



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Subdivision Authority

DIVISION: 5

DATE: June 9, 2021

APPLICATION: PL20210036

FILE: 04329114

SUBJECT: Residential Subdivision

APPLICATION: To create a \pm 0.27 hectare (0.67 acre) parcel with a \pm 0.29 hectare (0.72 acre) remainder.

GENERAL LOCATION: Located approximately 1.60 km (1 mile) north of the city of Chestermere 1.61km (1 mile) south of Twp Rd 250, 0.20km (1/8 mile) west of Conrich Rd.

LAND USE DESIGNATION: Direct Control District 120, Residential Cell.

EXECUTIVE SUMMARY: The application is inconsistent with the relevant policies of the Conrich Area Structure Plan, Direct Control District 120, and the *Municipal Government Act*.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2

OPTIONS:

Option #1: THAT Subdivision Application PL20210036 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20210036 be refused for the following reasons:

1. It is inconsistent with the *Municipal Government Act*, Conrich Area structure Plan, and Direct Control District 120.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson, Planning and Development Services



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Conrich Area Structure Plan; • Direct Control District 120; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • No Technical reports were submitted as part of this application.
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Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
STORMWATER OFFSITE LEVY [Base = \$5,992/acre x 1.38 acres = \$8,268.96]	\$8,268.96

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

The existing parcel has one paved approach off of Cambridge Park Way. As a condition of Subdivision, the applicant/owner will be required to construct a new approach to provide access to Lot 1.

Water Supply

As per Conrich ASP Policy 23.9, all new development shall connect to the County's potable water system. As the subject lands are located within the Conrich Transmission Main Service area, and a distribution line is already available adjacent to the subject lands. As Lot 2 is already serviced, the applicant/owner would be required to connect Lot 1 to municipal water services as a condition of the subdivision.

Waste Water

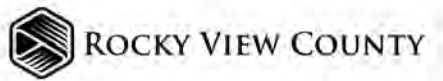
As per the Conrich ASP 23.15, all new development shall connect to the County's wastewater system where available.

The subject lands are adjacent to an existing wastewater collection system. As Lot 2 is already serviced, the applicant/owner would be required to connect Lot 1 to the municipal wastewater collection system as a condition of the subdivision.

The Applicant/Owner will also be required to pay the wastewater connection fee for the new lot being created in accordance with the Master Rates Bylaw.

Stormwater

No stormwater report was provided as part of this application as the lands are located within a developed community. As a condition of subdivision, the applicant/owner will be required to connect/tie into the existing stormwater infrastructure and provide the necessary grading plans.



The Applicant/Owner will also be required to pay the offsite stormwater levy for both Lots 1 and 2 as the levy had not been previously collected (lands developed prior to the passing of the bylaw).

Policy Considerations

Municipal Government Act

All subdivision applications must be assessed in accordance with the *Municipal Government Act* (MGA). Within Section 654(1)(b) of the MGA it states that:

"A subdivision authority must not approve an application for subdivision approval unless the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided."

As the application does not conform to the Conrich Area Structure Plan the application is not in compliance with the MGA.

Intermunicipal Development Plan

The proposed subdivision is located within the Rocky View County/City of Calgary IDP area, as well as the Chestermere Notification area.

As required by the IDP, the County referred the application to the City of Calgary, which had no comments. The County did not receive a response from the Town of Chestermere.

Based on a review of the policies, the proposed subdivision is consistent with the IDP.

Conrich Area Structure Plan

The subject parcel is within the Conrich Area Structure Plan (ASP) and is identified as being within the Future Policy Area. Policy 7.1 of the ASP states that:

"Local plans, land use redesignation and new subdivision shall not be supported within the future policy area, as shown on Map 5."

