Logan Cox

From: Lindsay Carson [redacted]
Sent: May 27, 2021 11:59 AM
To: Logan Cox
Subject: [EXTERNAL] - Submissions of concern for Rocky View Application PL20210057 - PL 202110058 Division 2---please confirm receipt

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

Hello Mr. Cox ,

I am located and the owner of 243093 Range Road 33, Calgary T3Z2E6 .

I have attended a couple preliminary group on-line meetings hosted by the owner/developer of Rocky View Application PL20210057 - PL 202110058 Division 2. In general I support any concerns from the group adjacent to the proposed development and will stay close to those developments .

My submission is that the proposed entrance and exit of Rocky View Application PL20210057 - PL 202110058 Division 2 from Range Road 33. be revised to a location existing to the north of the current proposed entrance for the following reasons.

1) The proposed entrance is located very close to my existing home driveway entrance (243093 RR 33) which may present a safety hazard wrt visibility from my driveway to enter / exit ? I understand Rocky View County minimum guidelines regarding enter and exit road ways/ driveways from a defined Range Road represents the distance required of 45 meters to have a safe distance between those access points. I have inserted an email response from you and request this to be included in my submission for review and change. Below is an excerpt.

The County's Servicing Standards have a minimum 45 metre distance between the location of two local roads (Section 409), in this case the proposed road and Range Road 33, to any approach unless it cannot be accommodated. The wording on this portion of the Servicing Standards is more of a desired distance that can have a lower distance considered through Engineering. I would have to wait to see what comments come back from the Engineer circulated on this file for further clarification of the Standards here. The Servicing Standards can be found at this link: https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Standards/Servicing-Standards.pdf

Using the County's mapping software the proposed distance between your northern property line and the southern-most portion of the proposed road/ditch area would be 28 metres.

There are 2 other options that exist for access to the development that are well north of my entrance and within the county guidelines of 45 meters as noted above. They also appear to not impede on any other access with in 45 meters code . To move the access point to one of the existing access locations would be a simple resolve to the issue, including the additional identified issue below in the following paragraph.

2) Also I have concerns with privacy and Rocky view lifestyle and possible reduction in my property value. They propose an easement of +- .43 acres of R-RUR / S- PRK at the entrance to the development property and next to my property. Under the current proposal Rocky View Application PL20210057 - PL 202110058 Division 2, if this is not developed properly with consideration of my home I will expect an issue regarding my property value decline. Under the current proposed access and disputeed in item traffic from Range Road 33 into the proposed development the headlights of each car that enters the development will shine directing into my home and tail lights / brake lights on exit.

Since this is proposed Rocky View maintained land I believe, as a taxpayer I cannot support a risk of my property value deteriorating without an agreed to solution to all of the above .

Thank you in advance for reviewing and I am available to discuss further via the phone or meeting key people on site or your offices to review the issues as soon as possible. I would expect no vote or changes to proceed without these valid concerns being resolved .

Sincerely

Mr. Lindsay Carson

243093 RR 33 Calgary , Alberta Canada

[redacted]

Good Morning Mr. Carson,

Thank you for your submission on the above noted files; I would like to provide the answers to your questions here and then should you wish to amend the submission you can do so or I can include these comments as your submission on the application. Submissions will be presented to the applicant/landowner for consideration of alterations to the application prior to proceeding. You may also wish to reach out the applicant to speak directly to the impacts on your property and how they can address it, specially with the +/-0.43 acre Municipal Reserve Parcel proposed along your north boundary.

The County's Servicing Standards have a minimum 45 metre distance between the location of two local roads (Section 409), in this case the proposed road and Range Road 33, to any approach unless it cannot be accommodated. The wording on this portion of the Servicing Standards is more of a desired distance that can have a lower distance considered through Engineering. I would have to wait to see what comments come back from the Engineer circulated on this file for further clarification of the Standards here. The Servicing Standards can be found at this link: https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Standards/Servicing-Standards.pdf

Using the County's mapping software the proposed distance between your norther property line and the southern-most portion of the proposed road/ditch area would be 28 metres. The mapping software is not 100% accurate as official survey has been reviewed and inputted into the system so this number is subject to change. I am not aware of a specific distance from a local roadway to a neighbouring parcel.

Should the plan be approved as provided in the documentation mailed out, then a Municipal Reserve Parcel (the proposed +/-0.43 acre S-PRK parcel) would be turned over to the County as a parcel of land. This parcel could be either maintained by a specific user-group or the County, typical user groups would be neighbourhood associations or the like in the area. Depending on the proposed use of the land it could remain open and vacant or could have other installations placed on it (park was noted by the applicant) and would be open to the Public for use and enjoyment.

