

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

Dear Sir,

Re: Conceptual Scheme - "The Heights"  
File # - 04618003 & 04619016  
Application # - PL20240162

Dear Planning,

My family have owned land just northeast of the proposed subdivision since the mid 1960's.

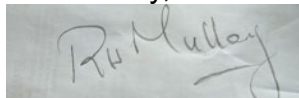
Our primary concern with the "Conceptual Scheme" is with regards to the provision of potable water.

We have been "water well dependent" for our home and for our horses and cattle except for 20 years because of failure of our first well. A second well drilled to 325 feet has been more effective.

We are aware of the developer's problem with supply from Westridge water coop. We found it very unsettling that individual wells have been provided to the Atkins subdivision to the east. We recognise that these wells were tested in sequence which would not adequately challenge to aquifer. This precedent has allowed the "Heights" developer to apply for multiple wells.

Surface water supply is a stipulation in the present draft of the Springbank Area Structure plan. We would suggest that this constraint be applied to the current proposal.

Yours Truly,

A handwritten signature in dark ink, appearing to read "R. Mulloy", is written over a light-colored rectangular background.

Robert Mulloy  
140 Escarpment Drive  
Plan 0411422 Block 14 Lot 7 (SW-19-24-2-W5M)

October 30, 2024

File No. 04618003 & 04619016

Application Number: PL20240162

Division: 2

*As the community most affected by the development of The Heights, the Escarpment Park Homeowners Association (EPHA) would like to present the following documents highlighting our main concerns addressing:*

- 1) Lack of architectural controls,*
- 2) Building envelopes and sightlines,*
- 3) Footing heights and sightlines, and*
- 4) Water supply and pressure for fire safety.*

## **1. Lack of Architectural Controls**

Referencing *The Heights Conceptual Scheme* (CS; Aug 2024 PL20240162, p.32 and Policy 10.1.1 and 10.1.4), an Architectural Scheme (AS) will not be submitted until the subdivision application stage:

### **Policy 10.1.1**

Architectural Design Guidelines shall be prepared at the subdivision application stage by the Developer and be registered as a restrictive covenant against individual titles at the time of plan of subdivision registration.

### **Policy 10.1.4**

All future building sites within the Plan Area including any lands previously subdivided from the Plan Area, before or after the adoption of this Conceptual Scheme, will be subject to the same architectural and landscaping guidelines governing the Plan Area.

The EPHA feels that submitting and approving the CS without a simultaneous AS is disadvantageous to the existing homeowners of the EPHA. With the Application of PL20240162 (the Application), approval of parcel lot divisions is being pre-emptively requested without fully taking into consideration factors that will affect the adjacent established homeowners. For instance, items that would obstruct sightlines and impact the foreground for current EPHA residents (e.g., envelope size, max building height and size, building location, accessory structures/buildings, and landscape design) would be subject to the approved parcels, rather than being concomitantly evaluated with the CS if submitted together.

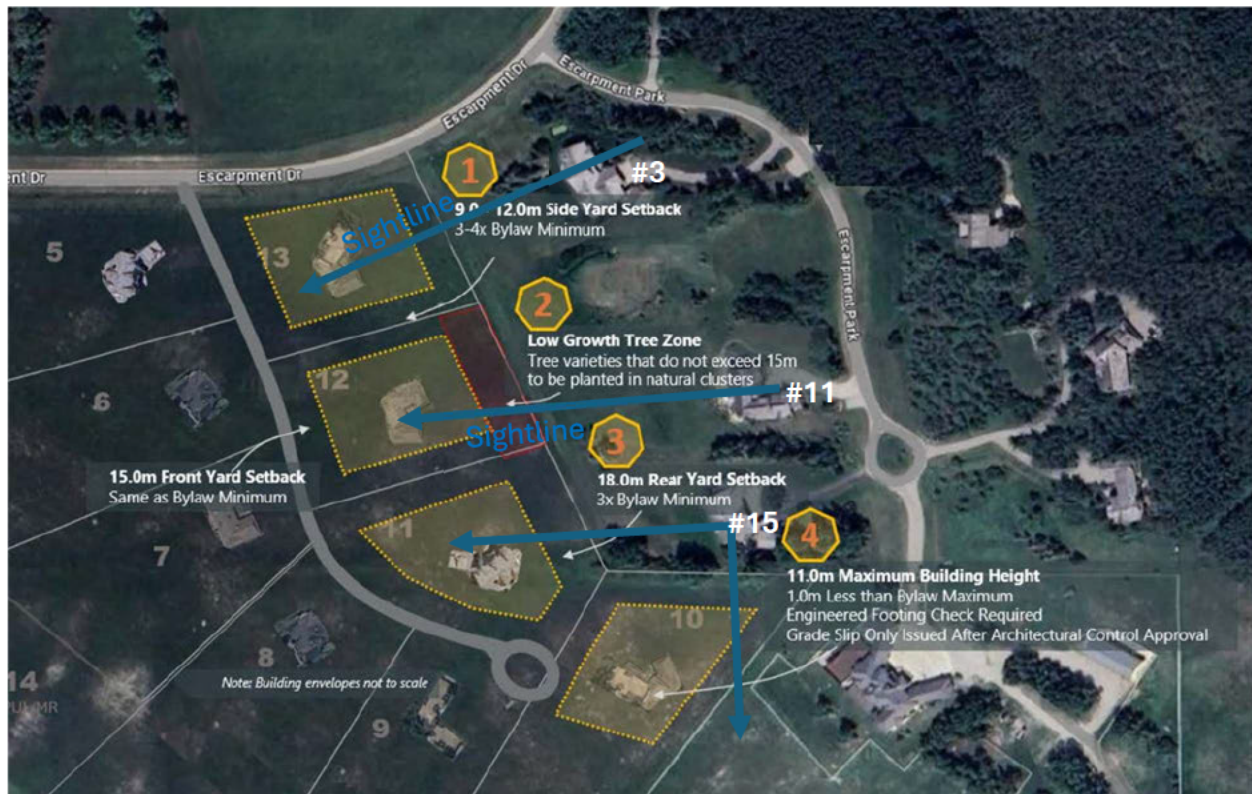
Although the Escarpment Park homeowners have, at times, individually seen a draft AS from the developer of The Heights, a **final copy of the AS for approval has not been presented to the EPHA**. Further to this, the EPHA feels the draft CS is too vague without the guidelines of a AS to be approved on its own.

