

## **PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Council	<b>DIVISION:</b>	2
<b>DATE:</b>	September 1, 2020	<b>APPLICATION:</b>	PL20200003
<b>TIME:</b>	Afternoon Appointment	<b>FILE:</b>	04723003/198
<b>SUBJECT:</b>	Redesignation Item – Residential Redesignation		

Note: This application should be considered in conjunction with Conceptual Scheme application PL20200004 (agenda item E-3).

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### **POLICY DIRECTION:**

The Municipal Development Plan and the Central Springbank Area Structure Plan.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the Buckley Conceptual Scheme and up to five new lots each 1.98 acres in size.

Council gave first reading to Bylaw C-8035-2020 on April 28, 2020.

On July 28, 2020 Council approved a new Land Use Bylaw (C-8000-2020) which comes into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Residential One District (R-1) under Land Use Bylaw (C-4841-97) converts to Residential, Country Residential District (R-CRD) in Land Use Bylaw (C-8000-2020). Should the proposal be approved, the land use change will take effect on September 8, 2020.

The subject lands are located within the boundaries of the Central Springbank Area Structure Plan and are identified as Infill Residential where a Conceptual Scheme is required to support redesignation. This report focuses primarily on the compatibility with relevant statutory plans while the associated conceptual scheme application focuses on the technical aspects of the proposal.

This proposal was circulated to 108 adjacent landowners; in response, four letters were received in opposition (see Appendix D). The application was also circulated to a several internal and external agencies, and responses are available in Appendix 'A'.

The proposed application is consistent with all relevant policies as well as the Land Use Bylaw, and Administration determined that:

- The application is consistent with the Residential Infill policies of the CSASP;
- The proposal aligns with the proposed Buckley Conceptual Scheme (BCS);
- The application complies with the regulations in the Residential, Country Residential District (R-CRD); and,
- All technical concerns can be addressed through the conditions of approval for the future subdivision.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

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#### **Administration Resources**

Jessica Anderson, Planning and Development Services

**DATE APPLICATION RECEIVED:**

January 14, 2020

**DATE DEEMED COMPLETE:**

January 14, 2020

**PROPOSAL:**

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the Buckley Conceptual Scheme.

**LEGAL DESCRIPTION:**

Lots 8 and 9, Block 1, Plan 1910511 within NW-23-24-03-W05M

**GENERAL LOCATION:**

Located approximately 0.41 kilometres (1/4 mile) south of Springbank Road and on the east side of Range Road 32, approximately 4.0 miles west of the City of Calgary.

**APPLICANT:**

Ryan Buckley & Sharon Downey (514071 Alberta Ltd.)

**OWNERS:**

Ryan & Sharon Buckley; Lance Incorporated

**EXISTING LAND USE DESIGNATION:**

Residential, Rural District (R-RUR)

**PROPOSED LAND USE DESIGNATION:**

Residential, Country Residential District (R-CRD)

**GROSS AREA:**

± 10.00 acres

**SOILS (C.L.I. from A.R.C.):**

**4S 4** – Severe limitations to cereal crop production due to high sodicity.

**6T M 6** – Cropping is not feasible due to adverse topography (steep and/or long uniform slopes) and low moisture holding or supplying capability, adverse texture.

**HISTORY:**

**March 13, 2019** Plan 1910511 was registered creating the subject ± 2.43 hectares (± 6.00 acres) and ± 1.62 hectares (± 4.00 acres) parcels.

**October 2, 2001** The Central Springbank Area Structure Plan was adopted.

**BACKGROUND:**

In accordance with the policies of the Central Springbank ASP, a Conceptual Scheme (PL20200004) has been submitted with this redesignation application to facilitate a planning framework for redesignation, subdivision and development to proceed.

The lands are currently developed with a dwelling and accessory buildings on the west property. The east lands are undeveloped. Surrounding lands are generally residential with agricultural lands to the west across Rge. Rd. 32.

This report focuses primarily on the compatibility with relevant statutory plans while the associated conceptual scheme application focuses on the technical aspects of the proposal.

The Applicant has proposed individual wells and private septic systems and a plan to manage stormwater. Details are provided in the associated conceptual scheme application (PL20200004).

**POLICY ANALYSIS:***Central Springbank Area Structure Plan (Bylaw C-5354-2001)*

The subject lands are identified on Map 11: Infill Residential as suitable for further infilling of residential parcels 2 – 4 acres in size with the support of a Conceptual Scheme. The proposed land use redesignation from Residential, Rural District (R-RUR) to Residential, Country Residential District



(R-CRD) would accommodate the Buckley Conceptual Scheme and up to five new lots each 1.98 acres in size.

Land Use Bylaw (Bylaw C-8000-2020)

The Applicant is proposing to redesignate the subject lands to Residential, Country Residential District (R-CRD), which provides for residential parcels to a minimum of 1.98 acres in size. The district is appropriate for the proposed parcel size and uses proposed.

**OPTIONS:**

- Option #1:      Motion #1      THAT Bylaw C-8036-2020 be amended in accordance with Appendix 'B'.  
                          Motion #2      THAT Bylaw C-8035-2020 as amended be given second reading.  
                          Motion #3      THAT Bylaw C-8035-2020 as amended be given third and final reading.  
 Option #2:      THAT application PL20200003 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

JA/lt

**APPENDICES:**

- APPENDIX 'A': Application Referrals  
 APPENDIX 'B': Bylaw C-8035-2020 and Schedule A  
 APPENDIX 'C': Map Set  
 APPENDIX 'D': Landowner Letters



## APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	Rocky View Schools has reviewed this circulation and has no objections.
<b><i>Province of Alberta</i></b>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection to the proposed Redesignation or Conceptual Scheme.
ATCO Pipelines	ATCO Transmission high pressure pipelines has no objections.
Telus Communications	TELUS COMMUNICATIONS INC. has no objection to the above circulation.
<b><i>Internal Departments</i></b>	
Recreation, Parks and Community Support	<b>Parks:</b> No comments <b>Recreation:</b> No comments
Development Compliance	Development Compliance have no concerns with this application at this time.
Planning and Development Services - Engineering	<b>General</b> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted.</li> <li>As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing when such services become available.</li> </ul> <b>Geotechnical:</b> <ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> <li>There appears to be no steep slopes within the subject lands.</li> </ul>



