

From: [REDACTED]
To: [PAA Development](#)
Cc: [Oksana Newmen](#); [REDACTED]
Subject: [EXTERNAL] - Re : OBJECTION TO SUBDIVISION - FILE NUMBER : 03917014 / APPLICATION No: PL 20200168
Date: January 18, 2021 9:54:24 AM
Attachments: [rocky view letter - subdivision..docx](#)
[52 hawk eye rd 1.PNG](#)
[52 hawk eye 2.PNG](#)

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

Dear Sir / Madam,

Please find attached the information in support of my objection to the proposed subdivision.

Many thanks.

Craig & Alison Nixon

52 Hawk Eye Road



Bragg Creek

Alberta

T0L 0K0

18th January 2021

Planning & Development

Rocky View County

262075 Rocky View Point

Alberta

T4A 0X2

Re: Subdivision Application – File : 03917014 / App. Number : PL20200168

OBJECTION TO APPLICATION. (2 acre residential plot only)

I would like to take this opportunity to express my objection to the above proposal. The following are my reasons:

1. The owner (Iris Ferguson) informed the residents of this area that she was subdividing into only 2 properties where buildings are currently there 1 year ago as she applied for permission to build the secondary suite. All residents were ok with this. We had no notification until the letter about a 3 property subdivision.
2. This property is still be used as a horse business which increases the volume of road traffic considerably along a very quiet road. Another property would increase this volume again. The current road size and lack of secondary exit for emergencies would cause safety issues with increased volume of traffic.
3. The Hawk Eye subdivision consists of 4 + acre properties. To allow less than this would de value the current properties in this subdivision.
4. Allowing another property would take this plot to having 3 houses/ horse business /4 septic fields / 4 water wells, all contributing to more strain on the land usage.
5. Both properties adjacent to are breeding grounds for the Boreal Chorus Frog which would be impacted by a property being built on this 2 acre section of land.
6. **See Fig 1.** My property is situated at a Topographical low spot compared to all the other properties close by. I have spent over **\$20,000** dealing with a very high water table surrounding my basement and dealing with contaminated herbivore (horse

manure) coliforms in my water well coming from the surrounding horse based properties. A new property being built within 100m of my water well would make this situation worse and increase the water in the water table, which could affect my basement.

7. My water well is only 5GPM and a new property could also adversely affect the volume of my well, affecting the valuation of my property.
8. **See Fig 2.** All 3 properties that are next to each other currently have a seasonal water drainage ditch that flows heavily through the front of each property and drains into Bragg Creek. Any addition to this I feel would flood the front fields and my septic field. This has been an issue in the past few years already at great cost to deal with.

It is surprising to me that Rocky View are considering allowing a 2 acre subdivision in a very highly horse populated area when 3.97 acres are needed for owning 1 horse.

I thank you for your consideration.

Yours Faithfully

Craig & Alison Nixon.





52 Hawk Eye Road



Bragg Creek

Alberta

T0L 0K0

12th August 2021

Planning & Development

Rocky View County

262075 Rocky View Point

Alberta

T4A 0X2

Re: Subdivision Application – File : 03917014 / App. Number : PL20200168

OBJECTION TO APPLICATION. (2 acre residential plot only)

I would like to take this opportunity to express my objection to the above proposal. The following are my reasons:

1. **This property is currently running a horse stable business that is based around the full 15.42 Acres. Is this subdivision able to be rezoned as residential and operate this business on the same land section? It does not state anything about the business in the application details regarding number of horses compared to reduced acreage?**
2. The owner (Iris Ferguson) informed the residents of this area that she was subdividing into only 2 properties where buildings are currently there 1 year ago as she applied for permission to build the secondary suite. All residents were ok with this. We had no notification until the letter about a 3 property subdivision.
3. This property is still be used as a horse business which increases the volume of road traffic considerably along a very quiet road. Another property would increase this volume again. The current road size and lack of secondary exit for emergencies would cause safety issues with increased volume of traffic.
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Yours Faithfully

Craig & Alison Nixon.