## 2. Building Envelopes and Sightlines

Explicitly defining a house placement envelope and maximum home size within each property parcel is a means to control sightline obstructions ([Figure 1](#); modified Map 9 from CS) for the existing EPHA homeowners and future The Heights homeowners alike. For the sake of argument herein, only concerns for the EPHA are brought forward below.

- Escarpment Park homeowners invested in development of their properties to take in the glorious panoramic view of the north-south trending Foothills and eastern edge of the Rocky Mountains. An AS with restrictive building envelopes could control EPHA residence sightline obstruction by limiting north-south building length. A valid belief of the EPHA is that there will be a desire by future The Heights homeowners to build very long houses that run parallel to the north-south direction to maximize views in the westward direction. Having a tightly defined building envelope, rather than the proposed broadly sweeping build area of the CS, would at the very least be a control on home size and somewhat the shape.
- With respect to all future construction, the DRAFT AS seen by the EPHA only references **minimum building construction sizes, but surprisingly no maximums**. The CS as a stand-alone document does not present controls that prevent the development of excessive-sized residential homes, but instead only references areas within each proposed parcel that a home can be built at offsets from parcel lines (as demarked in yellow in [Figure 1](#)). In conjunction with height restrictions, maximum build size would limit The Heights home sizes. EPHA residents had a 10,000 square foot home size maximum, including all accessory buildings and outside decks, per their Restrictive Covenant. Home sizes depicted in [Figure 1](#) for visual reference in the CS are optimistically small when compared to homes of newer Springbank communities (e.g, Morgan's Rise, Winhorse, Grandview, Swift Creek), thus the placement of the home is critical for sightline control.
- Sightlines for Escarpment Park existing homes are not honoured spatially with current plan. In drawing below ([Figure 1](#); Map 9 from CS) House #1 (aka Escarpment Park #3) is affected by Lot 13, House #3 (aka Escarpment Park #11) is affected by Lot 12, while House #4 (aka Escarpment Park #15) is affected by Lot 10 and 11. Blue

arrows are drawn to show the focus direction for each home (Escarment Pk #3, #11, and #15 Figure 1).



**Figure 1: Developer proposed properties #10-13:** Note that Line of site is not honored for existing Escarpment Park houses. Blue arrows show longitudinal line of site from East. Properties mostly affected by new builds at “The Heights” are Escarpment Pk #1 (address is #3 Escarpment Pk), #3 (address is 11 Escarpment Pk), and #4 (address is #15 Escarpment Pk). Modified Map 9 from CS.

### 3. Footing Heights and Sightlines

EPHA believes Footing Checks do not guarantee accuracy of Maximum peak roof height relative to pre-grade (raw) surface elevation. Further, EPHA proposes that the lowest point of the proposed new build “The Heights” house envelope be used to define the 11m Maximum peak roof height.

Summarized in Table 1 below, the images displayed in Figures 2 and 3 highlight both the importance in using the **original grade ground level** and from which part of the home’s footprint establishes the measurement to the Maximum peak roof height. Note the appreciable difference in drop from elevations Escarpment #3 (8.61m at high point of new build vs 9.85m at low point [difference 1.24m ]; Escarpment Park #11 (9.13m at high point vs 12.89m at low point [difference 3.76m]), and respectively for Escarpment Park #15 (8.73m at high point vs 10.4m at low point [difference 1.67m]).



Existing Property	Elevation of Existing house Eye Level on Main Deck to Future Land High Point (m)	Offset Existing house Eye Level on Main Deck to Future Land Low Point (m)	Difference (m)
Escarpment Park #3	8.61	9.85	1.24
Escarpment Park #11	9.13	12.89	3.76
Escarpment Park #15	8.73	10.4	1.67
	<i>Figure (2)</i>	<i>Figure (3)</i>	

**Table 1: Summaries of elevation drops:** relates to parcel reference (Highpoint vs Low point on parcel).



**Figure 2: Original Elevations:** High Point of proposed parcel is notably higher than the Low point (Westward ground level) which dramatically effects sightline over top of “Iconic” properties (“The Heights parcels 10-13). See Table 1 summary above.





Figure 3: Original Elevations: High Point of proposed parcel is notably higher than the Low point. See Table 1 summary above.





The CS provided table, under section Mountain Views, seen below in [Table 2](#), references “footing checks” to enforce Architectural Controls to preserve Escarpment Park sightlines. The reference should additionally be made to ‘**original elevation as per land survey dated prior to Oct 2024,**’ more explicitly. Specifically, more stringency shall be denoted to avoid ambiguity between a clearly defined maximum peak roof height relative to original grade vs a “footing check” which does not necessarily address its elevation relative to original grade (ie. Fill could be added first). There is a suggestion that this is the intent by the developer under “Maintain Natural Contours” in [Table 2](#), but stringency is not met by ‘footing checks’ alone and this should be embellished. The land survey provided by Axis Aerials in [Figure 4](#) above was conducted to confirm elevation drops between existing Escarpment Park resident properties to “The Heights” property and exemplifies original grade prior to Oct 2024. It should be referenced to reflect elevation relationships to final footing, and more importantly “The Heights” home Maximum peak roof height elevations from pre-construction ground surface (11m as per previously referenced “The Heights DRAFT Architectural Scheme).

