

Carter Shelton

From: Derek Demers [REDACTED]
Sent: April 2, 2024 9:00 AM
To: Carter Shelton
Subject: Re: PL20240029-30 - Section 25 Conceptual Scheme & Land Use Redesignation Application

Thanks Carter.

From: Carter Shelton <CShelton@rockyview.ca>
Sent: April 2, 2024 8:18 AM
To: Derek Demers [REDACTED]
Subject: RE: PL20240029-30 - Section 25 Conceptual Scheme & Land Use Redesignation Application

Hi Derek,

I just wanted to reach out to let you know that your feedback will be conveyed to the applicant once all comments are consolidated. In the meantime please let me know if you have any further areas of concerns or clarification.

Thank you,

CARTER SHELTON, BA
Planner 1 | Planning and Development
ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: | 403.520.8165
CShelton@rockyview.ca | www.rockyview.ca

*Rocky View County Planning and Development Services is fully operational with some alternative processes.
Please see our website for more information and application processes: www.rockyview.ca/building-planning*

From: Derek Demers [REDACTED]
Sent: Wednesday, March 27, 2024 11:57 AM
To: Carter Shelton <CShelton@rockyview.ca>
Subject: Re: PL20240029-30 - Section 25 Conceptual Scheme & Land Use Redesignation Application

Good Morning Carter.

I appreciate your detailed explanation of the proposed changes in the Section 25 conceptual scheme. It's reassuring to know that my voicemail was accurately conveyed, and I'm glad that communication worked effectively. 😊

As a homeowner residing on Willow Creek Rise, I must admit that the initial routing of traffic through our current cul-de-sac raised concerns among us. The perception was unsettling. However, I understand that this routing serves as a demonstration of potential future connectivity rather than an immediate project scope.

Regarding the arrows indicating traffic flow, I share the sentiment that they may not be necessary at this stage. While they emphasize connectivity, their inclusion seems somewhat premature. Several homeowners in our neighborhood have expressed similar apprehensions.

Perhaps reconsidering the presence of these arrows could alleviate unnecessary worry and foster a more balanced perspective. Ultimately, my intention is to contribute constructively to the ongoing dialogue.

Thanks for helping in clarifying the situation.

Best regards,

Derek Demers
Willow Creek Rise Homeowner

From: Carter Shelton <CShelton@rockyview.ca>

Sent: March 27, 2024 9:19 AM

To: [REDACTED]

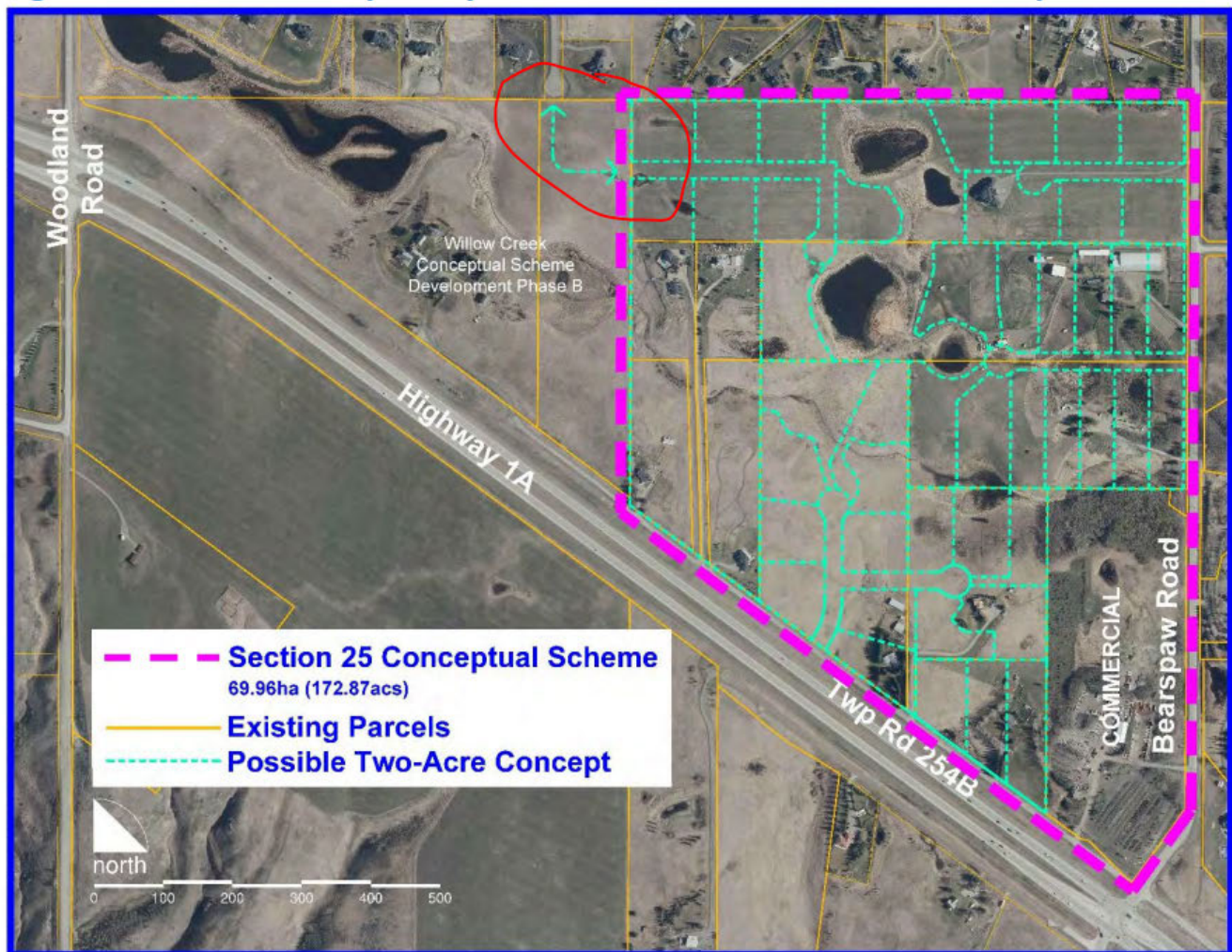
Subject: RE: PL20240029-30 - Section 25 Conceptual Scheme & Land Use Redesignation Application