From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - FW: File 03917014 PL20200168 - ephemeral drainage
Date: January 21, 2021 10:37:51 AM

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

Hi Oksana, thank you for speaking with me yesterday. I am Iris's neighbor at #48 Hawkeye Road.

As discussed, we are not opposed to the land use re-designation. However, we want to ensure that, as planning progresses, the ephemeral drainage that crosses through all 3 lots (Iris's proposed 2 acre, our west neighbor, and our lot) is conserved in its natural state. This drainage provides a conveyance for seasonal surface water, primarily spring runoff, to drain east towards a wetland that is east of our property. Our direct west neighbor has a septic field that appears to overlap with the drainage, which we believe causes significant operational problems. It is also our concern that our west neighbors septic field could be seeping into the drainage when it becomes inundated with spring surface water.

We ask that any development on Iris's 2 acre parcel avoids this ephemeral drainage and allows it to naturally perform its function as a conduit for seasonal surface water flows without interacting with any septic treatment system.

Thanks very much

Karen

Karen Oldershaw, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

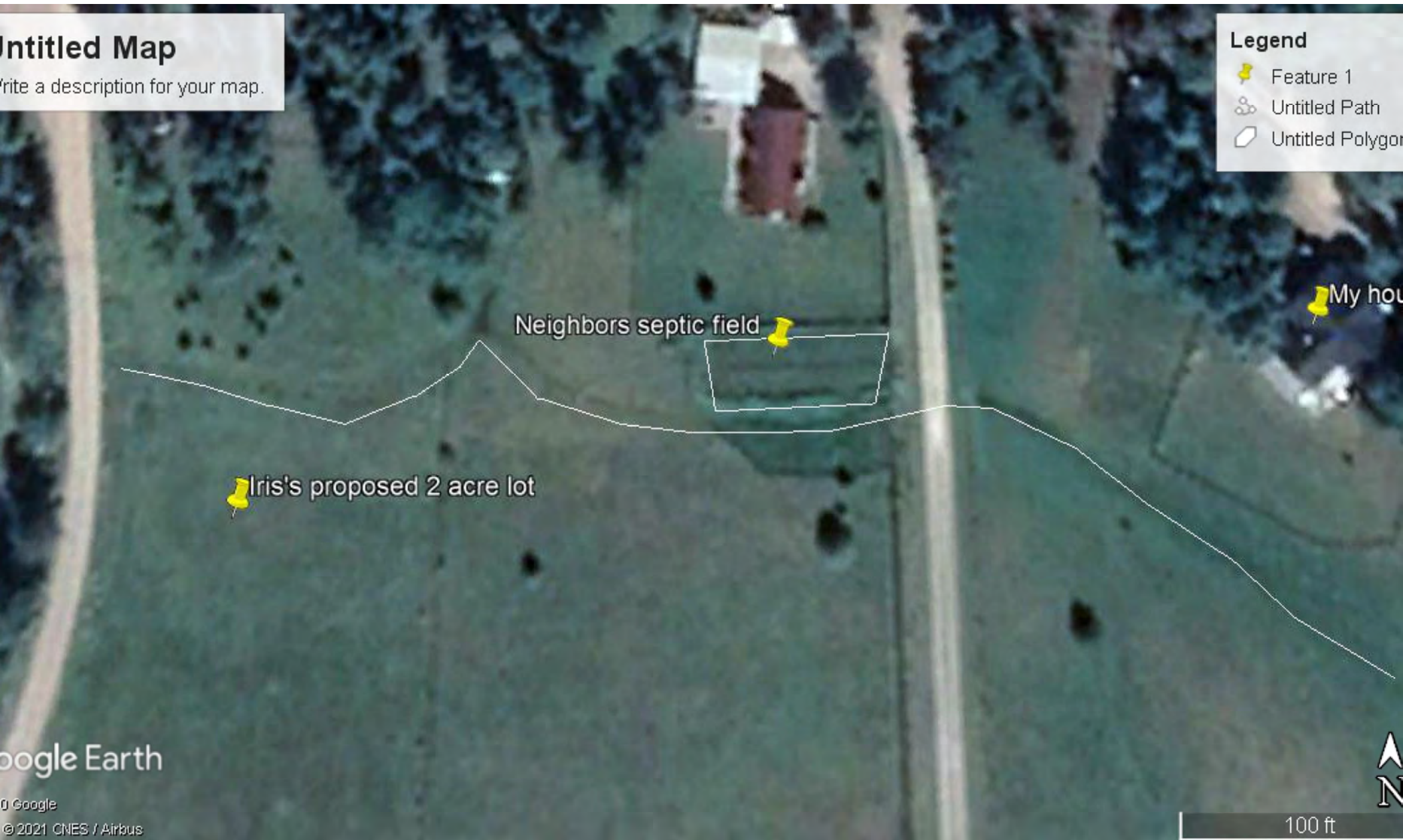


Untitled Map

Write a description for your map.

Legend

- Feature 1
- Untitled Path
- Untitled Polygon



Google Earth

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100 ft

April 22 2001.

To Whom it may concern.

My wife and I have been neighbours of Don and Iris Ferguson for more than 20 years and during that time we have found them to be excellent neighbours.

We understand that they are in the process of sub dividing their property and we would like to mention that we as neighbours do not have a problem with what they are wanting to do.

As responsible neighbours they did discuss their plans with us prior to making the initial application to the MD and we not only had a clear vision of their objectives but we did agree with their reasons to proceed with this application.

One must understand that we are in an equestrian neighbourhood and Don and Iris have always maintained their property and animals to the highest standard while offering any help that their neighbours might need

They have improved the ground water flow by directing standing water to the natural drainage flow thus helping to control mosquitos and other insects.

They have utilized their existing water wells which have been good producers of quality water for years without taxing the water table any further.

They have designed and installed an excellent septic system approved by the MD which exemplifies their care of the neighbourhood

