becoming a shrinking community and we do need new development, our population is aging and young families are not interested in moving here.

However, it is important for any new development to follow the rules of the ASP and it needs to have its own stand-alone water and waste system or the very best option would be the availability to tie into Rocky View's Water and Waste systems. The proposed subdivision is approximately 3-4 Km away from Rocky View's water and sewage plants and we need to work towards that solution for new developments. How come, if you live 10 km from Pincher Creek you have treated water from the County. I saw a drawing from Stantec Engineering a few years ago, showing north and south of Calgary up to Edmonton communities having municipal treated water out to acreages via a pipeline.

I went to this open house a few months ago and came away from it thinking, this was poorly thought out and my first concerns are with water and sewer. I asked about water and was told they have a few wells to draw from and would be a water association but could offer no other information except it would be like Fawn Hills Association? I am the President of the Mountain View Water & Sewer Co-op and have lived in Mountain View for the past 19 years, so I feel I have the experience to speak about this. I know of the trials and cash calls required to maintain an 8 lot, 2-acre subdivision. I also know Alberta Environment is making changes to sub-divisions regarding equipment in pumphouses and testing requirements, which I was told because we are under 10 lots, it will be a few years when they get to us about the changes.

A water co-op is owned by the homeowners in the subdivision and they are responsible for all maintenance and upkeep of the system. Most people who buy a lot are not aware or understand this concept until they buy. In this proposed new subdivision, they talk about doing 3 phases, how are they providing water to the first phase? Build a third of a pumphouse? A good example is the

Elkana Water Co-op, had 48 homeowners on their water coop and when the pumphouse had to be updated and replaced, they couldn't come up with a million dollar cash call. On top of that they had so many broken and leaking water lines, Mr. Kwan do you remember the outcome? They are now on the Rocky View County water system. Also, some homeowners couldn't sell because of the boil water order for many years and banks won't mortgage a house without potable water.

Our environment....I cannot believe in this day and age, anyone would even consider putting in individual septic tanks! Even our subdivision built in 1976 has one communal tank for 8 lots. Let's go back to Elkana subdivision, I invite you both to take a walk around the first part, lower Elkana, I believe construction started in the late 1970's, each ½ acre lot has its own tank. You will be able to tell which tanks have failed. Homeowners are shocked to find out now they have to pay 25K or more to fix the problem or maybe just leave it alone?

We should be welcoming new people to our community, they are a valuable resource - potential business owners, volunteers, and new friends but we need future development to be done correctly and learn from our mistakes of the past.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.



Lori Piercy

Sharon Bayer

204 Saddle Road
Bragg Creek, Alberta T0L 0K0

October 4, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwane@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

I live in the neighboring Saddle & Sirloin subdivision. As a 29 year Bragg Creek resident, I feel strongly that our ASP should be our 'bible' for new developments. That's why it was developed and approved by Council. So many Bragg Creek residents volunteered hundreds of hours of time for consultation and collaboration to develop this document and I see no reason to depart from it when considering this application.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

A handwritten signature in black ink, appearing to read 'S. Bayer', with a long horizontal stroke extending to the left.

October 6, 2019

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca

Re: **Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek**
PL20190102 and PL20190103
NE-15-23-05W05M

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

We are landowners/homeowners in the community of Saddle & Sirloin which is adjacent to the lands up for redesignation in the quoted application. The application is applying to revise the designation from Ranch and Farm District to Residential One District.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In our view it should. We favour the low-density approach described in the ASP and the preference for open space planning.

We bought in this neighbourhood to raise our family in a low-density area as there was the ASP in place to mitigate high density housing communities. This was a lifestyle choice which we feel would be compromised if the proposed development application goes forward.