AGENCY	COMMENTS
	<p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• The proposed tentative plan only provides direct access to a municipal road (Range Road 32) to 4 out of the 5 proposed lots. As per the County Plan, subdivisions are required to provide direct access to a municipal road.</li> <li>• At future subdivision stage, access will be further assessed to ensure that all proposed lots have direct access to a development County road to the satisfaction of the County.</li> <li>• As a condition of future subdivision, the applicant/owner shall contact County Road Operations to inspect the existing approaches off of Range Road 32 and conduct work associated with the road approaches as required by the County, to the satisfaction of the County.</li> <li>• The applicant/owner will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval as the subject lands to be subdivided are Residential Two District (R-2). The TOL will be applied to the gross area of the subject lands.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• As part of redesignation/conceptual scheme application, the applicant/owner submitted a Level 3 PSTS Assessment conducted by Groundwater Information Technologies Ltd. dated March 3, 2015 for a previous development on the subject lands. At time of future subdivision application, the applicant/owner will be required to submit a Level 4 PSTS Assessment that has been updated to support the proposed development and includes one test pit / bore hole on each proposed lot.</li> <li>• Should the Level 4 PSTS Assessment warrant the use of a packaged sewage treatment system, as a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the proposed lots, and shall be:             <ul style="list-style-type: none"> <li>○ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards; and</li> <li>○ The system be in accordance with the Level 4 PSTS Assessment accepted by the County.</li> </ul> </li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The applicant/owner is proposing the use of groundwater wells to service the proposed development.</li> <li>• As part of the redesignation / conceptual scheme application, the applicant/owner provided a Phase 1 Supply Evaluation report for the subject lands that indicated that there appears to be sufficient groundwater water supply to support the proposed development.</li> </ul>



AGENCY	COMMENTS
	<p>The applicant/owner also submitted a Phase 2 Aquifer Testing Report that included a Well Driller's report for a newly drilled well located within the subject lands that confirmed that the flow of the newly drilled well exceeds the 1 igpm requirement.</p> <ul style="list-style-type: none"> <li>As a condition of future subdivision, the applicant/owner will be required to drill a new well on each of the proposed lots and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>The applicant/owner submitted a Site-Specific Stormwater Implementation Plan (SSIP) conducted by Osprey Engineering Inc. dated April 29, 2020 that provided recommendations to manage stormwater runoff in accordance with the Springbank MDP.</li> <li>As a condition of future subdivision, the applicant/owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, to be registered on title, for the construction of the improvements as per the SSIP accepted by the County.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> <li>The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.</li> </ul>
Capital Project Management	Capital Projects has no concerns.
Utility Services	It is unclear from the Conceptual Scheme how the proposed development will be service with potable water, and so a complete assessment cannot be made at this time.
Agricultural & Environmental Services	Because this parcel falls within the Central Springbank Area Structure Plan, Agricultural Services has no concerns.

Circulation Period: (February 14, 2020 to March 9, 2020)

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



# BYLAW C-8035-2020

## A Bylaw of Rocky View County to amend Land Use Bylaw ~~C-8000-2020.4841-97~~

The Council of Rocky View County enacts as follows:

### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8035-2020.

### PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the Municipal Government Act.

### PART 3 – EFFECT OF BYLAW

**THAT** Part 5, Land Use Map No. 47 and 47 - NE of Bylaw ~~C-4841-97~~ **C-8000-2020** be amended by redesignating Lots 8 and 9, Block 1, Plan 1910511 within NW-23-24-03-W05M from **Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD)** ~~Residential Two District (R-2) to Residential One District (R-1)~~ as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** Lots 8 and 9, Block 1, Plan 1910511 within NW-23-24-03-W05M are hereby redesignated to **Residential, Country Residential District (R-CRD)** ~~Residential One District (R-1)~~ as shown on the attached Schedule 'A' forming part of this Bylaw.

### PART 4 – TRANSITIONAL

Bylaw C-8035-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

**Bylaw C-8035-2020 comes into full force and effect when Rocky View County Land use Bylaw C-8000-2020 comes into full force and effect.**

**Division: 2**

**File: 04723003/198/ PL20200003**

READ A FIRST TIME IN COUNCIL this	day of	, 2020
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2020</i>
READ A SECOND TIME IN COUNCIL this	day of	, 2020
READ A THIRD TIME IN COUNCIL this	day of	, 2020