THEME	RESPONSES
<b>Traffic Shortcut</b> - Neighbours in Escarpment Park were concerned about increased traffic if internal roads connect to Lower Springbank Road	Developer minimized number of lots off internal road closest to Escarpment Park, eliminating requirement for connection to Lower Springbank Road.
<b>Traffic Volume</b> - Other neighbours preferred access to development from Lower Springbank Road, to minimize traffic on Escarpment Drive	Developer conducted a Traffic Impact Assessment as instructed by the County, which found the development will have no impact on traffic patterns. Additionally, access from Lower Springbank Rd and/or Horizon View Rd was highly discouraged by County Planning and Engineering.
<b>Mountain Views</b> - Neighbours on Escarpment Park expressed concerns about reduced sightlines to the Rocky Mountains	The Developer implemented several mitigations to be enforced by Restrictive Covenants (Architectural Controls) to address concerns, including: <ul style="list-style-type: none"> <li>Elevation standards exceeding those in the Escarpment Park development (~10m average drop).</li> <li>Reduced the number of lots backing onto Escarpment Park from 5 to 4 to improve sightlines.</li> <li>Widened lots backing onto Escarpment Park to decrease structural density.</li> <li>Reduced allowable building height limits by 1m, <b>enforced with footing checks</b>.</li> <li>Tripled the rear yard setbacks (3x the Bylaw minimum).</li> <li>Quadrupled the side yard setbacks (4x the Bylaw minimum).</li> <li>Limited tree heights, with majority low growth trees planted in natural clusters in the rear yard setback area for lots adjacent to Escarpment Park.</li> </ul>
<b>Water Infrastructure Concerns</b> - Concerns about utilizing existing water infrastructure (Westridge Utilities) due to capacity limitations.	Developer is in negotiations with Westridge Utilities as per Rocky View County policy and Westridge is actively pursuing to increase its overall Northern Cistem capacity, but is unable to commit to providing potable water at this time.
<b>Water Well Concerns</b> - Neighbour concerns about aquifer capacity if wells are primary source of water	Wells will not be utilized with a Westridge Utilities agreement in place. Otherwise, a Groundwater Assessment will be supplied by a licensed Hydrologist to confirm water yield.
<b>Maintain Natural Contours</b> - Desire to maintain natural rolling hills	Grading and cut-fill plans were intentionally designed to minimize earthwork changes to maintain natural drainage patterns and aesthetic of rolling hills.
<b>Light Pollution</b> - Neighbours concerned about light pollution from adjacent lots	The Developer agreed to implement “Dark Sky Friendly” lighting standards in the Architectural Controls.
<b>Tree Barriers/Hedge Rows</b> - Neighbours were concerned about larger trees being planted in unnatural linear configurations to create windbreaks	For lots adjacent to Escarpment Park, majority low-growth/canopy trees will be planted in natural clusters within the rear yard setback area. Natural tree cluster plantings will be encouraged.
<b>Fire Break</b> - Neighbours were concerned about wildfires and suggested a 25-m firebreak be dedicated as Municipal Reserve adjacent to their properties	The Developer recommended that private lands are more likely to be maintained than MR lands and that a more effective fire mitigation strategy is to create defensible spaces around homes and enforcing landscape maintenance policies via Architectural Controls.

**Table 2: Responses:** Provided by “The Heights CS” p. 31 their Table 5.

The following [Figures 5A-7B](#) show what an 11m Maximum peak roof height residence will look like for each of the existing effected EPHA residents. Properties Escarpment Park # 3, #11, and #15 are displayed below showing how Map 9 “The Heights” provided home locations may look like versus the tighter, higher and more Eastward minimum 18m setback. The placement of the house makes a huge difference in perspective and obstruction to EPHA residents. At the 18m East side setback future “The Heights” homes significantly block more sightline, clearly looking bigger and more obstructive.





Figure 5A: Home Placed at Map 9 setback (greater than 18m). Difference in view of “The Heights” home on parcel 11, 12, and 13 with home placed at Map 9 home placements (undefined). Perspective from #15 Escarpment Pk home.



Figure 5B: Actual 18m setback view. Difference in view of “The Heights” home on parcel 11, 12, and 13 with home placed at 18m (East fence offset) home placements. Perspective from #15 Escarpment Pk home.



Figure 6A: Home Placed at Map 9 setback (greater than 18m). Difference in view of “The Heights” home on parcel 11, 12, and 13 with home placed at [Map 9](#) home placements (undefined). Perspective from #11 Escarpment Pk home.



Figure 6B: Actual 18m setback view. Difference in view of “The Heights” home on parcel 11, 12, and 13 with home placed at 18m (East fence offset) home placements. Perspective from #11 Escarpment Pk home.





Figure 7A: Home Placed at Map 9 setback (greater than 18m). Difference in view of “The Heights” home on parcel 11, 12, and 13 with home placed at [Map 9](#) home placements (undefined Perspective from #3 Escarpment Pk home).



Figure 7B: Actual 18m setback view. Difference in view of “The Heights” home on parcel 11, 12, and 13 with home placed at 18m (East fence offset) home placements. Perspective from #3 Escarpment Pk home.



#### 4. Water Supply and Pressure for Fire Safety

There is an inherent fire risk to EPHA residents during construction and following occupancy.

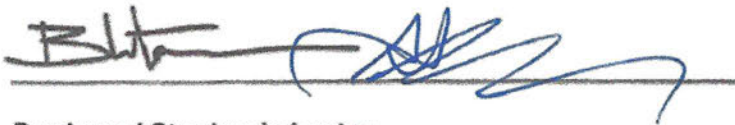
- Recommendation 1: Well water will not provide enough capacity or flow rates necessary to extinguish a house fire. Proposing utility water, ie. Westridge or other waterworks supplier be installed with hydrant(s) prior to any construction commences.
- Recommendation 2: apply an additional 25m setback on back side (East) to existing 18m of lots 10-13 (to accommodate Fire Truck access on East side of properties to protect spread to Escarpment Park properties. In this case, Westridge water could be accessed in front of Escarpment Park #11 and #15 by an existing hydrant, or in front of Escarpment Park #4 by a secondary existing hydrant.