We do not agree with the redesignation proposal in support of the existing ASP. We have concerns with the proposals for several reasons. Listed some concerns below;

- Traffic would increase significantly which would impact the road maintenance, increase noise and vehicle collisions with wildlife.
- Increase in waste which would have negative environmental impacts and increase to the capacity of the landfill site.
- Increase risk of wildfires. More densely populated housing communities in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- Increase wildlife encounters. High density housing communities would increase human and animal encounters which generally have negative impact to the animals.

Please do not hesitate to contact me should you have further questions regarding my letter.

Yours truly,
Kristi and Brian Farewell
279 Saddle Road
Saddle and Sirloin
[REDACTED]
Bragg Creek, AB T0L 0K0

██████ Bragg Creek,
Alberta T0L 0K0

March 7, 2021

To:

Yusuf Bernier
Planning Services
Department Rocky View
County
262075 Rocky View Point Rocky
View County, AB T4A 0X2

Email: ybernier@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Yusuf Bernier,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards, Katherine Jones



CONN VALUATION SERVICES LTD.

February 18, 2020

Rocky View County Council
262075 Rocky View Point
Rocky View County, AB T4A 0X2

BY EMAIL: legislativeservices@rockyview.ca

Dear Sirs:

RE: Bylaw C-7956-2019, Fawn Hills Conceptual Scheme

I write on behalf of Conn Valuation Services Ltd., the legal owner of Plan 03915061, otherwise known as 159 Saddle Rise, Bragg Creek AB. **I am in favour of the proposed zoning change and the Fawn Hills Development Scheme** as I currently understand it.

With all due respect to my neighbours, who have voiced concerns about the increased density that the proposed development will cause, my concerns are just the opposite. I do not believe Bragg Creek as yet has the critical mass of residents/tax payers it requires to continue to remain financially viable. While my reasoning is only anecdotal, I point to the numerous retail leases that have remained vacant in the Bragg Plazas since the flood of 2013. The existing retail/service businesses flourish in the height of the summer tourist season, but then suffer from a dearth of local support throughout the remainder of the year.

Where some may argue that the shopping/retail aspects of Bragg Creek are ancillary to the primary reasons most residents are drawn to the area, I would contend that the ability to shop, buy gas, enjoy the local restaurants or make a local doctor or dentist appointment significantly adds to the Bragg lifestyle and convenience and undoubtedly has some positive impact on Bragg property values.

TAX BASE: Knowing the approximate number of existing residences on the west side of the Elbow (i.e. those of us dependent upon the Balsam Ave. bridge as a sole source of ingress and egress) and assuming that the residential taxes my property generates as the average amount for the area, I cannot forecast the tax base as ever being large enough to warrant any additional municipal services than the basic level we currently enjoy. Without the expansion of the tax base, there will be little motivation for the M.D. to consider the investment in another means to cross the river, for example, and certainly funding for this project would have to come from some other source. A local fire station would equally be well beyond the financial capabilities of the existing tax base.

RESIDENT BASE FOR COMMERCIAL OFFERINGS: Further, the existing number of residents is insufficient to make certain commercial projects viable (high-speed internet comes to mind).

.../2

TWP232 TRAFFIC: As to the concerns that an additional 22 homes in the area would increase the local traffic, it has been my observation that the bulk of the day traffic currently traveling TWP232 are non-locals on their way to enjoy the West Bragg Creek Provincial Recreation Area (again, these observations are purely anecdotal – the Mountain Bikers and X-Country Skiers are easy to identify, the hikers are assumed to come in the same relative proportions). Local traffic, in comparison, is relatively minor and I have difficulty believing that the traffic generated by another 22 families could proportionately add that much more of a burden on the existing system.

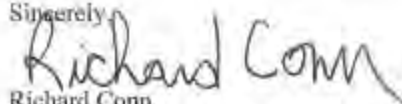
2 ACRE LOTS: Given that the east side of Fawn Hills already primarily consists of 2 acre lots, I fail to understand why the R-1 designation would be problematic for the west side. I suspect that all of the existing property owners in West Bragg, regardless of their acreage would prefer, if there is to be further residential development in the area, that the completed project is a commercial success - with a quick turnover of the properties at strong prices. This benefits all of us when other potential purchasers are assessing the relative value of the properties for sale in West Bragg.

