

Michelle Mitton

From: Susan EM MacLennan [REDACTED]
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Subject: [EXTERNAL] - BYLAW C-8105-2020

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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 rezoning and future subdivision of the Beynon land.

Reasons:

1. **We do not want to live in a residential subdivision area.** This area is agricultural, not residential. There already has been more than 20 subdivisions of land in the immediate area, including by the Beynons in the past. Most neighbors grow hay, and/or have livestock. A veterinarian lives adjacent to this property with livestock, and with livestock trailers entering and exiting on a regular basis.
2. **Traffic Safety Issues.** The access 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 80km/h + have little time to stop, if a vehicle is exiting these driveways. This increases the number of cars and trucks 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 subdivision proceed.
6. **Second subdivision request including rezoning.** Another subdivision request (C-8104-2020) has been made at the same time, concerning the Scondrianis land. This land has already been subdivided and sold to them by the Beynon's from their original 80 acre parcel. Therefore, two subdivisions have been requested adjacent to each other, increasing the density once again. Both are opposed by us.

Sincerely,

Hugh and Susan MacLennan