Greg and Sandra Leia will be submitting an in-depth response addressing Water Supply and Fire Hazard separately.

#### Conclusions:

- AS and CS must be approved simultaneously not sequentially
- Define Strict Building Envelope locations with Home Maximum areas
- Ensure Pre-Oct 2024 Original Grade Low Point of Home envelope is used to determine Maximum peak roof height (not mid-point nor high point)
- Rooflines must step down to match original topography
- An additional 25m setback on East side of lots 10-13 provides better fire prevention to EPHA residents

## Residents of EPHA:



Brody and Stephanie Loster

Oct 30, 2024


Date



Greg and Sandra Leia

Oct 30, 2024

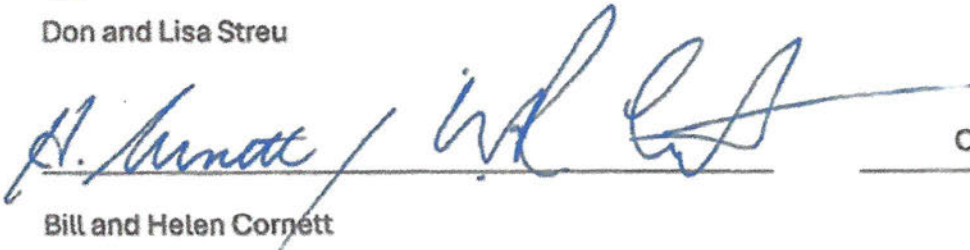
Date



Don and Lisa Streu

Oct 30, 2024

Date



Bill and Helen Cornett

Oct 30, 2024

Date



Len and Pauline Novak

Oct 30, 2024

Date



Frank and Lana Shewchuk

Oct 30, 2024

Date



PK and Sally Naidoo

October 29, 2024

Date



**From:** [Danielle Renton](#)  
**To:** [Xin Deng](#)  
**Cc:** [Shayne Spence](#)  
**Subject:** Application PL20240162  
**Date:** Thursday, October 31, 2024 8:42:41 AM

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Dear Xin Deng,

My family and I have recently moved into the neighborhood and are fairly new to the issues and problems that might arise with the new development. We are in no way anti development but believe that any new development must be undertaken in a responsible way.

As such, we have concerns about the plan for water use in the new subdivision. We have heard that there have been some issues lately with the supplies of well water in our vicinity. Adding 13 new houses, all with their own wells will only exacerbate this issue and is not sustainable long term.

In addition, there is a serious concern about the ability to have effective fire suppression with the wells. The nearby house that recently burned down demonstrated the danger and limited fire protection in the area. This will only be worsened in this development with the lack of a stable, pressurized water supply.

When moving into our house we had difficulty obtaining reasonable house insurance. Despite our house having been built with fire resistant materials as well as being connected to the water co-op (and not solely reliant on well water), insurers were concerned about the distance from a fire house and the reliability of the water co-op. I don't know if the developer has considered this, as potential residents of this new development will undeniably be hit by a very large insurance burden due to the fire risk.

Best Regards,  
Danielle Renton  
27 Escarpment Park



**From:** [MARIEN AITKEN](#)  
**To:** [Xin Deng](#)  
**Subject:** File Numbers 04618003 and 04619016  
**Date:** Friday, October 25, 2024 11:33:15 AM

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Dear Sir/Planning,

As 50-year residents on 20 acres adjacent to the proposed development, The Heights, we have relied on a water well over that time.

We have two concerns about the proposed development's provision for potable water:

1. We are concerned that there is no proof that 13 individual wells on 38 acres, operating in an uncontrolled manner, will not adversely

affect water supply from existing wells on adjacent lands.

2. We do not understand why a new development of this size and density would not access water from Westridge Utilities Inc, thus

eliminating the risk of negatively impacting adjacent landowners which are reliant on existing water wells.

Yours truly,

MARIEN AITKEN  
39 Escarpment Dr

**K.M. HUNTER MD FRCSC**93 ESCARPMENT DRIVE  
CALGARY, ALBERTA, CANADA  
T2T 2M7

Oct. 21, 2024

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

Sirs,

Re: Conceptual Scheme - "The Heights"  
File # - 04618003 & 04619016  
Application # - PL20240162

My wife and I have owned and occupied 20 acres immediately North of the proposed development for the past 50 years.

Our street address is in the above letterhead and our Legal Description is - Block 7, Plan 2850 JK, SW-19-24-02-WO5M.

You will note that we are in the same current "Plan" as the north half of the proposal.

Our primary concern is with regards to the provision of Potable Water.

We have been "water well dependent" for our home and for our animals over the full time of our occupancy and we see no chance of that changing in the foreseeable future. Many of our neighbors, both north and south of the development, are in a similar situation.

We are aware of the developer's problem with supply from Westridge. We made it clear to the developer that we were not happy with his next plan which was for a separate well for each building site. The current plan seems to be for a local water co-op. The supply would still have to come from a local well or wells.

We do not believe that there has been adequate testing and evaluation of the ground water situation so that we can be assured that there will not be a detrimental effect on those of us who are already dependent on the aquifer.

We ask that further detailed evaluation of the water situation be undertaken.

Yours Truly,

A handwritten signature in black ink, appearing to be 'Michael and Mary Jane Hunter'.

Michael and Mary Jane Hunter

A second handwritten signature in black ink, appearing to be 'Michael and Mary Jane Hunter'.

October 17, 2024

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



File Number: 04618003 & 04619016  
Application Number: PL20240162

Attention: Xin Deng

This is to advise that we are landowners close to the subject application. We are opposed to the drilling of any water wells to supply the subdivision. We and many of our neighbours are currently on wells that were drilled before surface water in the area became available. Adding wells to supply an additional 13 homes would put severe strain on the water table. The applicant should and must tie into the nearby Westridge Utilities water system.

Yours truly,

A handwritten signature in black ink, appearing to read "Gordon and Donna Toews".