My own layperson observations over the past many years are that acreage sales in general have been quite sluggish; but sales of the 2 acre properties have been stronger than the larger acreages. I suspect there is a larger demand/client base for these types of residences. Further, while I again need to declare an almost complete ignorance of the residential property development business, my understanding of economics and finance suggests to me that the high fixed costs of undertaking an "R-2" development in the current Alberta economy would be prohibitively expensive. In this market, there has to be sufficient economies of scale available to the developer in order to assume the inherent risks of undertaking such a capital intensive project.

To be clear, while I would not endorse any West Bragg Creek development on properties smaller than 2 acres, I welcome the proposed plan as being entirely suitable to the area in question and an effective way to responsibly increase the number of taxable residences.

I hope my comments have been useful. Like my neighbours, I feel tremendously privileged to be surrounded by all the natural beauty the Bragg Creek area has to offer, and wish to see development that continues to appropriately capitalize upon the quiet rural setting while also strengthening the fiscal viability of the community. I may be reached at 403-800-6624 x 101 if I have been less than clear with any of the above comments.

Sincerely,



Richard Conn
President, Conn Valuation Services Ltd.



January, 2020

Attention: Rocky View County, Planning & Development Services
 Fax: 403.277.3066
development@rockyview.ca

Re: Fawn Hills of Bragg Creek Conceptual Scheme/Redesignation/Plan of Subdivision
 Alan Hudye Alan@ozarkresources.com 403-860-5131
 NE-15-23-05-W05M, 79 Fawn Hills Dr., Subdivision Plan 7810784 containing 30.2 ha (74.65 ac)

As neighbours to Alan Hudye on the above-mentioned property, I (we) support the application proposing creating 22 residential lots with trail connections and about 10% of lands to be dedicated to Rocky View County fronting on Fawn Hills Drive. Please contact Bart Carswell of Carswell Planning if you have any questions at bart.carswell@carswellplanning.ca 587-437-6750.