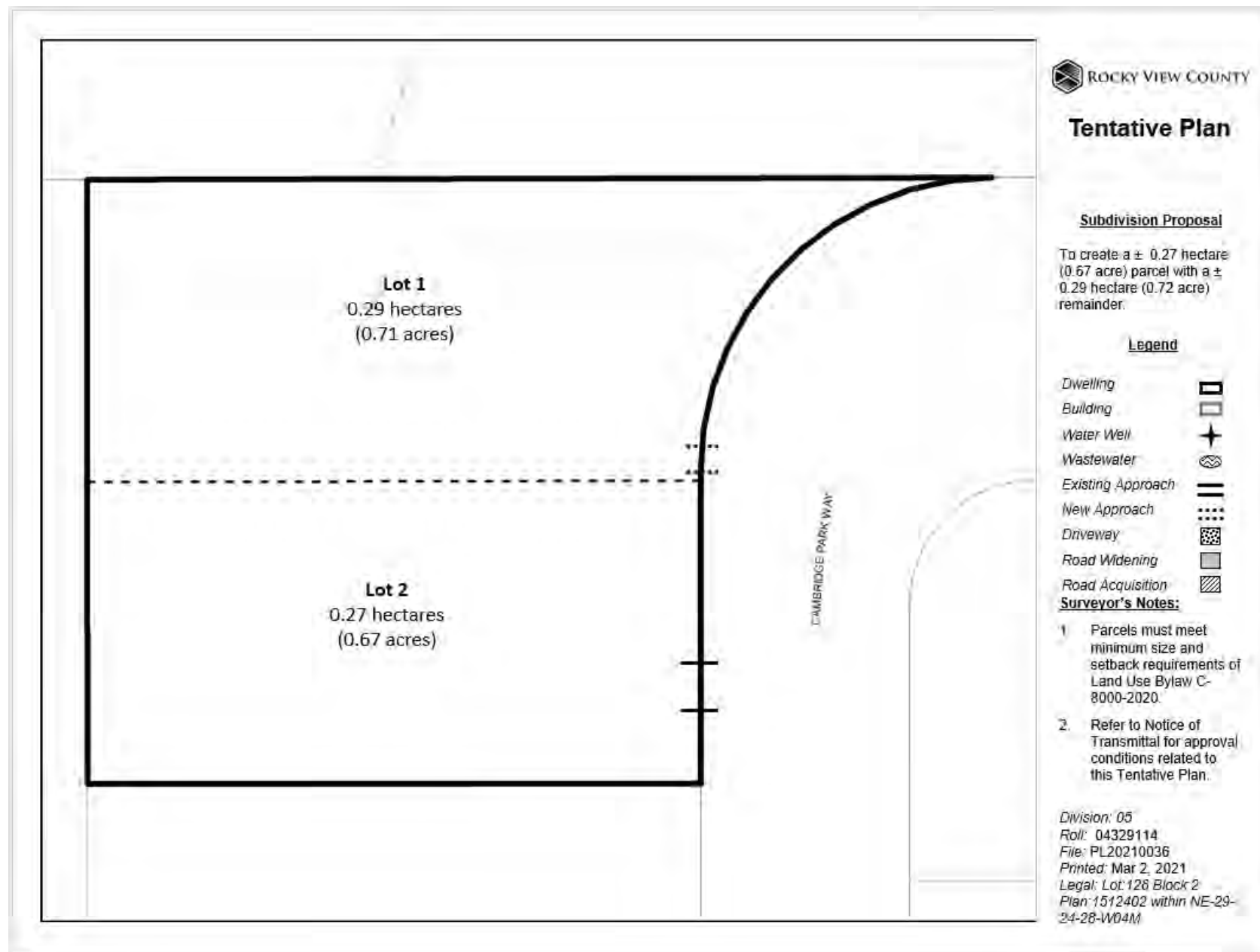
As a result, the proposed application does not conform with the ASP.

South Conrich Conceptual Scheme

The subject parcel is located within the South Conrich Conceptual scheme. The proposed application is in line with the minimum parcel size of 0.25 acres found in policy 6.2.1. Generally, the application is in line with the policies found within the South Conrich Conceptual Scheme.

Direct Control District

The subject parcel is governed by the Direct Control District 120 (DC 120) and is located within Site 2 of the bylaw. While the parcel size is consistent with the typical size of a parcel within the area, Policy 2.8.3. states that the maximum number of parcels within Site 2 shall be 118, of which there are currently 118 parcels. As such, this application is inconsistent with the DC 120.





ROCKY VIEW COUNTY

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for refusal.

It is to be noted that as the subject lands are located within the existing community of Cambridge Park which contains parcels 0.25 acres in size, the proposal is consistent with the form and character of the community.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

ST/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT ‘C’: Public Submissions

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create a ± 0.27 hectare (0.67 acre) parcel with a ± 0.29 hectare (0.72 acre) at Lot:128 Block:2 Plan:1512402 within NE-29-24-28-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

Transportation

- 2) The Owner shall construct a new approach on Cambridge Park Way in order to provide access to Lot 1; If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Owner is to provide confirmation of a tie-in to the piped water system for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Site Servicing Plan, which provides a detailed layout of the on-site potable water lines.
 - b) Documentation proving that all necessary water infrastructure is installed (with no Development Agreement in condition set)OR:
 - c) Documentation proving that all necessary water infrastructure will be installed (in the event of a Development Agreement) and that the water supplier has approved the associated plans and specifications;



ROCKY VIEW COUNTY

- d) Connection to existing potable water mains is not permitted without the written authorization of Rocky View County's Utility Operations.
- 4) The Owner is to provide confirmation of tie-in to the County's piped wastewater system for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Site Servicing Plan, which provides a detailed layout of the on-site sanitary lines.
 - b) Documentation proving that all necessary wastewater infrastructure is installed (with no Development Agreement in condition set)
 - OR
 - c) Documentation proving that all necessary wastewater infrastructure will be installed (in the event of a Development Agreement)
 - d) Connection to existing sanitary sewer mains is not permitted without the written authorization of Rocky View County's Utility Operations.

Stormwater

- 5) The Owner is to provide confirmation that the proposed Lot 1 ties into the existing stormwater management infrastructure for the Cambridge Park Development as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Site Stormwater Implementation Plan, which demonstrates adherence to the Cambridge Park Estates Master Drainage Plan.
 - b) Update to the Building Grade Plan for Phase 2 of the Cambridge Park Estates development to be inclusive of the new Lot 1
 - c) Documentation proving that all necessary infrastructure is installed (with no Development Agreement in condition set)
 - OR
 - d) Documentation proving that all necessary infrastructure will be installed (in the event of a Development Agreement)

Payments and Levies

- 6) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 1 new lot.
- 7) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-8008-2020, for the gross area of Lot 1 and Lot 2.
- 8) The Owner shall pay the Wastewater connection fee in accordance with the Master Rates Bylaw, for Lot 1.