Good Morning Derek,

Thanks for your voicemail – glad you were able to access the information online. Unfortunately I'm working remotely today so I'll do my best to answer your inquiry via email. Alternatively I'll be back in office tomorrow if you'd prefer to connect via phone at that time.

As for your inquiry, I believe you were referencing Figure 2, more specifically the approximate area circled below:

Figure 2: Future Developability Considerations for Section 25 Conceptual Scheme



I want to advise that this is outside of the plan area, and the policies therein wouldn't apply in this instance. The arrow noted above is merely to demonstrate potential future connectivity if and when full build-out is achieved within the plan area. To further elaborate, only the lots shown in the Appendix A (Fasakin Estates) have the proposed parcel

configuration indicated within the plan. Outside of the parcels in the Fasakin Estates area, the overall development policies of the plan would guide future development, but exact parcel configuration may be determined if/when other landowners within the plan area come forward to make such an application.

I hope this provides some clarity, let me know if you'd like to connect via phone tomorrow and what might be a convenient time slot.

Thank you,

Carter Shelton, BA

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From: Carter Shelton

Sent: Tuesday, March 26, 2024 4:11 PM

To: [REDACTED]

Subject: PL20240029-30 - Section 25 Conceptual Scheme & Land Use Redesignation Application

Good Afternoon Derek,

Further to our recent phone conversation, the proposed "Section 25" conceptual scheme is available for your review on the County's Website here: [Proposed Conceptual Schemes | Rocky View County](#). You'll just have to navigate to the Section 25 link.

Also, you're welcome to use the County's ATLAS to view the most recent parcel boundaries and aerial imagery available: [Rocky View County Atlas](#).

Once you've had the opportunity to review, please don't hesitate to reach out if any questions come up.

Thank you,

Carter Shelton, BA

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Carter Shelton

From: GERRY NEUSTAEDTER [REDACTED]
Sent: March 27, 2024 3:19 PM
To: Carter Shelton
Subject: Section 25 concept plan

Comments-

Please make sure that there are no PUL lots. The county and the taxpayer should not bear the cost of PUL maintenance.

Please minimize the number of shared driveway/approaches as much as possible.

Please make sure all overland/wetland/ ER infrastructure is above ground and passive, except for culverts.

Please make sure that any restrictive covenants are enabling to the greatest extent, not too descriptive.

Please make sure that there will be no HOA on these lands.

Please make sure that all barbed wire fencing is removed prior on house occupancy.

This land is appropriate for "2 acre" lots.

Please approve this concept plan, redesignation and subdivision.

Thanks

Gerry Neustaedter

[REDACTED]
31020 Woodland View, Calgary Ab. T3R 1G3
[REDACTED]