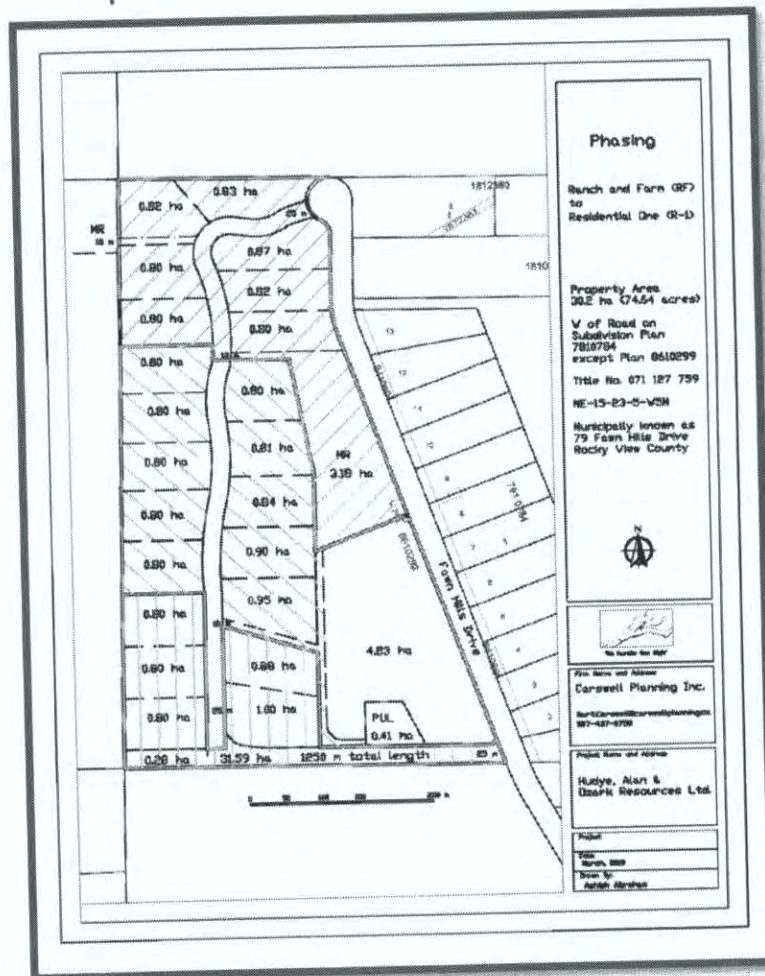
Thank you,

DON SANDERS of address 46 MEADOW VIEW ROAD BRAGG CREEK

Signature & date



Feb 26, 2020



January, 2020

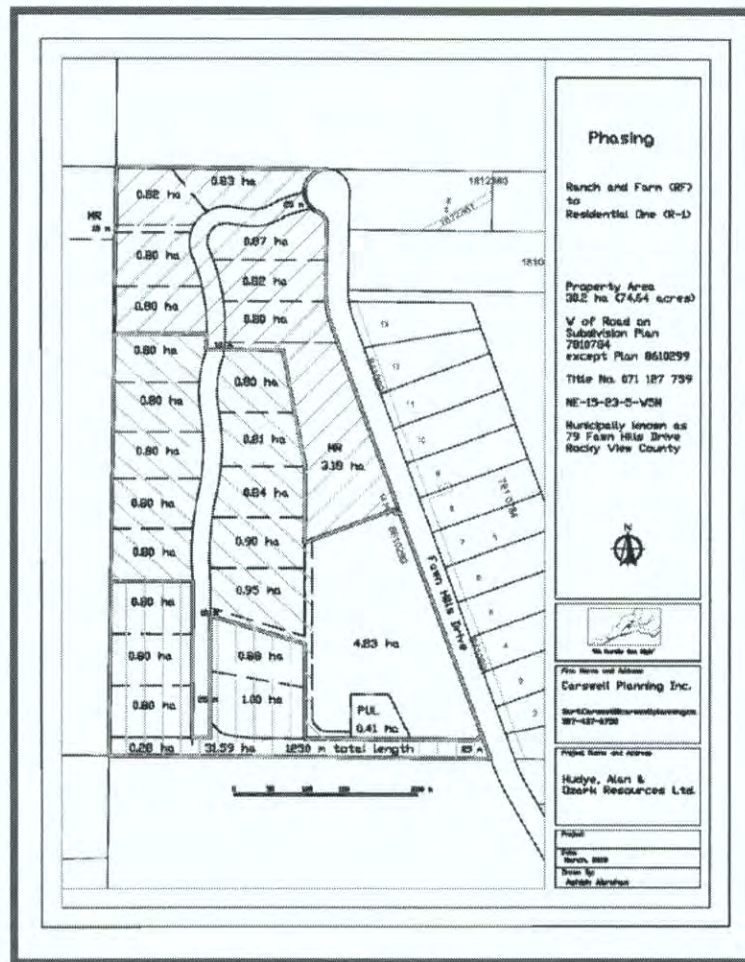
