

Michelle Mitton

From: Jared Serviss [REDACTED]
Sent: May 4, 2021 10:33 AM
To: Xin Deng
Cc: Michelle Mitton; Legislative Services Shared
Subject: Re: [EXTERNAL] - Bylaw C-8104-2020

Follow Up Flag: Follow up
Flag Status: Completed

Michelle,

I did speak with Xin and we had a lovely chat. That being said, if there is even a chance (and I believe there is) that there will be a negative impact on the water table, then I would like my concern and likely objection to continued subdivision and non-agricultural development in the area noted. When we were looking for property we looked in many MDs, and talking to neighbours, continued subdivision and water issues were prominent in many of them, and we were told in some that no new developments would be allowed and applications had been blocked in some area due to water issues, and this was a big selling point for some of the properties.

If appropriate due diligence is done and there is enough for current and future use, and further development or re-zoning can be scientifically backed up, that is another matter. I trust that council and the decision makers will use best evidence and rely on subject matter expert advice and concerns of all involved.

In closing I just want to say how thrilled we are to be part of the community and how great the majority of neighbours and MD staff we have worked with have been. We talk every day about getting out there permanently! Keep up the great work!

Sincerely,
Jared

On Tue, May 4, 2021 at 10:09 AM <XDeng@rockyview.ca> wrote:

Hi Michelle,

Thanks for your email. I just talked with Jared and answered his questions. This letter does not need to be included in the council agenda. Thank you,

XIN DENG MPlan, RPP, MCIP
Senior Planner | Planning and Development Services

ROCKY VIEW COUNTY

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Phone: 403-520-3911

xdeng@rockyview.ca | www.rockyview.ca

Please note: Our County office will be closed to the public as of December 7, until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>.

From: Michelle Mitton <MMitton@rockyview.ca>

Sent: May 4, 2021 10:01 AM

To: Jared Serviss [REDACTED]; Xin Deng <XDeng@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>

Subject: RE: [EXTERNAL] - Bylaw C-8104-2020

Good morning,

Thank you for your comments on the proposed bylaw, your comments will be included in the agenda for Council's consideration.

If you have any further questions please let us know.

Thank you

Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services

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From: Jared Serviss [REDACTED]
Sent: Tuesday, May 4, 2021 9:38 AM
To: Xin Deng <XDeng@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8104-2020

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Good morning,

I have some questions and concerns about the continued subdivision and development that I have received notices about.

We bought our acreage last year and we are just west of the proposed subdivision requests (our address is 50175 Twp 282). I have also heard rumours that more land around us may be subdivided as well.

Our land is Agricultural, and although we plan to build a house on it, we have no intentions of subdividing and will continue to have livestock (horses, chickens, etc.) and it will be a farm.

The big concern that we have is water. We currently have a well on our property, and if all the areas around us subdivide and the number of people drilling wells dramatically increases, my concern is that it will deplete the water table requiring more and/or deeper wells for us to continue to have water for ourselves and our animals.

I trust that the MD considers the integrity of the aquifers and well water usage in the many applications it must get, and perhaps requires some sort of study to be done to know how much can responsibly be taken from wells in a given area.

Thanks for any information you can provide on this and reassurances you may be able to give that subdivision won't be allowed if it negatively impacts the water table and use of water for livestock.

Best regards,

Jared Serviss



From: [Michelle Mitton](#)
To: [Xin Deng](#)
Subject: FW: [EXTERNAL] - BYLAW C-8104-2020
Date: May 12, 2021 4:45:32 PM

For your item on the 25th.

MICHELLE MITTON, M.Sc
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
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From: Susan EM MacLennan [REDACTED]
Sent: May 11, 2021 8:02 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8104-2020

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Hugh and Susan MacLennan. 281094 Horse Creek Rd, Rocky View County, AB.
T4C 2X3. SW-07-28-4-W5
OPPOSE the future subdivision of the Scondrianis land.

Reasons:

- 1. We do not want to live in a residential subdivision area.** This area is agricultural, not residential. There have been more than 20 subdivisions of land in the immediate area, including this property in the past. Most neighbors grow hay or have livestock. A veterinarian lives adjacent to this property with livestock, with trailers entering and exiting on a regular basis.
- 2. Traffic Safety Issues.** The access to this property is at the top of a hill. The land already has two adjacent driveways, with vehicles exiting onto Horse Creek Rd, at the top of a steep hill. Vehicles heading southbound at speeds of 80 km/h have little time to stop if a vehicle is exiting these driveways. More subdivision of land increases the number of vehicles at risk.
- 3. Water Issues.** There have been concerns about the lack of well water availability in this area. Have water well flow tests been conducted? What guarantees are in place to ensure that the water supply of the neighbors will not be affected?
- 4. Density Conflicts.** The present density of farms and residences is more than enough. In the past, there have been conflicts in the neighborhood between equine activities and dogs, quads, dirt bikes and motorcycles, including excessive noise. Most residents live here with the expectation of a farm or ranch life with peace and quiet, respecting the natural environment, and the wildlife that live in the area.

5. Tax Base. We do not support an increase to the tax base should this rezoning and subdivision proceed.

6. Second subdivision request including rezoning. Another subdivision request (C-8105-2020) has been made at the same time, concerning adjacent Beynons' land. The Scodrianis land has already been part of a past subdivision by the Beynons. Therefore these two subdivision requests are both increasing the residential density in a farming area. We are opposed to both rezoning and the subdivision of lands.

Sincerely,
Hugh and Susan MacLennan