ROCKY VIEW COUNTY

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Reeve

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CAO or Designate

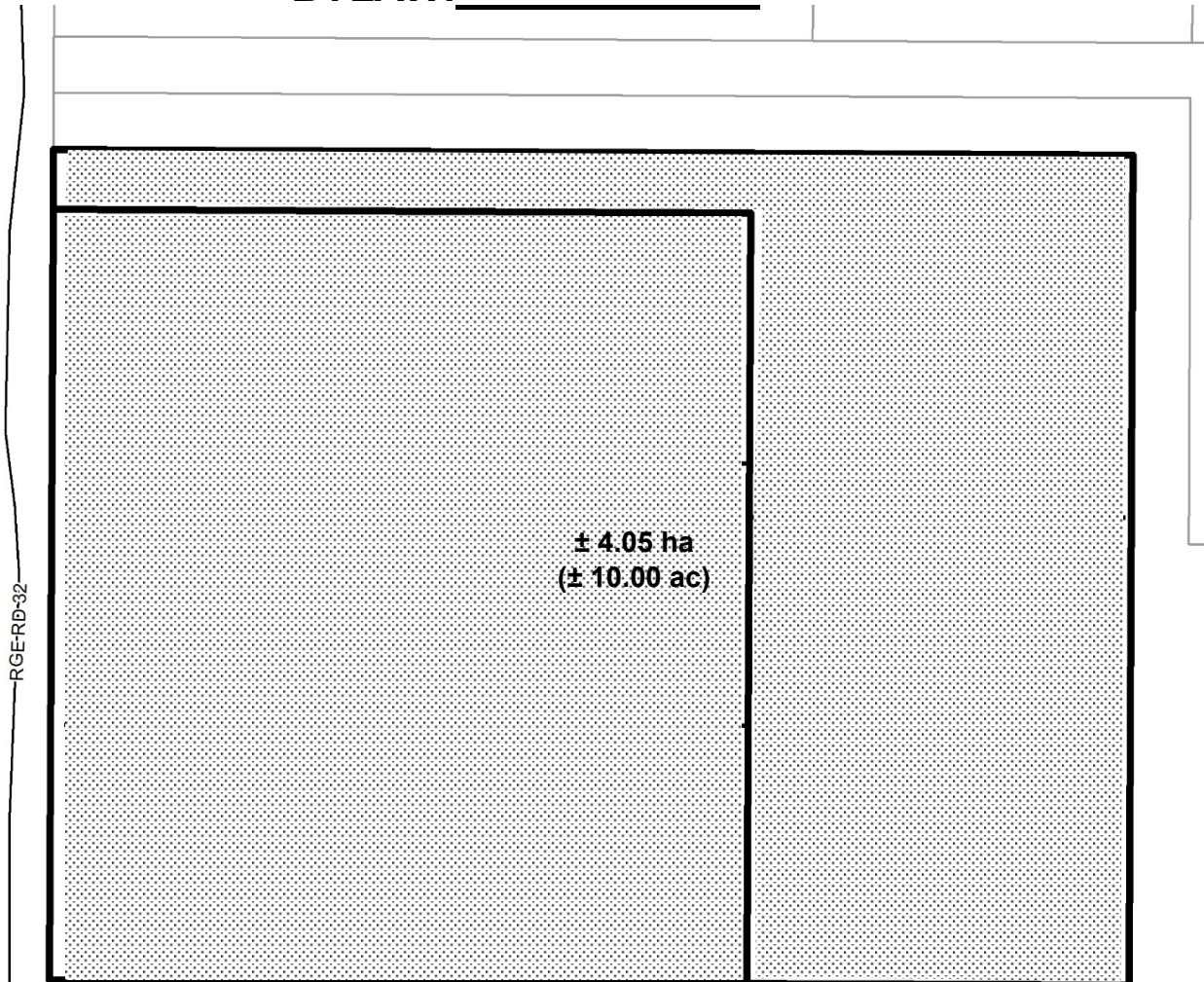
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Date Bylaw Signed



SCHEDULE "A"

BYLAW: C-8035-2020



AMENDMENT

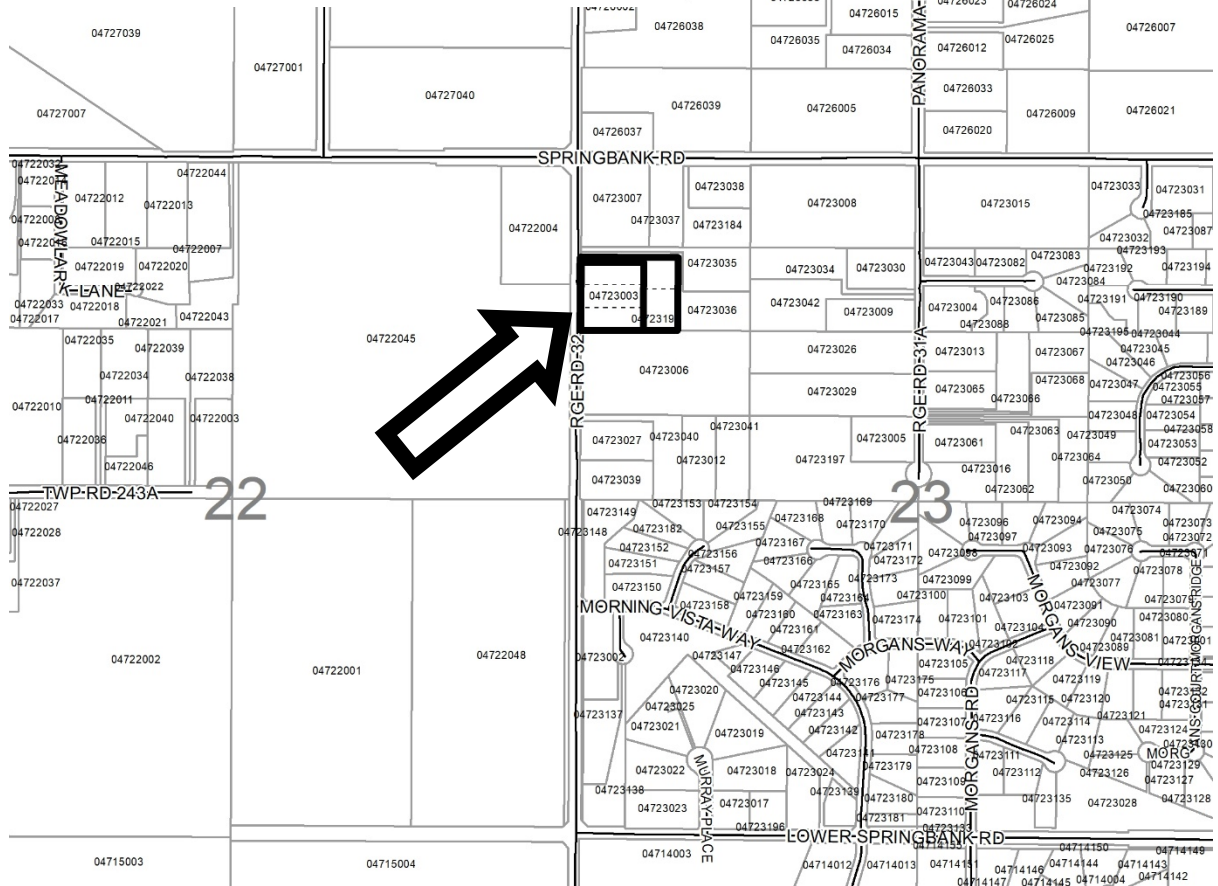
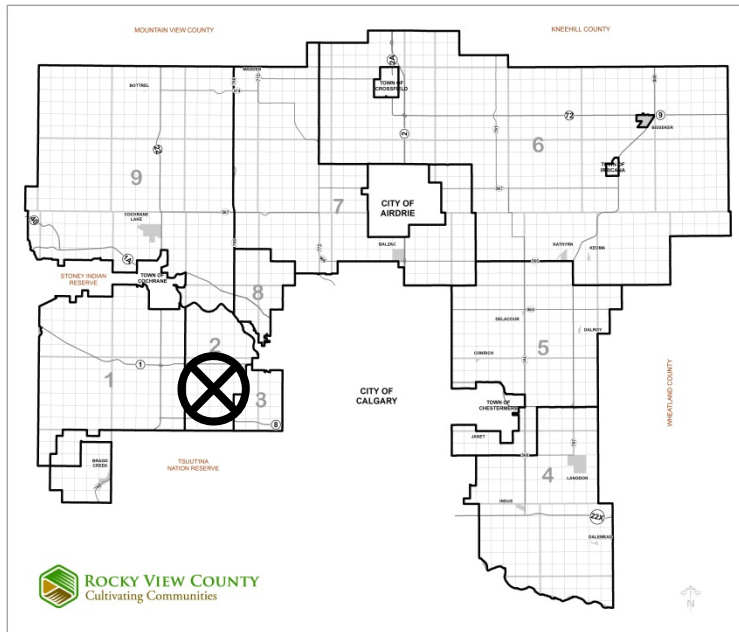
~~Residential Two District (R-2)~~  
FROM Residential, Rural District (R-RUR) TO ~~Residential One District~~  
Residential, Country  
Residential District (R-CRD)