Gordon and Donna Toews  
242200 Horizon View Road  
Calgary, Alberta  
T3Z 3K6



**From:** [Richard Bird](#)  
**To:** [Xin Deng](#)  
**Subject:** File Number 04618003 & 04619016, Application Number PL20240162  
**Date:** Friday, October 18, 2024 4:34:11 PM

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I, Richard Bird, am responding to the recently received notice on this matter on behalf of my wife Cathryn and myself. Our home address is 7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9. We are affected by the proposed "The Heights Conceptual Scheme" adoption because our property is situated in the immediate vicinity of the subject land.

It is our understanding that the current zoning for this area, which has been in effect since our property and all others in this immediate area were originally subdivided, requires at a minimum four acres per lot. The purpose of this zoning as we have understood it, and relied upon in locating our home in this area, is to preserve the rural character of the area. That is a quality which is of great importance and value to us and we believe this quality will be adversely affected by allowing any increased density or smaller lot sizes, anywhere in the area encompassed by the current zoning. We also fear that once this has been allowed for one it will establish a precedent, inevitably leading to more subdivisions for increased density, further impairing the rural character of the area. The proposal appears to require a relaxation of the current four acre minimum zoning. Consequently we oppose the adoption of "The Heights Conceptual Scheme" and resulting change to the existing minimum lot size requirement. We would have no objection to the development of this land on a basis which conforms with the four acre minimum lot size.

Richard Bird

Sandra Lynn Leia  
15 Escarpment Park  
Calgary Alberta T3Z 3M7

October 30, 2024

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

Attention: Oksana Newmen (email: ONewmen@rockyview.ca)

Dear Sirs:

Re: Manhattan Developments and Design Inc. ("Manhattan" or the "Developer")

**Application #2 PL20240162**

**File # 04619016**

Application Date: unknown

Notice Date: October 8, 2024

Purpose of the Application: To adopt "The Heights Conceptual Scheme" that provides a policy framework to guide future residential development containing 13 residential lots ranging from 2-4 acres on 38.08 acres"

Legal Description:

- (a) Plan 2850 JK Block 13 (22 acres)("Block 13")(West Section 19 Township 24 Range 2 W5th; and
- (b) Plan 8011118 Lot 4 – 16 acres ("Lot 4")(NW Section 18 Township 24 Range 2 W5th

**Application #1 #PL20240103**

**File # 04618003**

Application Date: May 23, 2024

Notice Date Friday June 25, 2024

Purpose of Application: Subdivide Plan 8011118 Lot 4 to create a 1.853 hectare (4.58 acre) parcel ("Proposed Lot 1") and 4.686 hectare (11.58 acre) remainder (NW 18-24-02 W5th)("Remainder Lot 4")

I am the owner of Plan 0010683 Block 12 Lot 6 ("Leia Lands") and was provided notice under section 653 (3)(b) of the Municipal Government Act ("MGA").

I had previously submitted a response to Application #1 On July 21, 2024. The comments in the July 21, 2024 letter apply to Application #2 as well except as specifically modified in this letter.

The essence of my objections to the development as proposed are twofold: (a) fire related; and (b) maintaining the “amenities” of the existing development where possible. The concerns with fire may be expressed as follows:

- (a) The development proposes individual wells for household water supply. The development will not be connected to a “water distribution systems” (like Westridge Utilities Inc);
- (b) The proposal does not provide for “in house sprinkler systems”. There is no suggestion that water wells can provide the necessary water of pressure to douse house fires;
- (c) So it is unlikely the individual houses in the development will be able to stop fires started within the house;
- (d) A recent fire at 23 Rosewood Drive (next to the proposed development) illustrated that the response time by the Springbank fire department was 40 minutes – by that time the house was beyond saving – Conclusion: there is no existing fire department protection which is going to rescue a homeowner in the development when a fire starts in the development;
- (e) Moreover, even if the fire department arrives on scene – there is no “hydrant” from a “water distribution system” which maintains volumes and pressures necessary to assist in putting out fires by a fire department. The Developers solution as per Item 5.4 page 21 “Fire Suppression”. There will be a stormwater pond which will be designed to serve a dual purpose function – water reservoir and supply a hydrant for fire suppression. The proposal does not say there will be a ready volume of water in the reservoir at all times to provide fire suppression or an engineered system which will provide water at volume or pressure necessary for fire suppression by a fire department. I don’t think the proposal will work. We need an independent third party assessment;
- (d) The development is on a slope right before a significantly steeper slope and a wooded area (hence the term - the escarpment). The prevailing wind is from west to east – up the slope. Wind speeds can be 60 km per hour. Any fire in the development started within a house – will spread up the hill to our house – into the trees - and once past our house – it will burn up the hill into several neighbourhoods. There is no fire department which will be able to stop the fire;

- (f) Thus the development poses a “significant danger” to our property. Development should not be approved if they constitute a significant danger to adjacent properties, especially where there are available risk mitigation strategies to mitigate against the risk. The Developer should be required to:
  - (i) be connected to a “water distribution system” like Westridge Utilities;
  - (ii) require in house sprinkler system supported by a “water distribution system” in the restrictive covenant – architectural guidelines; and
  - (iii) put a 25 meter fire break as “an environment reserve” or “municipal reserve” at the west end of the development – which shall have a road access to fire fighting equipment and crews who can access the water system in the Escarpment Park development and the development itself. See Tab A (if whole subdivision is approved) or Tab B if the Developer seeks to approve Application #1
- (g) There is also a wildfire risk. The lands are at the Wildfire Urban Interface (“WUI”). If a wildfire starts below the proposed development, there will not be adequate fire breaks or fire protections for my property and the properties to the east of my property unless the protections in (f)(iii) above are implemented.

In my letter of July 21, 2024, I proposed a 25 meter reserve. The Developers response on page 31 was as follows:

“the Developer recommended that private lands are more likely be maintained than MR lands and that a more effective fire mitigation strategy is to create defensible spaces around homes and enforcing landscape maintenance policies via Architectural Controls”

The thought is naïve. This strategy did not work in Athabasca, Ft. McMurray or Jasper. It will not work in Springbank on the escarpment. This will be shown by a formal fire risk assessment.