Taxes

- 9) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to the final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw

**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

APPLICANT: Vista Geomatics/ Darrell Grant	OWNER: Amar Developments Ltd.
DATE APPLICATION RECEIVED: March 2, 2021	DATE DEEMED COMPLETE: March 15, 2021
GROSS AREA: ± 0.55 hectares (± 1.38 acres)	LEGAL DESCRIPTION: Lot:128 Block:2 Plan:1512402 NE-29-24-28-W04M
APPEAL BOARD: Rocky View County Subdivision and Development Appeal board	
HISTORY: <p>December 9, 2015: Conrich Area Structure Plan was approved by Council.</p> <p>June 14, 2014: Subdivision with the creation of 13 lots was approved.</p> <p>July 31, 2007: South Conrich Conceptual Scheme was adopted by Rocky View County Council.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 359 adjacent landowners. 22 letters of opposition were received. The responses have been included in Appendix 'C.' The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

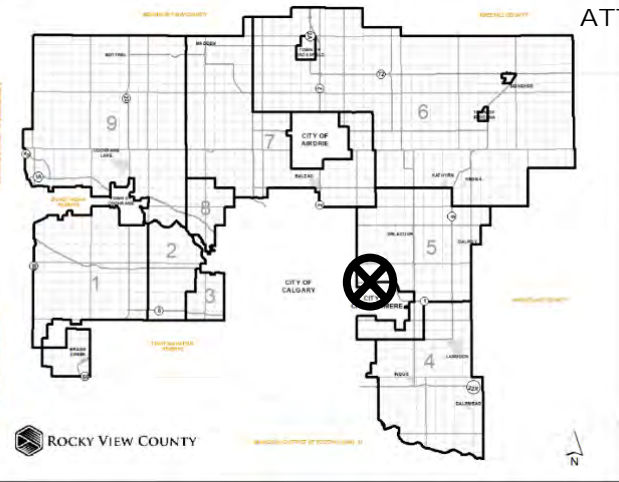


Location & Context

Subdivision Proposal

To create a ± 0.27 hectare (0.67 acre) parcel with a ± 0.29 hectare (0.72 acre) remainder.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION




Division: 05
Roll: 04329114
File: PL20210036
Printed: Mar 2, 2021
Legal: Lot:128 Block:2
Plan:1512402 within
NE-29-24-28-W04M

Development Proposal

Subdivision Proposal

To create a ± 0.27 hectare (0.67 acre) parcel with a ± 0.29 hectare (0.72 acre) remainder.



CAMBRIDGE PARK WAY

Division: 05
Roll: 04329114
File: PL20210036
Printed: Mar 2, 2021
Legal: Lot:128 Block:2
Plan:1512402 within
NE-29-24-28-W04M

Environmental

Subdivision Proposal

To create a ± 0.27 hectare (0.67 acre) parcel with a ± 0.29 hectare (0.72 acre) remainder.