With regards to their stables they are clean and the waste is cleaned up daily and hauled away to a storage area witch is hauled away each year.

With this new subdivision I believe that there will be less traffic as the stables will not be as busy but quite frankly the few cars that frequent the stables are hardly noticeable

In summary it is our opinion that Don and Iris have taken all the steps to insure a proper and smooth transition in their application and we are totally in favour as we are confident that there will be no interruption to our lives and properties

We have lived here for over thirty years and have whitnessed new houses being built and as well we can not and don't want to stop progress but this subdivision has the least impact on all concerned.

Thank you for reading our input on the mater

Bonnie and Brian Fitt Lot 34 Hawk Eye road



To Whom It May Concern:

I live just west of Don and Iris Ferguson, at ⁸⁴~~82~~ Hawkeye Rd.

I have known Iris for 21 years, and also boarded a horse at her facility.

They have been the best neighbors! Someone you can always count on. As we have had a few natural disasters out here over the years, floods and high winds, we have always been able to count on them for help, anytime.

All the neighbors around them can say the same.

When it comes to the upkeep of their property, they are always working hard to make sure everything is done right. They have done many upgrades all around the property, to make sure the drainage and pastures are in perfect conditions.

The care that the animal receive is wonderful. They keep a close eye on everything, and deal with what needs to be dealt with right away.

I know firsthand that their property is in great condition.


Regards,

Ulla N. Allan
[REDACTED]

To Whom it may concern

Please consider this to be a letter of support
for my neighbors Don and Iris Fergusson.
Neighbors I have known for 16 years.
They are great people, of high character
and integrity.

I have had several business dealings with
them over the years, it was always handled
with integrity and class
is without the latest endeavor as well as I
believe it has been well thought out and
deemed as vital to them.

Thanks
Neil Fergusson
232089 Range Rd 54


Jan & Martin Marsh
40 Hawk Eye Road
Bragg Creek
Alberta, T0L0K0

April 15th 2021

To Whom It May Concern


Re: Iris & Don Ferguson, Hawk Wood Stables.

We have lived at this address for nearly 5 years and we have always found Iris & Don the most helpful people and caring of the environment and neighbourhood.

Their Stable yard is always clean and well presented and they are considerate to their neighbour's privacy and needs.

When ever we have needed assistance they have always been the first to offer and be there. We can strongly recommend them as caring neighbours.

Regards


Jan & Martin Marsh