#### **B. Discussion – Implementation of Fire Suppression Strategies At Subdivision Approval Stage by Municipalities**

The Developer should be required to provide a fire risk assessment. The Town of Cochrane is a municipality whose geography has forced it to be proactive in managing wildfire risks. The town land use bylaw stipulates that in the Subdivision Authority may deem as application for subdivision incomplete if not accompanied by a wildfire risk assessment. Where as assessment is required, the recommendations may be attached as conditions of subdivision approval.

In the US, the National Fire Protection Association (NFPA) guides local planning authorities with its collection of standards dealing with structure ignition hazards and fire infrastructure for land development in rural areas. The NFPA 1142 standard identifies minimum water supply standards for rural land development for various occupancies and construction classifications. In March 2022, Vulcan County introduced draft bylaws derived from NFPA 1142 that helps developers of multi-lot subdivisions meet rural fire protection needs through the proper location and construction of fire suppression facilities.



According to “*Survey of Municipal Use Land Planning for Wildfire Risk Mitigation in Alberta*” (May 2021 – University of Alberta) there are 3 models (like NFPA 1142) developed in Canada. As of 2021, 22 municipalities (19%) in Alberta had reported having adopted one of the models. Although I do not have statistics, I am sure that those numbers are much higher after the forest fires the last two years. According to page 35 the most common measures were to set standards for: (a) accessing water for firefighting in the event of a wildfire; and (b) providing roadway access and egress for emergency vehicles.

Where planning authorities approve new development in the WUI, stricter consideration should be given to subdivision design and servicing requirements. Because of the probability of structure to structure ignitions is predicated on the configuration of built form in the community, **the provision of open space plays an important role in buffering adjacent development.** The WUI could be listed in section 664(1) of the Municipal Government Act as an eligible natural feature for the purpose of taking environmental reserve. Section 664(1.1) states a subdivision authority may require land to be provided as an environmental reserve .. for the following purpose: (c) to prevent development of the land, where, in the opinion of the subdivision authority, *the natural features of the land would present a significant risk of personal injury or property occurring the development or use of the lands*”. The development of the land without proper fire suppression water and open spaces poses a significant risk to our property. Where environmental reserve is provided for the purposes authorized in section 664(1), **the open space can contribute to wildfire resilient subdivision design.** Of course open space will only be effective if the vegetation fuels are managed on an ongoing basis. The 25 meter open space could consist of cut grass – which is cut just like the road shoulders are cut by the County.

I do not know if Rocky View County has adopted guideline similar to the County of Vulcan or other municipalities. If not – they should.

### C. Determining Suitability – Water Supply

A subdivision authority may not approve a subdivision unless it is of the opinion that the land to be subdivided is “**suitable for the purposes**” which the subdivision is intended (s 654(1)(a) of MGA).

The Subdivision and Development Regulation section 4(4) states that if the development is not to be served by a water distribution system a report that the requirement of Section 23(3)(a) of the Water Act have been met. There is no reference to such report in the proposal.

Section 7 of the Regulation sets out the relevant considerations. Section 7(f) states that the subdivision authority must consider: (f) the availability and adequacy of a water supply. I don’t thing this is limited to a household water supply. A consideration should be: does the subdivision have a water supply for fire suppression.

**D. Municipal Reserve to Protect Against Wildfire Fires**

The 25 meter reserve needs to have the grass cut and roadway access maintained so:

- (a) emergency access vehicles – like fire trucks can get access the area from Escarpment Drive to fight fires; and
- (b) a natural fire break is constructed to give time to react. The emergency fire vehicles will need to connect to the Westridge fire hydrants next to my house in order to access water to fight the fire.

The subdivision application states that no municipal reserve is required because one has been provided by Plan 761 1173 and the location of R-1 (old Planning Act label) as it applies to Plan 801 1118. I believe this dedication does not prevent the subdivision authority from requiring additional municipal reserves where necessary to ensure that the activities do not unduly interfere with the amenities of the neighbourhood or potentially materially interfere with use, enjoyment or value of the neighbourhood lands. (section 654 of the MGA)

It should be noted that civil liability does not protect the Leia's in the event of a wildfire which did not originate in Proposed Lot 1. That is why a municipal reserve is needed.

By permitting residential development without having pipeline water (like Westridge Utilities) which can be accessed by emergency fire crews is a hazard. Absent a municipal reserve – exposes existing residents to undue risk. Failing to put a municipal reserve in place will unduly interfere with the amenities (safety) of the neighbourhood and will materially interfere with or affect the use, enjoyment or value of neighbourhood parcels of land.

**E. Determining Suitability - Amenities**

The views of the landowners of the valley and mountains are spectacular. These constitute “**amenities**” as defined by section 654 of the MGA.

Pursuant to section 654 of the MGA “a subdivision authority may approve the application for subdivision... if, in its opinion.... (a) the proposed subdivision would not:

- (i) unduly interfere with the amenities of the neighbourhood; or
- (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land

I don't believe “amenities” is defined in the MGA. A definition of amenities would be as follows: “a desirable or useful feature or facility of a building or place” and “the pleasantness of a place reflected in the attractiveness and value of real estate” and a feature conducive to such attractiveness and value”

Pursuant to section 655 of the MGA a subdivision authority may impose conditions on the subdivision approval.

Section 661 states the owner of a parcel of land that is subject of a proposed subdivision must provide without compensation (a) to the Crown in right of Alberta, a municipality...land for municipal reserve.... as required by the subdivision authority pursuant to this Division. Section 666(1) states that a subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision (a) to provide that part of the parcel as a municipal reserve.

Pursuant to the Subdivision and Development Regulation, the relevant consideration are set out in Section 7.