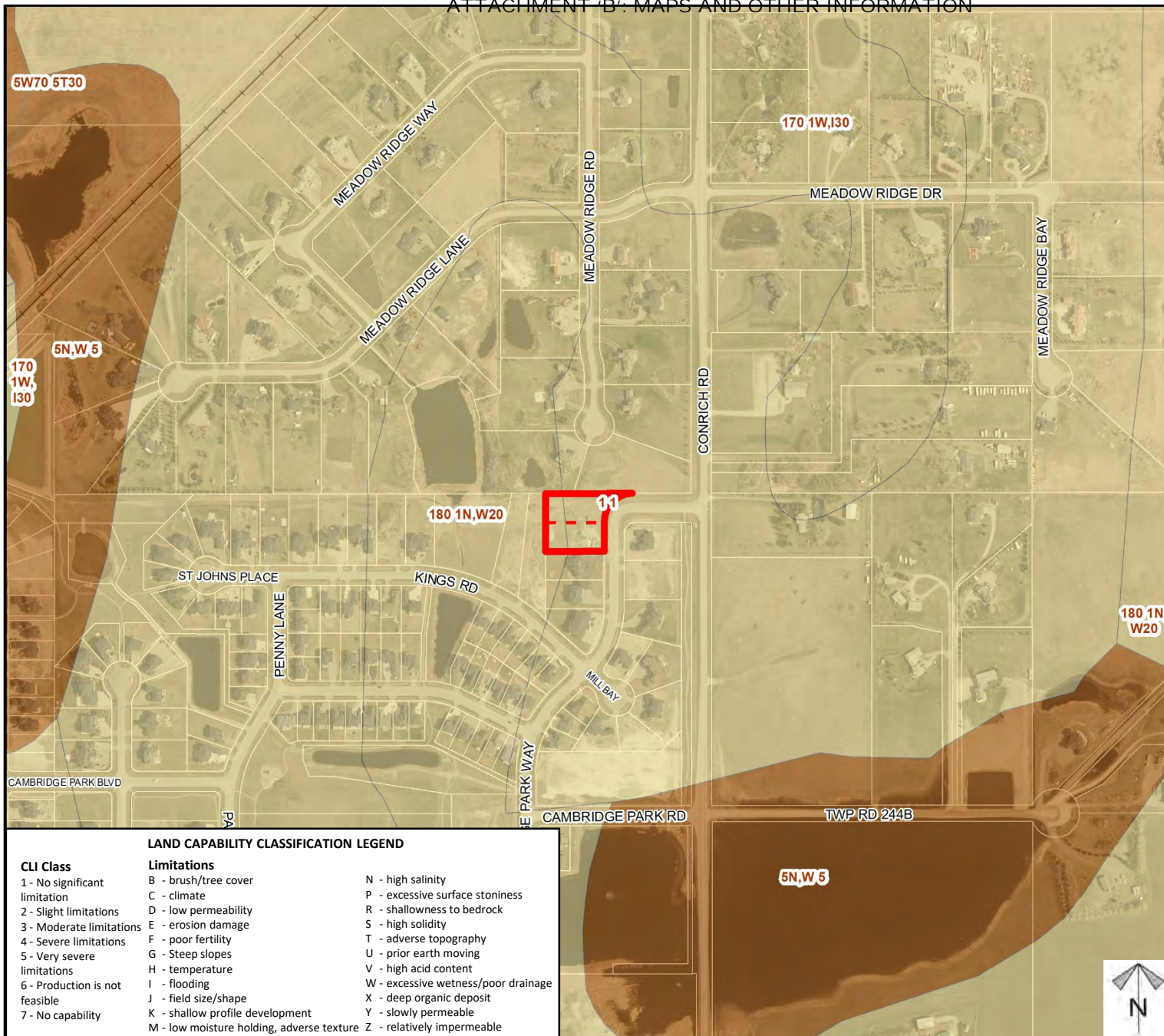
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 05
 Roll: 04329114
 File: PL20210036
 Printed: Mar 2, 2021
 Legal: Lot:128 Block:2
 Plan:1512402 within
 NE-29-24-28-W04M

Soil Classifications

Subdivision Proposal

To create a ± 0.27 hectare (0.67 acre) parcel with a ± 0.29 hectare (0.72 acre) remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

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 solidity
- 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

Division: 05
 Roll: 04329114
 File: PL20210036
 Printed: Mar 2, 2021
 Legal: Lot:128 Block:2
 Plan:1512402 within
 NE-29-24-28-W04M

**Landowner
Circulation
Area**

Subdivision Proposal

To create a ± 0.27 hectare (0.67 acre) parcel with a ± 0.29 hectare (0.72 acre) remainder.