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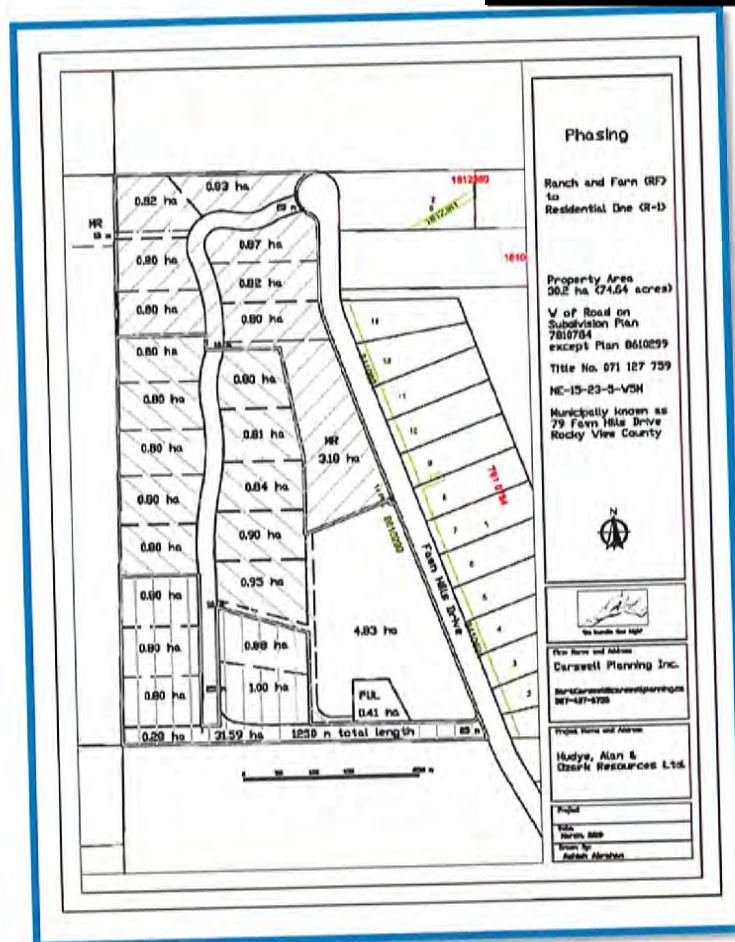
MYRA SANDERS of address 66 Meadow View Road Bragg Creek,
 Signature & date Myra Y Sanders Feb 26/2020.



