

March 4, 2021

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

Attention: Planning and Services Department,
Mr. Logan Cox

RE: File Number 04717004
Application Number PL20210014

I am one of the landowners at 243079 Range Road 34 which is less than ½ mile north from the subject Price lands. My comments on the Direct Control 168 amendment are summarized below.

1/ Change the minimum parcel size from 0.98 acres to 1.20 acres and Updated Parcel Plan.

The increase in residential lot size is favorable. A comparison of the original Parcel Plan's legend to the updated Parcel Plan indicate approximately 3 acres to the residential development (Cell A) was added. The updated Legend reports a reduction of ± 11 acres of land required for road and utilities resulting in an increase to greenspace (Cell C) of ± 8 acres. Overall, the Updated Parcel Plan is an improvement. There is less hardscape in the form of roads, more green space, and adequate buffering along adjoining agricultural lands.

2/ Increase in sizing for Accessory Building in Green space. As approved the current DC allows for the development of accessory buildings ranging in size from $80 \text{ m}^2 - 120 \text{ m}^2$ (861 sf-1,292 sf). The applicant is now requesting the size of the accessory buildings be increased almost fivefold to allow up to 500 m^2 (5,382 sf) yet does not provide any detail as to why the increase is required. Further the plan does not show where the building will be located. Additional detailed information is required.

3/ Updated Parcel Plan.

The land use change from Farm Ranch to Direct Control District was approved based on the applicants Concept Scheme which in it pledged that the Green space would allow for "**passive recreational opportunities for both residents and visitors. The open space network will create amenity value for the River Edge/The Acres Planning Area and will be open to all residents of the community, as well as the greater public**". The updated Parcel Plan does not show any detailed access nor pathways to the Green Space or into the Valley Terrace and Floodplain. A detailed "Recreation Amenity" plan is needed. This plan will ensure these natural greenspace and floodplain areas will continue to be accessible to all.

Thank you and Sincerely,



Nicole Harris