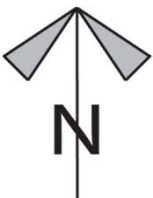
Subject Land \_\_\_\_\_

LEGAL DESCRIPTION: Lot 8/9, Block 1, Plan 1910511  
within NW-23-24-03-W05M

FILE: 04723003/198



## LOCATION PLAN



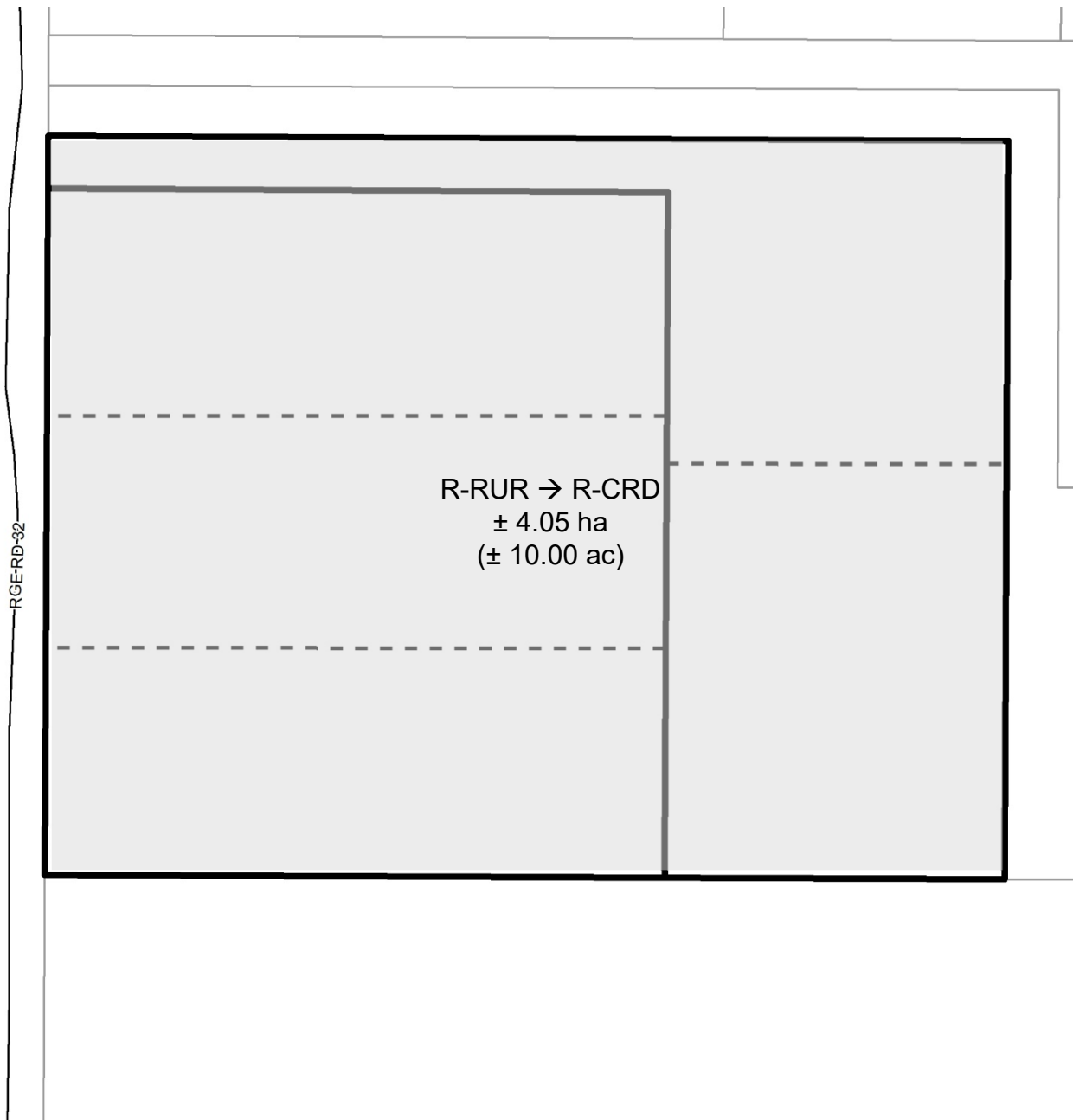
NW-23-24-03-W05M  
Lot: 8/9 Block:1 Plan:1910511

Date: Jan 15, 2020

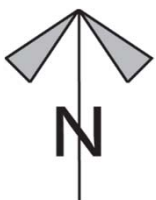
Application: PL20200003

File: 04723003/04723198

**Development Proposal:** To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the Buckley Conceptual Scheme.



## DEVELOPMENT PROPOSAL



NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Application: PL20200003

File: 04723003/04723198

**Conceptual Scheme Proposal:** To adopt the Buckley Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NW-23-24-03-W05M.

