

From Wayne Rotel
31088 Woodland Close
Calgary Ab. T3R1G5



Attn: Rock View Planning Service Dept.

Re: File No. 06702006

Application No PL20220072

The access road to this proposed subdivision plan runs into an intermittent or false creek which connects a series of natural storm ponds that are integral to the drainage of the immediate area. The proposed access will directly interfere with this natural drainage pattern and could cause flooding and flood damage to my property.

I cannot accept this proposed subdivision in its current form because of this and other less technical reasons.

Concerned Regards

Wayne Rotel

Oct 21, 2022

Wayne Rotel
31088 Woodland Close
Calgary AB T3R 1G5

ATTN Planning Services Dept.
Rocky View County
262075 Rocky View Point
Rocky View County, AB.
T4A 0X2



SUBMITTED – October 22, 2025

Regarding: Adjacent landowner Comments - PL20220072

To Whom it may Concern.

In addition to my earlier concerns that I submitted regarding the modification and possible loss of the false creek connecting 5 drainage ponds key to forming the natural drainage pattern for this area - the SE quarter (Please note that this false creek is clearly shown on one of the legal maps that came with my land title), I have another concern regarding traffic safety. Where the applicant wishes to place the drive way lies at the bottom of a rise(hill) and can not be seen by traffic heading east on Woodland Close until that traffic crests the rise and the distance is very short. At that point a driver would have make a panic stop on a hill to avoid vehicles exiting the drive. This is a slippery and icy area for much of the year and that creates the potential for injury or worse. The applicants existing drive is only about 60 meters further east but lies beyond the bottom of the rise in a flat area that affords better visibility to oncoming traffic and thereby more distance to slow or stop. Placing the new proposed drive in this area would provide for public safety and be in line with the Rocky View policy of limiting the number of panhandle roads. I would hope that when public safety is at stake this would be a concern. This would also provide the means to avoid disrupting the false creak and natural drainage area and ecosystem it provides.

Another possibility would be to place a new drive at the east edge of the applicant's property thereby providing maximum visibility from all directions.

Please note that the applicant has at no time attempted to contact me regarding his proposal.

Thank you

Regards Wayne Rotel