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Fax: 403.277.3066
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Thank you,
Alan FRANKS of address SE/12-23.5 W 5m Block 2 Lot 1
 Signature & date [Signature] Jan 27/2020



February, 2020

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Fax: 403.277.3066
development@rockyview.ca

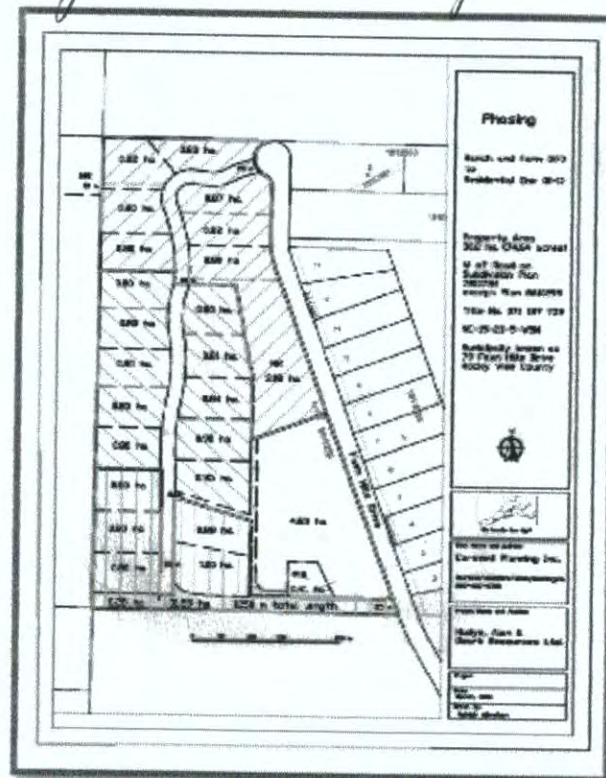
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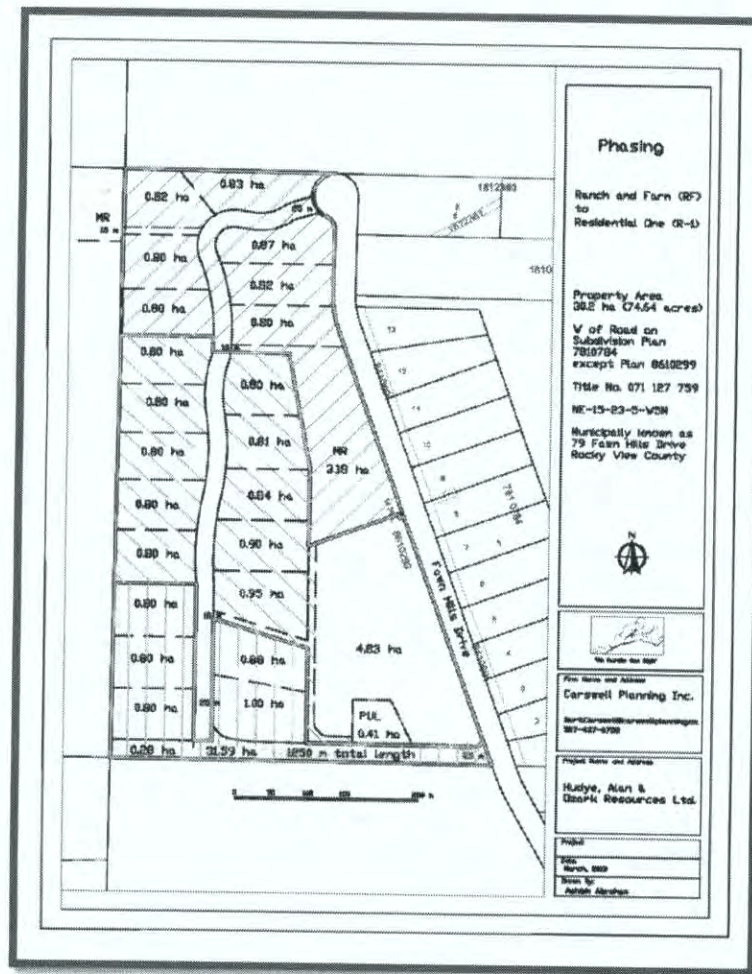
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Thank you,

Jackaleen Kelly of address 81 Fawn Hills, Drive,

Signature & date Jackalynn Kelly - Feb. 26/2020





January, 2020

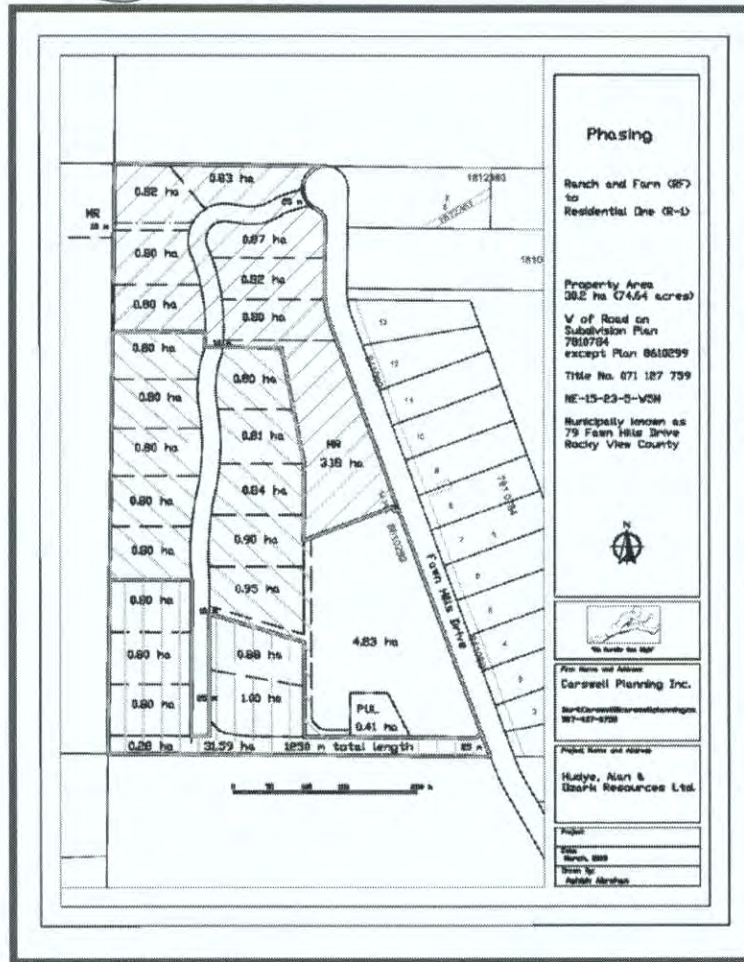
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Thank you,