#### BUCKLEY CONCEPTUAL SCHEME

##### Density and Lot Size

The current 10.01-acre parcel is to be re-designated from it's current Residential Two to Residential One, to allow for subdivision into parcels with a minimum allowable parcel size of 1.98 acres and a maximum density of 5 residential units on the parcel.

FIGURE 6: SITE PLAN ARIAL

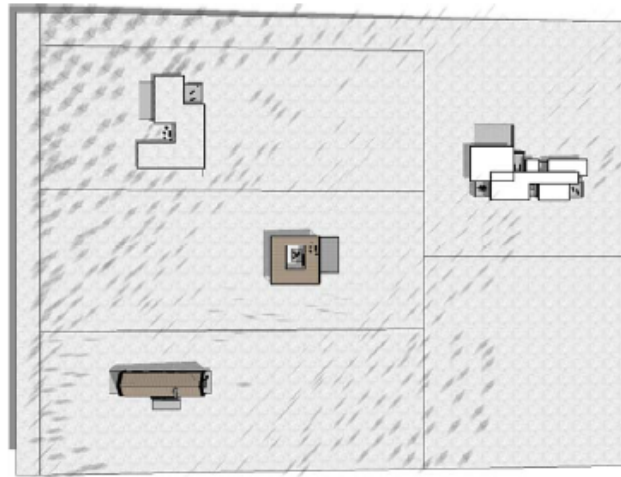
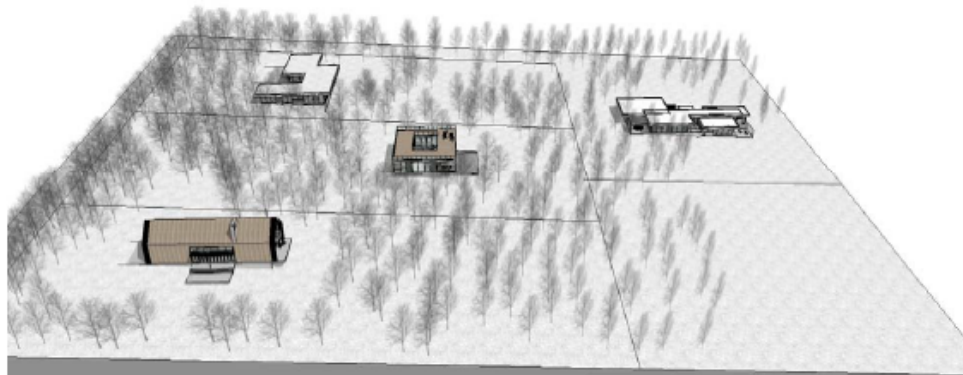
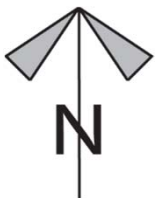


FIGURE 7: SITE PLAN NORTH FACING VIEW



## CONCEPTUAL SCHEME PROPOSAL



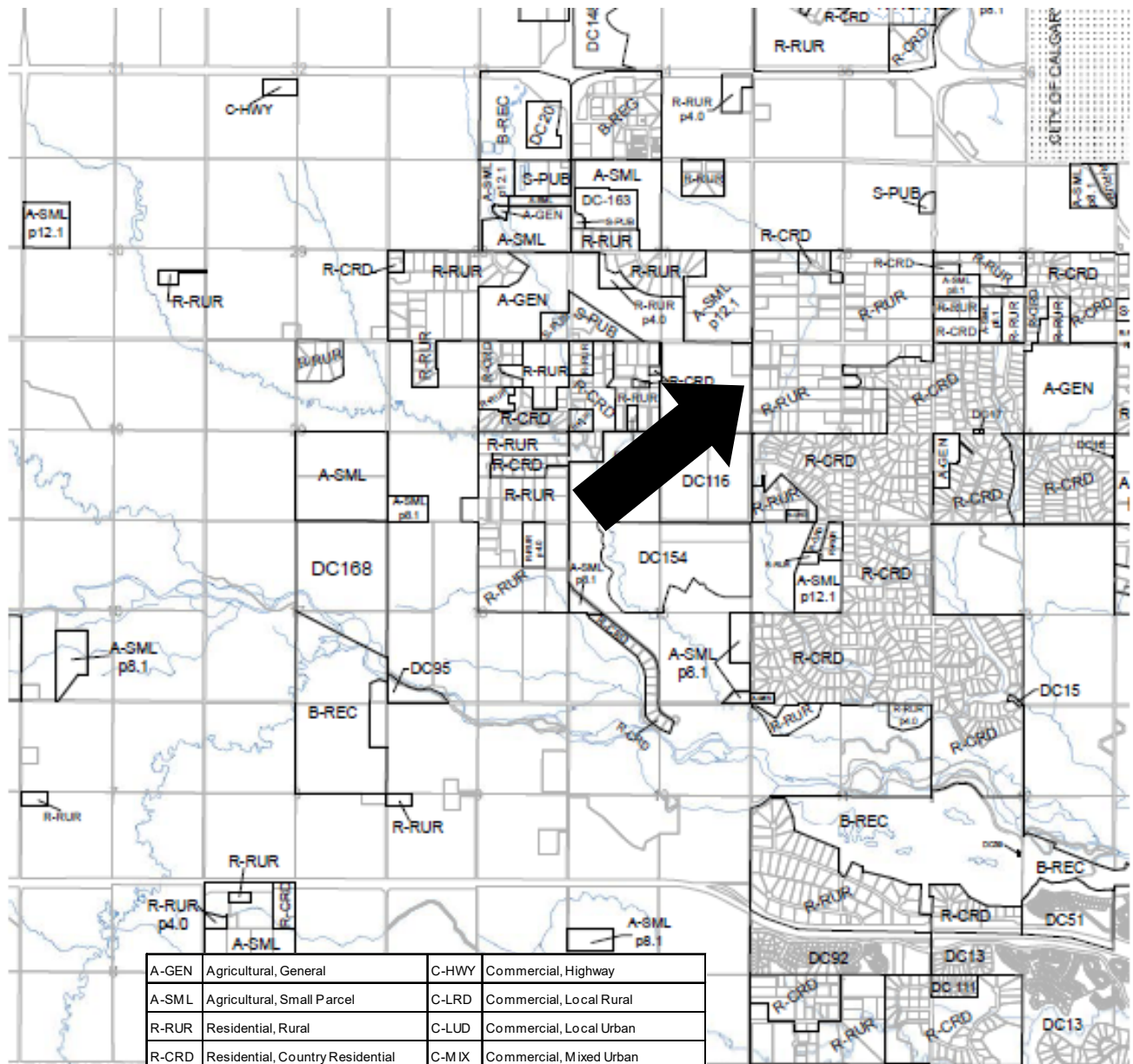
NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