Legend

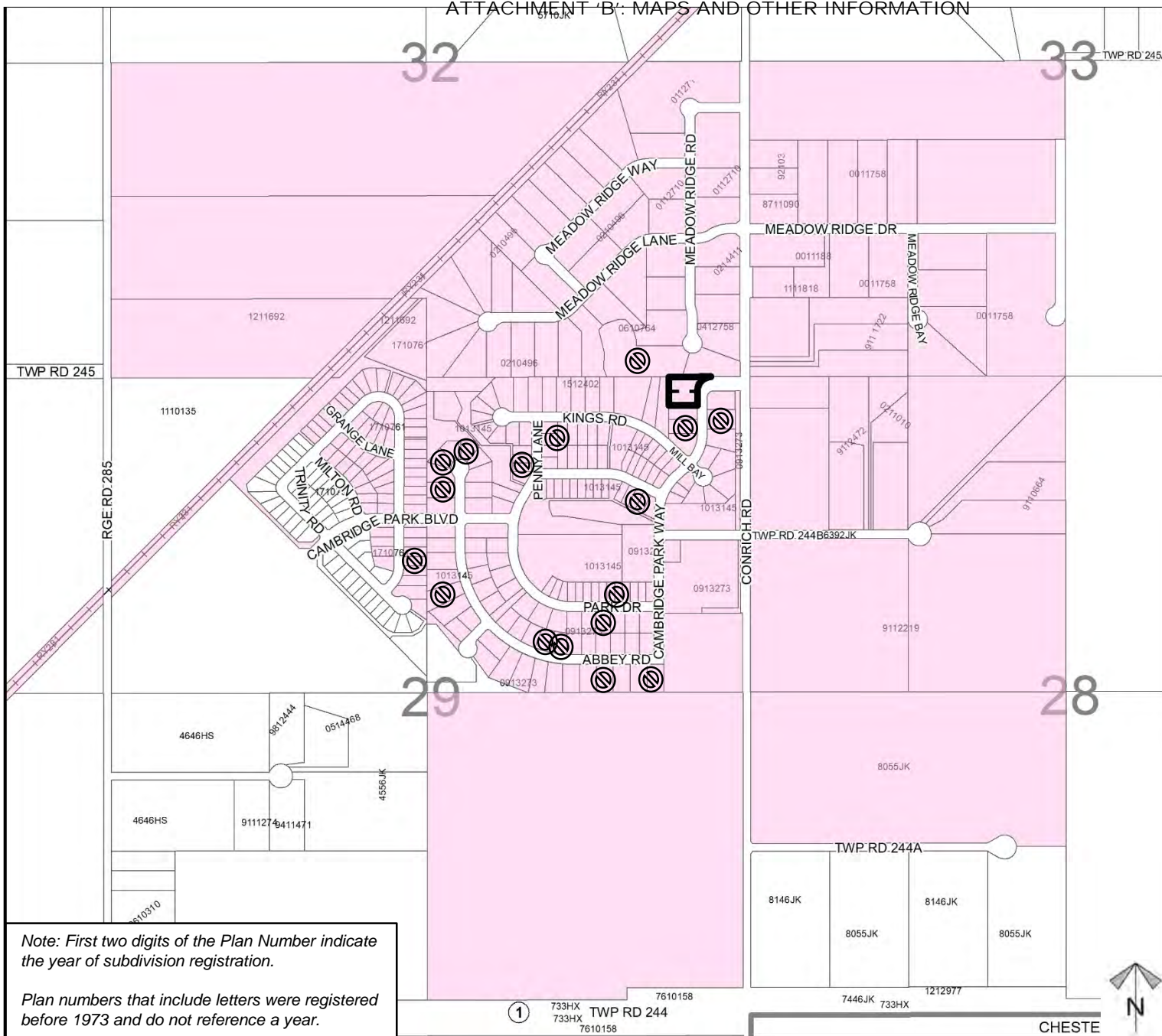
Support



Opposition



Division: 05
Roll: 04329114
File: PL20210036
Printed: Mar 2, 2021
Legal: Lot:128 Block:2
Plan:1512402 within
NE-29-24-28-W04M



Tentative Plan

Subdivision Proposal

To create a \pm 0.27 hectare (0.67 acre) parcel with a \pm 0.29 hectare (0.72 acre) remainder.

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 05
 Roll: 04329114
 File: PL20210036
 Printed: Mar 2, 2021
 Legal: Lot:128 Block:2
 Plan:1512402 within
 NE-29-24-28-W04M

Lot 1
 0.29 hectares
 (0.71 acres)

Lot 2
 0.27 hectares
 (0.67 acres)

CAMBRIDGE PARK WAY

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] -
Date: April 9, 2021 10:24:54 AM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,
Aman arora
17 pound place

Sent from my iPhone

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] -
Date: April 9, 2021 3:30:00 PM

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

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. Cambridge Park was approved with a Max number of allowed lots which is 32 in Phase 1 and 118 in Phase 2. This should not be allowed to change now.
2. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots. It will look odd and does not belong in this community.
3. This subdivision may adversely impact the values of our homes in the community with inconsistency of lot sizes and designs.
4. This Subdivision will create access issues from the major entrance to the community
5. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quality and shortage issues in the community and this will cause more stress on water and sewer.

Hopefully this council that is supposed to be our representatives will listen to their constituents and voters to stop these changes.

Regards,

Jagdeep Premi
67 Abbey Road
Rockyview, AB
T1Z0A1

From: [CambridgePark HOA](#)
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Application number PL20210036, File Number 04329114
Date: April 9, 2021 11:15:53 AM
Attachments: [Cambridge Park HOA- April 08 - File Number 04329114.pdf](#)

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

Hi Scott,

Please find attached the communication from Cambridge Park HomeOwners Association regarding application # PL20210036.

Regards,
Dharminder Premi

Cambridge Park Home Owners Association

Date: 8th April 2021

Attn: Scott Thompson

Planning Service Department

Rocky View County

262075 Rocky View Point

Rocky View County, AB – T4A 0X2

Re: File Number – 04329114 For Applications : PL20210036

Dear Sir / Madam,

Residents of Cambridge Park have shown deep concerns over the subdivision of the lot as proposed in the Rocky View File number 04329114. We would like to bring forward the following concerns:

1. The specified Lot was not approved for subdivision as part of the original approved Phase 1 and 2 plans of Cambridge Park Estates and should not be permitted.
2. As there will not be 32nd Avenue collector anymore all the lot sizes became a slightly bigger. If this application is approved, other residents may also apply to subdivide their lots on Kings Road causing further issues.
3. North of the proposed land has a storm water swale. Subdivision will cause storm water issues.
4. Subdivision will create two narrow parcel sizes with smaller frontage then the rest of the neighboring lots creating unsymmetrical front aesthetics around that parcel.
5. Narrow and long parcel sizes will result in the development of future homes which will not be compatible with the existing homes on Cambridge Park Way
6. Cambridge Park Estates is an estate community and creating such narrow lots will adversely impact the values of the homes in the vicinity
7. Cambridge Park Estates Residents are currently facing huge shortage of water in the community. Two new homes will cause added burden on the existing water treatment facility
8. Additional homes will cause more burdens on the sewer system, which is not sufficient to handle additional load.

On behalf of the residents of Cambridge Park Estates, **Cambridge Park Home Owners Association** strongly oppose this application of subdivision.