7. In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject to the application:

- (a) its topography;
- (h) the use of the lands in the vicinity of the land that is the subject of the application; and
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

I oppose the application for the reasons set out in the Escarpment Park Homeowners Association dated October 30, 2024, unless accommodations are set out in architectural controls which are registered as a restrictive covenant.

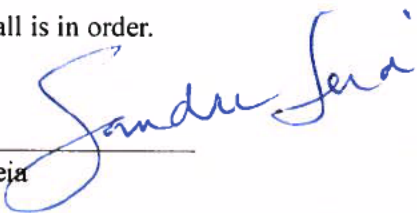
**F. Enclosures:**

Tab A. Diagram #1 showing suggested municipal reserve if subdivision of Block 13 and Lot 4 take place at the same time

Tab B. Diagram #2 (Page 1) showing suggested reserve if only the Lot 4 is subdivided and a municipal reserve is implemented to protect Danielle Renton (Plan 901 0021 Lot 5).

If you have any questions please contact my husband Greg Leia 403 870 0091 email [gLeia@wolffleia.ca](mailto:gLeia@wolffleia.ca)

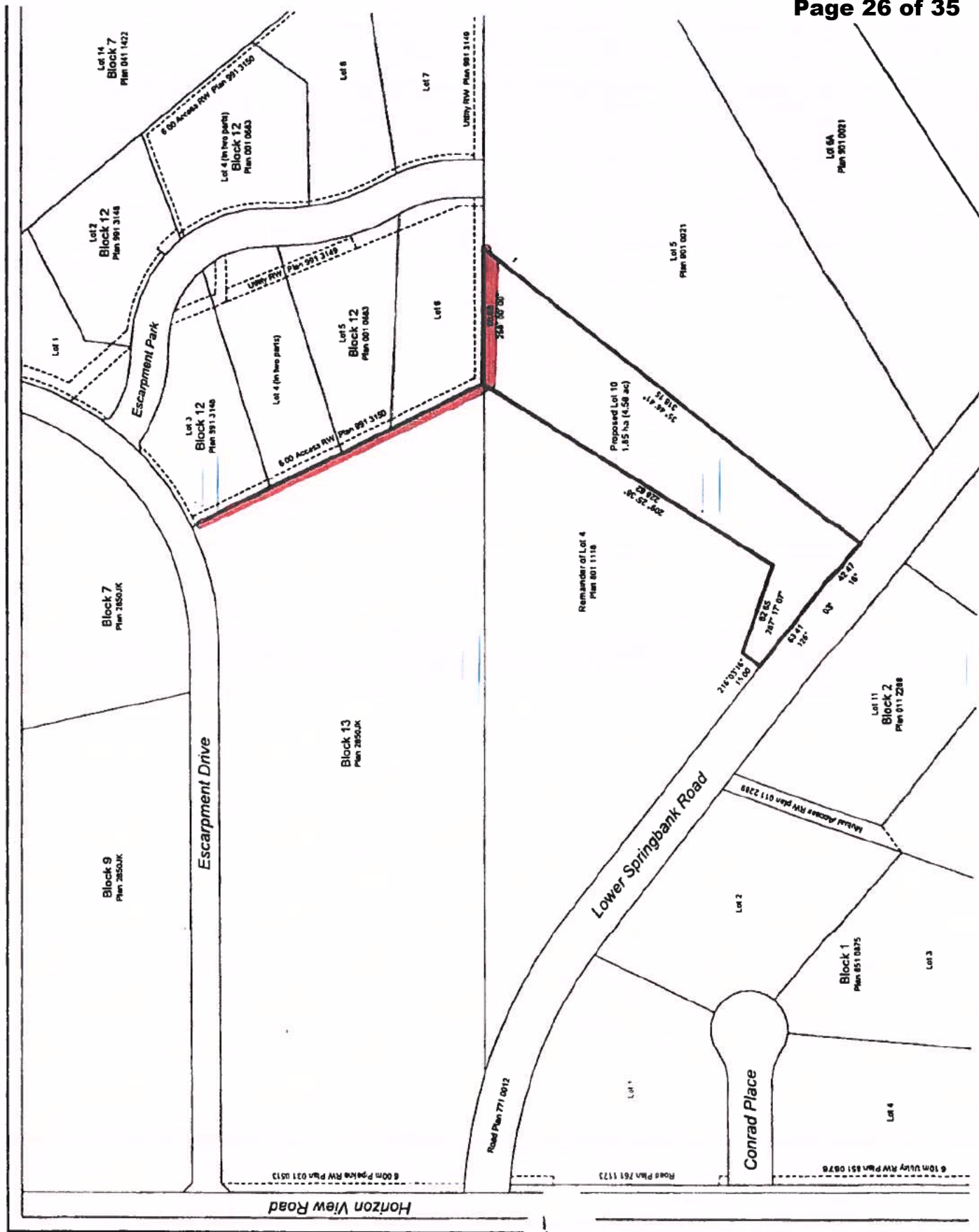
Trusting all is in order.

  
Sandra Leia

**TAB**

**A**





**TAB**  
**B**



**From:** [Adithi Lucky Reddy](#)  
**To:** [Xin Deng](#)  
**Subject:** FW: Conceptual Scheme Proposal PL20240162  
**Date:** Tuesday, October 15, 2024 9:04:00 AM

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Good morning Xin,

Received the below neighbour's comment on PL20240162. I haven't responded to her email – directly forwarded it to you.

Cheers,

---

**From:** Dana Longeway [REDACTED]  
**Sent:** Tuesday, October 15, 2024 8:57 AM  
**To:** PAA\_Development <Development@rockyview.ca>  
**Subject:** Conceptual Scheme Proposal PL20240162

Hello,

I am wholly in favour of 'The Heights' development, referenced in the subject line and currently working through the required stages of approval, at Rocky View County.

This is a thoughtful and well-considered development that, once completed, will align perfectly with its existing and similar neighbouring communities. I fully support much needed development in Springbank in this current Country Residential form, as well as in much needed lower density forms, that contribute to Alberta's rapid expansion and continuing influx of new residents.