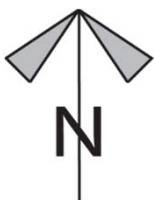
Date: Jan 15, 2020

Application: PL20200003

File: 04723003/04723198



**LAND USE MAP**  
**C-4841-97**



NW-23-24-03-W05M  
Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Application: PL20200003

File: 04723003/04723198

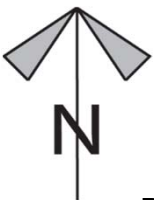




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**

*Contour Interval 2 M*



NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Application: PL20200003

File: 04723003/04723198

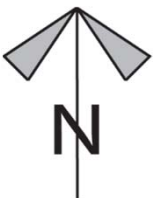




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*



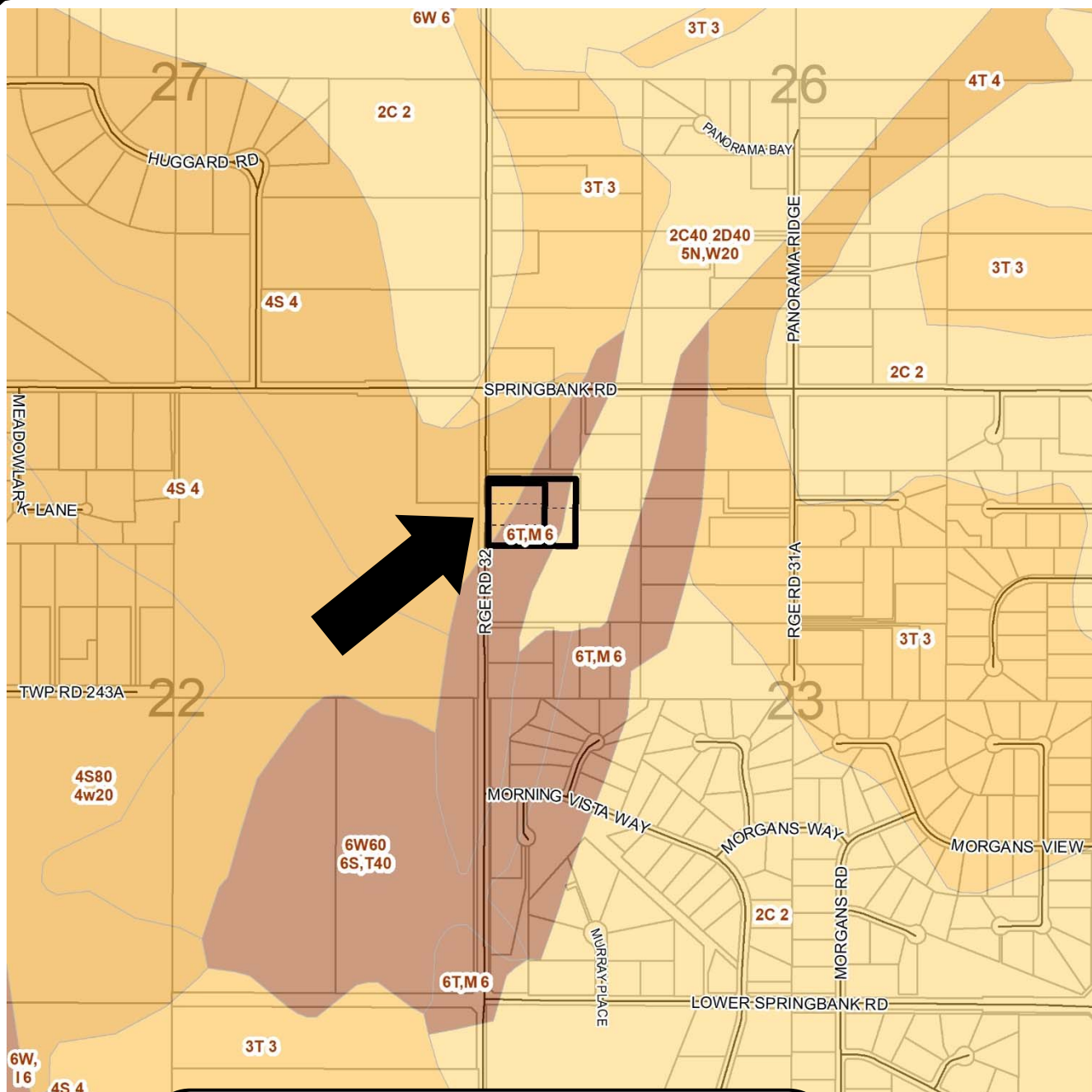
NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Application: PL20200003