Tom Walker of address 263 MOUNTAINVIEW DR,
 Signature & date [Signature] Feb 18, 2020.



January, 2020

Attention: Rocky View County, Planning & Development Services
 Fax: 403.277.3066
development@rockyview.ca

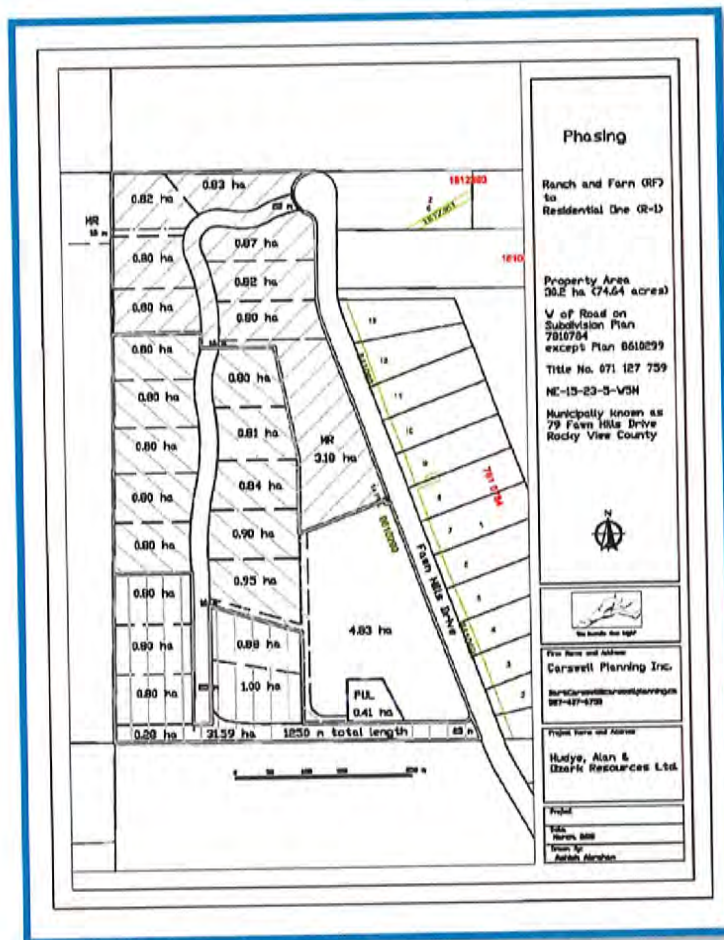
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Thank you,