Sincerely, Dana Longeway

--

Dana Longeway  
[REDACTED]



**From:** [PAA\\_Development](#)  
**To:** [Xin Deng](#)  
**Subject:** FW: Conceptual Scheme Proposal PL20240162  
**Date:** Tuesday, October 15, 2024 11:35:27 AM

---

Hey Xin!

Another one for PL20240162. I did not respond to them.

Cheers,

**ADITHI LUCKY REDDY, MPLAN**  
Planning Assistant | Planning  
Phone: 403.520.6358

---

**From:** Clarence Longeway [REDACTED]  
**Sent:** Tuesday, October 15, 2024 11:26 AM  
**To:** PAA\_Development <Development@rockyview.ca>  
**Subject:** Conceptual Scheme Proposal PL20240162

Hello:

Please accept

my endorsement of “Heights” development, referenced in the subject line and currently working through the stages of approval at Rocky View County.

This is a well-considered development that once completed, will align extremely well with the existing and similar neighbouring communities. I fully support much needed development in this current Country Residential form, as well as much needed lower density forms, that contribute to Alberta’s rapid expansion and influx of new residents.

Thank you,

Clarence Longeway

Owner SW1/4 34-24-3W5

**From:** [Adithi Lucky Reddy](#)  
**To:** [Xin Deng](#)  
**Subject:** FW: Conceptual Scheme Proposal PL20240162  
**Date:** Tuesday, October 15, 2024 12:21:22 PM

---

Cheers,

**ADITHI LUCKY REDDY, MPLAN**  
Planning Assistant | Planning  
Phone: 403.520.6358

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**From:** Mike Longeway [REDACTED]  
**Sent:** Tuesday, October 15, 2024 12:00 PM  
**To:** PAA\_Development <Development@rockyview.ca>  
**Subject:** Conceptual Scheme Proposal PL20240162

I am wholly in favour of 'The Heights' development, referenced in the subject line and currently working through the required stages of approval, at Rocky View County.

This is a thoughtful and well-considered development that, once completed, will align perfectly with its existing and similar neighbouring communities. I fully support much needed development in Springbank in this current Country Residential form, as well as in much needed lower density forms, that contribute to Alberta's rapid expansion and continuing influx of new residents.

Mike Longeway

**From:** [Lisa Gosse](#)  
**To:** [Xin Deng](#)  
**Subject:** FW: Conceptual Scheme Proposal PL20240162  
**Date:** Thursday, October 17, 2024 9:07:07 AM

---

Good morning Xin

I think this email is for you.

Cheers

**LISA GOSSE**

*Call Centre Representative- Planning*

**ROCKY VIEW COUNTY**

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

Phone: 403-520-8158

[LGosse@rockyview.ca](mailto:LGosse@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** shelle longeway [REDACTED]  
**Sent:** Wednesday, October 16, 2024 6:53 PM  
**To:** PAA\_Development <Development@rockyview.ca>  
**Subject:** Conceptual Scheme Proposal PL20240162

To Whom it may concern,

I fully support 'The Heights' development, referenced in the subject line and currently working through the required stages of approval, at Rocky View County.

This is a thoughtful and well-considered development that, once completed, will align perfectly with its existing and similar neighbouring communities. I fully support much needed development in Springbank in this current Country Residential form, as well as in much needed lower density forms, that contribute to Alberta's rapid expansion and continuing influx of new residents.

Sincerely,

| ShelleLongeway



**From:** [Frank Shewchuk](#)  
**To:** [Legislative Officers](#)  
**Subject:** RE: Bylaw C-8631-2025 & Bylaw C-8632-2025-PL20240162/PL20240191 (04618003/04619016)  
**Date:** Thursday, April 24, 2025 5:07:25 PM

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Good afternoon Jo-El,

Thank you for the email.

Our address is:  
#4 Escarpment Park SW  
Rockyview County, Alberta, Canada  
T3Z 3M7

Thank you.

Frank

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**From:** Legislative Officers <[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)>  
**Sent:** Thursday, April 24, 2025 4:31 PM  
**To:** Frank Shewchuk [REDACTED] Legislative Services  
<[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** RE: Bylaw C-8631-2025 & Bylaw C-8632-2025-PL20240162/PL20240191 (04618003/04619016)

You don't often get email from [legislativeofficers@rockyview.ca](mailto:legislativeofficers@rockyview.ca). [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Shewchuk,

Thank you for your concerns regarding the public hearing scheduled for May 20<sup>th</sup>. As per the Procedure Bylaw, we will require your address to provide your submission to Council. Please respond to this email with your address.

Thank you,

**Jo-El Buerlen**

Administrative Assistant | Legislative Services

**Rocky View County**

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

Phone: 403-520-3902

[JBuerlen@rockyview.ca](mailto:JBuerlen@rockyview.ca) | [www.rockyview.ca](http://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:** Frank Shewchuk [REDACTED]  
**Sent:** Thursday, April 24, 2025 2:00 PM  
**To:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** Bylaw C-8631-2025 & Bylaw C-8632-2025-PL20240162/PL20240191 (04618003/04619016)

To Whom It May Concern,

I am emailing regarding the above By-Laws.

At this time we have not been provided with a final solution regarding the water supply to this development. It has been suggested there are on going negotiations with a water supplier (pipeline) or alternatively there may be the option to drill wells on each lot. Until a final decision has been made with the water supply it is negligent to request and or approve development on these properties. Additionally, it appears as though one well has been drilled on one of the lots and there has been site work completed on multiple lots (trees, stonework and top soil).

Below are my concerns:

1. As the owner of a lot which has a well on it I feel the drilling of wells on this development will negatively affect our water supply. The value of our lot is directly connected to the performance of the well.
2. Should the developer proceed with drilling wells it will change the final design of the development.
3. Drilling more wells will further put strain on the aquifers supplying water to the existing wells.
4. Based on the water being supplied by wells how will the Fire Water Supply be designed and ultimately affected?

Thank you.

Frank