Regards,



Dharminder Premi (President)

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Cambridge Estates Subdivision
Date: April 8, 2021 10:35:49 PM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. The lot size is too large for one lot and too narrow for the proposed two lots. It is not in line with the original plan that was proposed by the developer.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
6. There is no green space on that side of the community. It would be better used as green space for the whole community.
7. Why are permits still being issued in the community when we are over the capacity for water.

Regards,

Name: Yadwinder Dhesi

Address: 19 Abbey Road, Rockyview

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Conrich
Date: April 5, 2021 8:55:46 PM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,
Gurdip Saini
6 Mill Bay Conrich, Ricky View County

Sent from my iPhone

From: [REDACTED]
To: [Scott Thompson](#)
Cc: [CambridgePark HOA](#)
Subject: [EXTERNAL] - File # 04329114 , Application # PL20210036 OPPOSE
Date: April 9, 2021 9:29:02 AM

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

Sir,

I OPPOSE the proposed by application number PL20210036 because this subdivision will create narrow lots to accommodate two homes that are not in line with the developer's original plan when selling the lots and not in line with the approved plans of Phase 1 and 2. This subdivision may adversely impact the values of our homes in the community. Most important is that We are already facing water quantity issues in the community, and this will cause more stress on water and sewer. Until the water issue is resolved, no future subdivision should be allowed.

Regards,

Name: Jatinder Singh Sandhu

Address: 28 Abbey Road, Rockyview, AB.

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - File Number – 04329114 For Applications : PL20210036
Date: April 7, 2021 4:07:22 PM

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To ,

Rocky View County,

262075 Rocky View Point,

Rocky View County

Alberta

Subject : File Number – 04329114 For Applications : PL20210036

I **OPPOSE** the proposed by application number PL20210036

I am directly impacted by the proposed subdivision application. Reasons for my opposition are as follows:

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes
3. Had we known this was going to happen we would not have purchased the lots to build our homes
4. Subdivision will create access issues from the major entrance to the community
5. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
6. Application of such subdivision has been denied in the past. So, why is this being brought up again.
7. We are already facing water issues in the community and this will cause more

stress on water and sewer system.

Regards,

Name: Tarlochan Singh Shergill & Jasbir Kaur Shergill

Address: 159 Cambridge Park Way Rocky View County, Alberta T1Z 0A2

From: _____
To: [Scott Thompson](#)
Subject: [EXTERNAL] - File Number – 04329114 For Applications : PL20210036
Date: April 7, 2021 10:00:20 PM
Attachments: [Residents Letter \(1\) \(1\).docx](#)

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

Hi,

Please find attached a letter in opposition to the file number 04329114 in opposition to the subdivision of the lot.

If you require any additional information please contact me at [REDACTED] or by email at [REDACTED]

Can you please confirm when you receive this email.

Thank you!

Jaspal Toor
155 Cambridge Park Way, Rocky View Conty

To ,
Rocky View County,
262075 Rocky View Point,
Rocky View County
Alberta

Subject : File Number – 04329114 For Applications : PL20210036

I **OPPOSE** the proposed by application number PL20210036

I am directly impacted by the proposed subdivision application. Reasons for my opposition are as follows:

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes
3. Had we known this was going to happen we would not have purchased the lots to build our homes
4. Subdivision will create access issues from the major entrance to the community
5. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
6. Application of such subdivision has been denied in the past. So, why is this being brought up again.
7. We are already facing water issues in the community and this will cause more stress on water and sewer system.

Regards,

Name: Jaspal Singh Toor & Family

Address: 155 Cambridge Park Way Rocky view County

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - OPPOSE APPLICATION PL20210036
Date: April 9, 2021 8:19:40 AM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2

Thank you
Rana kalsi
33 pound pl rocky View County AB

Sent from my Galaxy

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - OPPOSE Application Number PL20210036
Date: April 8, 2021 9:11:54 PM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,

Name: Charanjeet Warring

Address: 25 Pound Place Rocky View County

Sent from my iPhone

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Oppose Application PL 20210036
Date: April 8, 2021 11:27:10 PM

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

Dear Reviewers Team ,

I OPPOSE the proposed by application number PL20210036 for the following reasons:

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community.
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Kind Regards,
Jarnail Kalsi
73 Penny Lane T1Z0A4

Sent from my iPhone

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - oppose PL20210036
Date: April 5, 2021 9:30:03 AM

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

I OPPOSE the PROPOSED BY APPLICATION NUMBER pL 20210036 FOR THE FOLLOWING REASONS

- 1) This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots
- 2) This subdivision may adversely impact the values of our homes in the community
- 3) Subdivision will create access issues from the major entrance to the community
- 4) The proposed development is not in line with the original Cambridge Park estates development plan and is not in line with the approved plans) Application of this subdivision has been denied in the past. so, why is this being brought up again
- 5) we are already facing water quantity issues in the community and this will cause more stress on water and sewer

i am building my house on lot 156 cambridge park way, when i purchased this lot developer ensured me no subdivision will be done on this street, and look now she is trying to ruin the community

Pammi Ruprai

[REDACTED]

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Oppose to Application number PL20210036, File Number: 04329114, Applicant : Vista Geomatics Ltd.
Date: April 4, 2021 9:13:18 PM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

(1) This subdivision will create additional shortage to the water supply to the community as it will require two separate connections for two houses instead of a single house lot at present. Water crisis for the community is a long standing issue. Amar Developments Ltd. has done all controversy actions and conflicting their own statement to Rocky View County, Alberta Utility Board, News Media and community. Cambridge Park community doesn't deserve any new construction and sub-division until new Rocky View Water supply line installed, up and running.