JOE DYCK of address Block 2 Lot 1 Section 12-23-SW6M

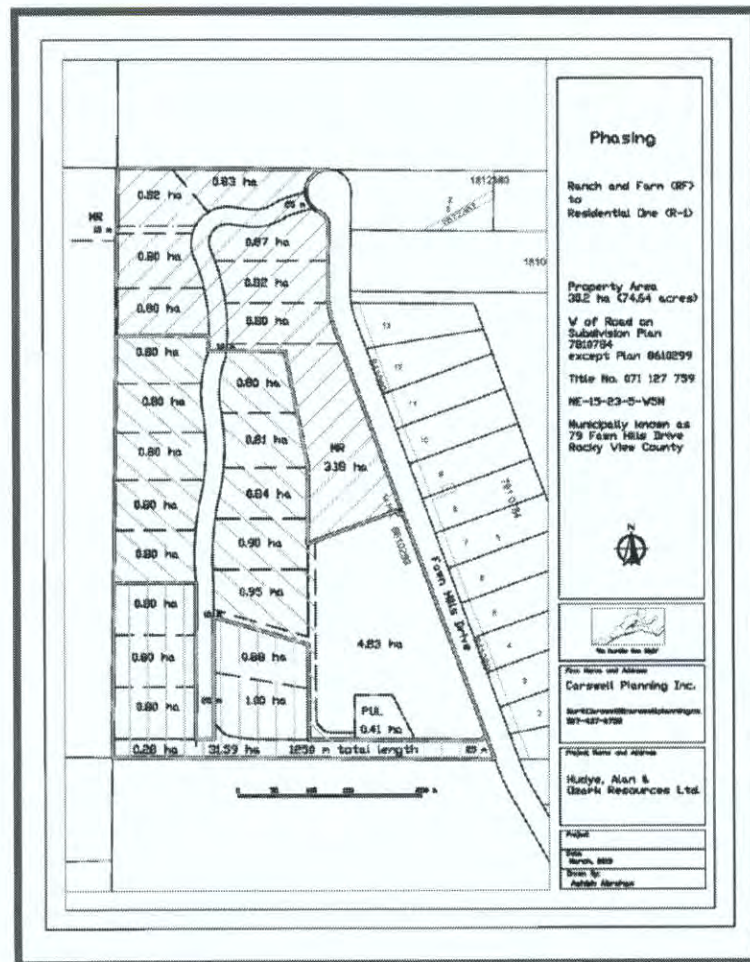
Signature & date _____



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development@rockyview.ca

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Thank you, Michael Shea of address 11 Denise Road, Bragg Creek,
Signature & date M. A. Shea Feb 18/2020.



wn
[REDACTED]
96 Fawn Hills Dr.
Bragg Creek, AB
T0L 0K0

To:
Oksana Newmen
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

March 10th, 2021

onewmen@rockyview.ca

Re: Proposed Redesignation and Development File #s: PL20190102 and PL20190103

Dear Oksana Newmen,

Please include my previous letter, dated October 8th, 2019, in the package for council to review, as I still hold to my comments stated at that time. I firmly oppose this proposal. Since we have already been in contact, I know you have my first letter on file, thank you for that reassurance.

I would also like to add the following concerns:

Fawn Hills Drive is a chip-sealed road that requires regular maintenance due to it's soft nature. Can it support a further 22 homes, adding to 18 already on the street, as well as the associated vehicular traffic that would ensue (especially with the heavy trucks required during construction)?

I know that the developer has provided an engineering report addressing road issues but I do not think it is comprehensive enough. It seems common sense that any road leading to 40 homes on a street should be paved and not chip-sealed.

I also have safety concerns pertaining to the road:

Is it wide enough to support the density that would be created if this proposal goes ahead?

Should it have a proper shoulder marked with a yellow line, especially in light of the fact that there is no sidewalk on Fawn Hills Drive?

Should there be double white lines stating no passing on this 40 km/hr residential road?

Thank you very much,

Anne B Brown

Colin Hillstrom
Maren Jaxen
[REDACTED]
164 fawn Hills Dr
Bragg Creek, AB
T0L 0K0

March 9, 2021

To:

To Whom It May Concern
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

onewmen@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☐ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).

- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Furthermore, a significant concern we have is the fact that the owners continue to violate Rocky View County by-laws by carrying out projects on their property such as digging a pond, de-forestry, and road building without permits. Such business practices erode the trust that a development as significant in scope as the proposed Fawn Hills project will be carried out with the required respect for law, land, and community.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Colin Hillstrom and Maren Jaxen
164 Fawn Hills Dr
Bragg Creek, AB
TOL OKO
[REDACTED]