File: 04723003/04723198



**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

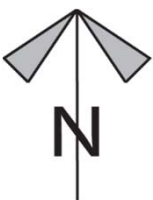
**CLI Class**

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

**SOIL MAP**



NW-23-24-03-W05M

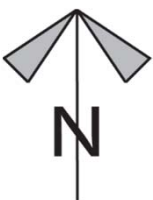
Lot: 8/9 Block: 1 Plan: 1910511

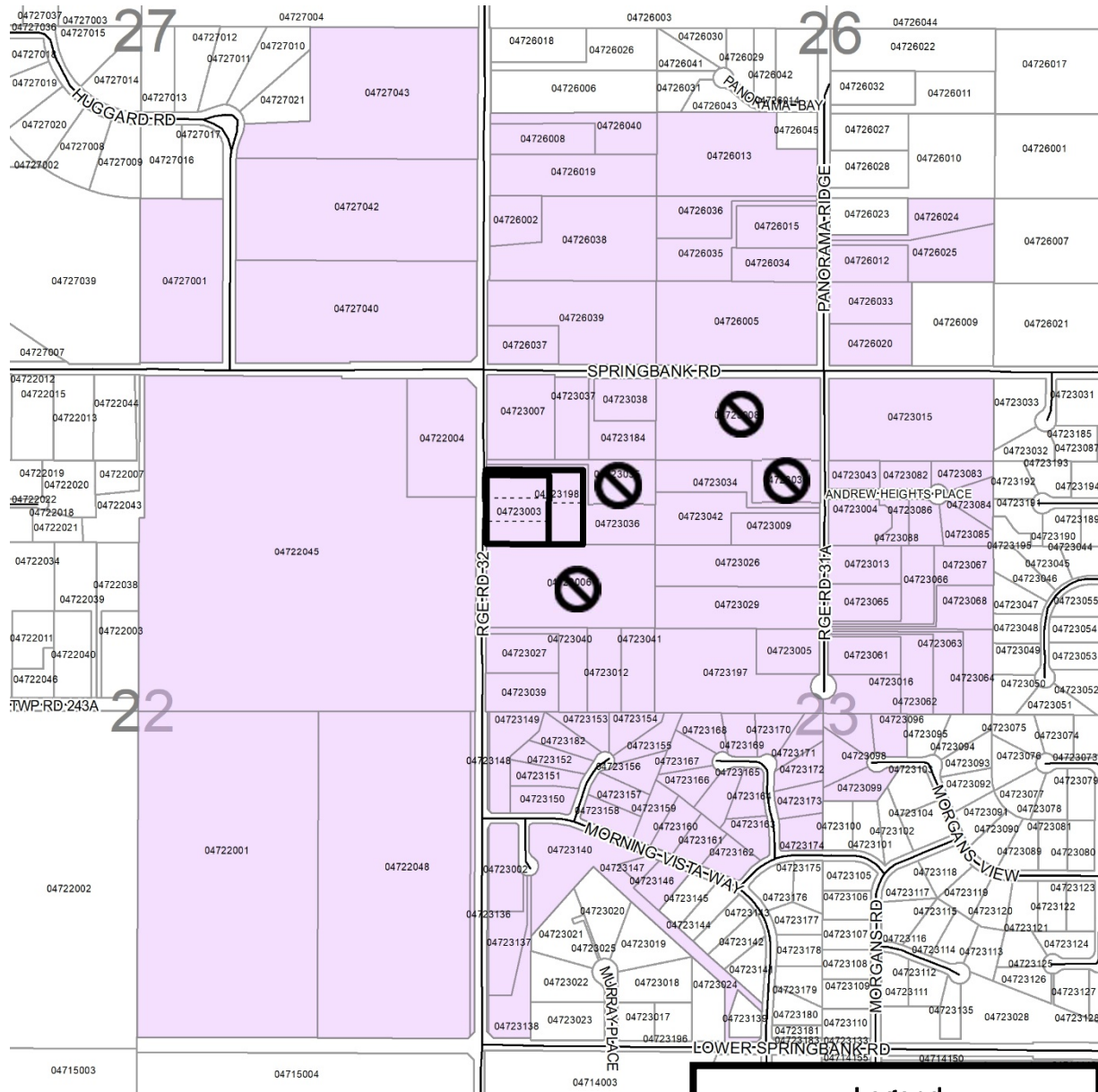
Date: Jan 15, 2020

Application: PL20200003

File: 04723003/04723198









⊘ Letters in Opposition  
★ Letters in Support

**Legend**

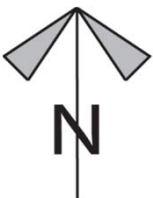


Circulation Area



Subject Lands

## LANDOWNER CIRCULATION AREA



NW-23-24-03-W05M  
Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Application: PL20200003

File: 04723003/04723198

**Jessica Anderson**

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**From:** Kathy Chudek [REDACTED]  
**Sent:** Wednesday, July 08, 2020 12:10 PM  
**To:** Jessica Anderson  
**Cc:** FLACH, Peter  
**Subject:** [EXTERNAL] - Land Redesignation From R2 to R1

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Good morning Ms. Anderson,

My name is Paul Chudek. I am sending you this notice on behalf of my wife Kathryn and myself. We are neighbours on the south side of the Buckley property in NW 1/4 23-24-3-5. We have owned our 20 acre parcel since mid 1965 and built our home here. We have no intention of subdivision of our land and have no wish to change from a R2 to R1 designation. We agree with the Flachs that all the parcels in this quarter should remain at a minimum of 4 acres in size. The infrastructure of the road system in this area is absolutely inadequate to bear additional traffic from further subdivision. Our only access is Range Rd. 32. It is presently over utilized by being a designated truck route carrying at count up to 6 tandem gravel trucks in 5 minutes during the work week. It has become a speed and test track for high powered motor cycles and locally owned expensive cars. There are also literally dozens of bicycle riders throughout the week travelling in both directions. We were accepting of the Buckley subdivision to create a 4 acre parcel on which he has built a new home but disagree with further subdivision to 2 acre parcels. Please accept our wishes in the upcoming hearings.

Sincerely,

Paul and Kathryn Chudek

**Jessica Anderson**

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**From:** Peter Flach [REDACTED]  
**Sent:** Friday, June 26, 2020 12:51 PM  
**To:** Jessica Anderson  
**Subject:** [EXTERNAL] - File Number 04723003/3198, Application Number PL20200003/4

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

Jessica Anderson  
Planning Services Department  
Rocky View County

Hello Jessica,

This letter is regarding the proposed R-2 to R-1 redesignation application PL20200003 and the Buckley Conceptual Scheme PL20200004, File Number 04723003/3198.

We are opposed to the proposed redesignation from Residential Two District to Residential One District and we are opposed to the adoption of the Buckley Conceptual Scheme.

The proposed parcel size of 2 acre lots is inconsistent with the Central Springbank Structure Plan Policy 2.9.3(b) which says development should be at the most prevalent lot size in the immediately surrounding area, which in this case is 4 acres. The entire quarter section where this property is located is designated R-2 with a minimum 4 acre lot size.

We have lived adjacent to the subject lands in this R-2 area for 26 years. We do not want to see the zoning changed. Developments such as what is being proposed should be confined to areas already zoned as R-1.