(2) This subdivision may adversely impact the values of our homes in the community odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.

3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Thanks & regards,
Pravin and Jayshri Nathvani
13 Park Drive, Rocky View County, AB, T1Z 0A3.

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Opposition to Application Number PL20210036
Date: April 8, 2021 11:12:35 PM

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

Dear Scott Thompson,

I oppose the proposed application number PL20210036 for the reasons:

This subdivision will create two odd sized and narrow lots to accommodate two homes which is not in line and does not match with existing homes and lots in the existing community.

This proposed subdivision consequently may lead to a negative impact on the value of the existing homes which are already built in the community.

The proposed subdivision will also create access issues from one of the major entrance ways in to the community. Furthermore, the community is already facing severe water shortage issues which are leading to an unfair increased cost due to an inadequate quantity of available water for existing residents. I believe by adding more lots and homes than the original development had planned for will only compound these issues. This proposed application will add even more strain on an already stressed water infrastructure.

Regards,

Name: Jaswinder Singh & Taranpreet Mehdwan

Address: 3 Abbey Road, Rocky View AB T1Z 0A1

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - PL 20210036 - I OPPOSE THE APPLICATION
Date: April 9, 2021 11:22:12 AM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,

Name: Parminder Sandhu

Address: 24 Abbey Rd. Rockyview County AB

Sent from my iPhone

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - PL20210036 - Oppose
Date: April 8, 2021 10:56:55 PM

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

Hi Scott

I as a resident of Cambridge Park would strongly oppose the application for the following reasons.

This subdivision will create two extremely odd and totally different lot sizes not consistent with the existing development and houses in the area. This application if approved will eventually accommodate two homes on one parcel which is not in line with the original plan and the existing houses in the neighbourhood.

The same was never proposed to us by the developer the applicant when we purchased our homes and was in-fact mentioned as the largest lot in the area and potential buyers were expected to pay a premium for the same. It was last listed for sale for \$579,000. This subdivision will adversely affect our house values

This parcel is also the face of the community as it is the first lot at the entrance and at a curve when we enter from Conrich Road and will be major safety and traffic concern to the residents as well as commuting vehicles. The sidewalk also kind of has a dead end here which will be a great concern to pedestrian, a large number of which are elderly, who frequent this road for their daily walks.

Besides water is already a big concern for the community and has to be hauled in to meet existing demands. Creating additional lots will cause extra burden on a water distribution system which is already under performing. There are water bans in effect all summer. I am sure the entire county administration knows about this.

Also, worth mentioning is that it will set a precedent where more residents can form the basis of submitting applications for subdivision of existing lots.

If the 32 Ave Connector plan was scrapped and the land was transferred to the owners to maintain, which all of them happily accepted, the same can be done for the Land in application.

Why special and differential treatment to one lot/land parcel or lot/land owner.

Regards,

Bhawandeep Samra
22 Park Drive
Rocky View AB

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - PL20210036
Date: March 30, 2021 8:41:31 PM
Attachments: [Rocky View Letter.docx](#)

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File number 04329114
Application number PL20210036
Division 5

Hello Scott,

Please see my attached letter regarding my concerns with the application. If you would like more information please let me know. I have attached some pictures of the waterway in question as well.

If possible, can you please confirm you received this email?

Thank you,
Rupinder Basati

Rupinder Basati and Bhupinder Basati

245011 Meadow Ridge Road

Conrich, AB

Hello,

My house is located directly north of the parcel that Amar Developments is trying to split. My concern is that due to the smaller size of the parcels, the future home owner of the northern most parcel might try to block access to the above ground water way drainage from the pond on our property, west to the larger pond. This has been a natural course of the water from the start. However, a few years ago Amar developments did fill in the water way located in this parcel with dirt and blocked the water drainage way in order to make the parcels located directly next to our property more attractive for sale. When we talked to them, they made up lies and put us in contact with their engineers who also backed up their lies. It was not until we called Rocky View bylaw and people in the services department that the issue was fixed. Amar Developments had to dig a trench for the excess water from our pond to drain so that our house will not flood. That trench is in place today as you can see from the pictures I have included in the email. The trench takes up a large portion of the most northern proposed parcel of the parcel they have applied to split. I ask of you and council to ensure that we do not run into any issues regarding the proper drainage of our pond, especially since all our neighboring properties excess water runs into our property, that is why this is a very serious issue for us. Any excess water, especially in the Spring needs to drain into the larger pond located further west.

Thank you for your time.

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - PL20210036
Date: April 8, 2021 8:24:55 PM

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,

Name: Baljinder Dhaliwal

Address: 37 Pound place Rockyview

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Re: Oppose to Application number PL20210036, File Number: 04329114, Applicant : Vista Geomatics Ltd.
Date: April 9, 2021 10:58:04 AM

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

Good morning. I am sending again as no confirmation was received of receipt of my email.

On Sun, Apr 4, 2021 at 9:12 PM Pravin Nathvani <nathvanipb@gmail.com> wrote:

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

(1) This subdivision will create additional shortage to the water supply to the community as it will require two separate connections for two houses instead of a single house lot at present. Water crisis for the community is a long standing issue. Amar Developments Ltd. has done all controversy actions and conflicting their own statement to Rocky View County, Alberta Utility Board, News Media and community. Cambridge Park community doesn't deserve any new construction and sub-division until new Rocky View Water supply line installed, up and running.

(2) This subdivision may adversely impact the values of our homes in the community odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.

3. Subdivision will create access issues from the major entrance to the community

4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2 .

Thanks & regards,

Pravin and Jayshri Nathvani

13 Park Drive, Rocky View County, AB, T1Z 0A3.

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Regarding PL20210036
Date: April 8, 2021 9:13:11 PM

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

Dear Mr. Thompson,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,
Kanwal Sangha P.Eng
14 Woodlock Road
Rocky View County AB
T1Z 0C1

From: [REDACTED]
To: [Scott Thompson](#)
Subject: [EXTERNAL] - Response Regarding: File No. 04329114 / Application No. PL20210036
Date: April 8, 2021 10:25:42 PM

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

Dear Mr Thompson,

I am writing in regards to a notice I received as a home/landowner in Rocky View County.

File Number: 04329114
Application Number: PL20210036
Division: 5

I strongly **OPPOSE** the proposed application number PL20210036 / file number 04329114 for the following reasons:

1. This subdivision will create odd size narrow lots to accommodate two homes, which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community.
3. Subdivision will create access issues from the major entrance off of Conrich Road to the community.
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plan of Phase one and two.
5. Cambridge Park Estates is already facing water quantity and quality issues within the community and this will cause more stress on the water and sewer systems.

Thank you for your time.

Tanis Nicholls
140 Park Drive
Rocky View County, AB

From: [REDACTED]
To: [Scott Thompson](#)
Subject: Re: [EXTERNAL] - PL20210036 - Oppose
Date: April 9, 2021 2:23:56 PM

Hi Scott

Furthermore as the subdivision was approved under DC zoning with the under mentioned criteria

DC bylaw (DC-120). It has minimum lot sizes of 0.25 acres and maximum number of residential parcels in each of three sites. Site 1 - max of 32 parcels; Site 2 - max of 118 parcels; and Site 3 - max of 110 parcels.

This parcel falls in Phase 2 where there are already 118 Parcels, the maximum that is allowed and permitted.

Hence this application should not be allowed or approved.

Please make a note of this in my opposition to the application as well.

Kind regards
Bhawandeep Samra

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From: SThompson@rockyview.ca <SThompson@rockyview.ca>
Sent: Friday, April 9, 2021 9:33:05 AM
To: bhawansamra@hotmail.com [REDACTED]
Subject: RE: [EXTERNAL] - PL20210036 - Oppose

Good Morning Bhawandeep,

Thank you for your submission. It has been added to the report package and will be noted as opposition.

Best,

SCOTT THOMPSON, M.PLAN
Planner | Planning & Development

ROCKY VIEW COUNTY
262075 Rocky View Point | AB | T4A 0X2
Phone: 403-520-7278
sthompson@rockyview.ca | www.rockyview.ca

***Please note that as of Monday, December 7, 2020 our offices will be closed due to the COVID-19 pandemic. I will be**

available via email from Monday to Friday 8:00 am to 4:30 pm.

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Bhawandeep Samra [REDACTED]
Sent: April 8, 2021 10:57 PM
To: Scott Thompson <SThompson@rockyview.ca>
Subject: [EXTERNAL] - PL20210036 - Oppose

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

Hi Scott

I as a resident of Cambridge Park would strongly oppose the application for the following reasons.

This subdivision will create two extremely odd and totally different lot sizes not consistent with the existing development and houses in the area. This application if approved will eventually accommodate two homes on one parcel which is not in line with the original plan and the existing houses in the neighbourhood.

The same was never proposed to us by the developer the applicant when we purchased our homes and was in-fact mentioned as the largest lot in the area and potential buyers were expected to pay a premium for the same. It was last listed for sale for \$579,000. This subdivision will adversely affect our house values

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Besides water is already a big concern for the community and has to be hauled in to meet existing demands. Creating additional lots will cause extra burden on a water distribution system which is already under performing. There are water bans in effect all summer. I am sure the entire county administration knows about this.

Also, worth mentioning is that it will set a precedent where more residents can form the basis of submitting applications for subdivision of existing lots.

If the 32 Ave Connector plan was scrapped and the land was transferred to the owners to maintain, which all of them happily accepted, the same can be done for the Land in application.

Why special and differential treatment to one lot/land parcel or lot/land owner.

Regards,
Bhawandeep Samra
22 Park Drive
Rocky View AB