Thank you,

Peter and Del Flach  
[REDACTED]

Calgary AB  
T3Z 2E3



August 19/20

243225 RR31A

Calgary, AB

T3Z 3L5

Re: BYLAW C-8035-2020

To Whom it may concern

I am writing this letter in opposition to the above listed subdivision proposal.

I will follow the nomenclature of the Buckley Conceptual Scheme to detail my concerns, but I have a couple of general comments to begin.

For the record, I did not object to the Buckleys applying to subdivide their 10 acre parcel into a 6 acre and a 4 acre back in 2015. I have no problem with 4 acre parcels with individual wells with proper access blending into the surrounding 4 acre parcels. There are no 2 acre parcels on the entire quarter section that the subject land is within. All properties north, east and south are four(4) acres or larger.

As I reviewed the new Buckley Conceptual plan, I found the document very misleading and inaccurate. The water and septic system evaluations are based on the first separation of the 4 acres from the 10 acre parcel for one(1) building site. The evaluations on water is based on one (1) additional well, not four (4) and one septic field system, not four(4) as to what the Conceptual plan is proposing.

There is also no mention of the past and current riparian drainage issues adjacent to this property. There are a number of reports by neighbours, Alberta Environment and law suits in the Morning Vista subdivision (300 Meters to the south) which are on file with Rockyview County over the drainage issues. In addition, on page 19 a reference is made to a Storm Management Plan, dated 2004 as Appendix 4. No such attachment is included. I have to believe that the ever increasing riparian surface area and duration of saturation occurring all year instead of just spring run off by this drainage (Morning Vista and adjacent property owners) would raise concerns for adding 4 septic fields so close to this drainage.

1/

#### 2.0 Description and Evaluation of the Existing Plan Area- Page4

No where in this section of the proposal or in the in well analysis reports does it mention the abandoned well on the homestead building site of the current six (6) acre property. Twenty-five years ago, when the subject property was a twenty (20) parcel, the operating well went dry. This occurred after a new well was drilled on the adjacent property due west. The owner at the time had to drill a new well which currently, to this day services the homestead buildings. This is an example of tapping into the same Paskapoo sandstone fracture zone. The proposed application is recommending that they drill four(4) move wells on the subject six(6) and four(4) acre sites where two(2) operating and one(1) abandoned well currently exist

There is a water pipeline system servicing the Morning Vista subdivision, 300 meters to the south of the subject application. Why is surface water not being proposed as a solution? The

future large subdivision on the immediate west side of RR32 will have surface water as its source. It would appear that there are current and future surface water options available.

2/

3.0 Land Use Concept- page 11

b. Demonstration of Consistency with a Higher Order Plan

The conceptual plan does not compile to the CSASP and are in conflict with policy 2.9.2 (d) and 2.93(a) in that the proposed subdivision of two(2) acres is incompatible with the character of the quarter section and surrounding properties of four (4) acres. In addition, panhandle accesses are also in conflict with the CSASP of which this application is proposing.

3/

4.0 Summary of Community Consultation-page 20

At no time, as an affected property owner have I been contacted for my input by the applicants. This is also true for any of the neighbours that I have spoken to about the application. And since I never drive down RR32 I have never seen the limited signage that the applicant highlights in his submission.

So to conclude, I am opposed to the creation of two(2) parcels with drilled well servicing these parcels.

Sincerely,



S.B. Pritchard

Buckley Conceptual Scheme – Bylaw C-8035-2020

Chris Brancaccio

243219 Range Road 31A

The riparian zone mentioned on Page 5-6 of the Buckley Conceptual Scheme has had ongoing problems with drainage downstream with discussion between various land owners and the county with the Morning Vista sub-division having to make changes to their drainage system. I do not believe all the drainage problems have been resolved. Sub dividing the subject lands will add additional runoff water into the creek.

#### Page 7 Land Use and Adjacent Land Use

The 10.01-acre parcel will be Residential One (R-1). This re-designation will not result any conflict with the existing land uses. There are approximately 20 other residences within 500 meters of the site. All other residences within this range are either R1 or R2.

In the quarter with the subject lands there are no R-1 zonings. There are in Morning Vista which has an elaborate road system to access the properties.





Page 9 - Roadway Connections

The existing residence has access via an approach from Range Road 32 and the intersection for this internal road will continue to be used in addition to the new access road. The access point for the East end of the property is via an approach from Range Road 32 that will provide both physical and legal access to the property. The owner will enter into an Access Easement Agreement.

I've seen better roads in provincial campgrounds. See pictures.

Their road



Our Neighbour's road





Page 20 - 4.0 A Summary of Community Consultation

Input from all directly and indirectly affected landowners within and adjacent to the conceptual scheme boundary was sought throughout the preparation of the conceptual scheme. Consultation with the property owners directly and indirectly affected will continue to occur. A large 4-foot by 8-foot conceptual rendering has been present on the proposed area, for over a year, providing telephone and email contact information. This rendering was installed to both provide information and to encourage residents to respond and forward comments. The neighbours were also advised of development plans and invited to submit letters and emails.

I have not been contacted directly by the owners of the subject property and neither has my neighbor. I do not believe anyone else near me has been contacted directly as well. The sign is NOT sufficient communication.

Also they have noted a sold sign on one of the parcels that has not officially been subdivided. If this is not legal it certainly is presumptive.



Page 79 – Letters from Neighbours

None listed probably due to not contacting neighbours directly as noted above.

Other points2.9.2 General Residential Development – Policies

Policy 2.9.2 (n) Panhandles are not considered an appropriate means to provide access to residential parcels and their use is discouraged.

This scheme has panhandle access.

2.9.3 Infill Residential Areas – Policies

b) Future residential lots in the Infill Residential Area as defined on Map 11 will range between +0.8 to +1.6 ha (+2 to +4 acres) in size or whatever is most prevalent on adjacent lands or in the immediate area.

The predominate lot size in this quarter section is 4 acres or more.

Incremental development

First the 10 acres was subdivided into 2 parcels of 6 acres & 4 acres. Now they want to go down to 2 acre lots, which would have 5 wells & 5 septic systems on 10 acres.

In summary, we are opposed to this application for the reasons stated above.



Chris Brancaccio