If these answers satisfy your questions I would ask for clarity on whether you would like the below email to be included as your letter on the application if you wish to provide an alternative, or don't want to be included in letters on the application at this time.

Sincerely,

Logan Cox, BA

Planner | Planning and Development Services

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.*

Date: June 1, 2021

From: Mark and Brenda Spilker, Lot 12 Westview Estates.
Street Address: 39 Westview Estates, Calgary T3Z 2S8

To: Logan Cox at LCox@rockyview.ca
Planning & Development Services Department
County of Rocky View

Cc: Division 2 Council Rep: Kim MyKylor - KMcKylor@rockyview.ca
Capital Project Coordinators: Melissa Ferris & Angie Yurkkowski
mferris@rockyview.ca ayurkowski@rockyview.ca

Re: Application Numbers PL20210057 (re-designation) and PL20210058 (Conceptual Scheme). Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M

With respect to the above referenced Applications, we wish to advise that we strongly oppose these changes at this time on the basis of the following:

1. Lack of a Rocky View Drainage Plan for this low lying area of Springbank, and how, specifically rezoning and subdivision development applications would impact the already problematic drainage in this area.
2. The impact of 2 acre lots on the “Wetlands”
3. Application (Re-designation and Conceptual Scheme) do not address the impact on the community of Westview Estates or on the area drainage system overall.
4. Lack of clear accountability and commitments to address these issues and concerns prior to Approval.
5. Concerns with septic field drainage as part of these Applications and in the context of area drainage.

1. Lack of Rocky View Drainage Plan for this area

In the past 10 years, Westview Estates has encountered serious issues whereby neighbouring communities and cultivated lands are draining into the Westview Estates lots. Aerial photos and topographic maps illustrate these issues and underscore the need for a broad drainage plan for this area.

Rocky View has been aware of these issues since 2019, if not before, and numerous detailed technical studies have been undertaken recently by the residents of Westview Estates (at our own expense) which underscore the need for an Area Drainage Plan. These studies have been shared with the County of Rocky View.

The addition of 12+ homes on the proposed 2 acre lots (as part of the Applications) to the north of Westview only increases the need for a robust Drainage Plan in this area. The difference in elevation between the proposed development and Westview Estates is minimal meaning that drainage issues north of Westview will impact (negatively) the current drainage issues at Westview.

In addition, water is moving underground as well as on the surface, creating a higher water table during spring rain and snow melt events. A new subdivision with weak drainage will add to this issue, year round.

2. Impact on wetlands and on Westview Estates

By agreeing to the Applications (Re-designation & Conceptual Scheme), Rocky View would be approving Applications which have unknown impact on the 'wetlands'. This is especially critical when it is taken into account that the 'footprint' of houses, outbuildings and any paved/concreted surface as well as surface and sewage drainage would have an unquantified impact on the current Wetlands, creation of new Wetlands, and/or substantial growth in the surface area of current Wetlands, especially during peak snow melt or rainy seasons. Some of these wetlands could encroach on adjacent lots in Westview Estates, many of which have lower elevations.

3. Surface Water Drainage & Potential Risk

The lots on Westview Estates depend on the drainage to Springbank Creek for all surface water drainage, including sump pumps. The approval of a similar sized subdivision to our north potentially aggravates our circumstances especially in the lack of a Rocky View Drainage Plan for this area.

As we understand it, Rocky View is accountable for all maintenance and servicing of the drainage ditches in our subdivision. However, the ditches have not been maintained by Rocky View since 1988 (although the culverts were 'blown out in 2019), and depend on Westview Residents to keep them mowed.

Currently, there is poor egress of ground water from Westview Estates.

a) Westview West : As discussed above, the water is trapped in a low area that grows by the year and has no access to Springbank Creek. It encroaches on several lots and water increases with runoff from neighbouring properites. may result in residents, designated to divert water to the west, to divert sump water to the east bound ditches, which were not built to handle the additional demand.

In addition, water is draining from nearby developments and cultivated lands into Westview Estates adding to the volumes that are trapped.

The Applications in question do not address the impact on Westview Estates drainage issues and may present more barriers preventing water ultimately reaching Springbank Creek. Rocky View has yet to address this drainage challenge and MUST do so before any land redesignations are approved.

Again, considerable technical data has been acquired by the residents of Westview Estates (at our own expense) and has been shared with Rocky View.

b). Westview East: ground water can only go in the swale/ditch which does not flow to Range Road 33 as intended. Over time, the ditch bottom has been raised by over 1 foot by debris and plant growth. Water becomes trapped between culverts. In the event of major rain and snow melts, the drainage water reaches Range Road 33, but backs up both to the south and to the north along Range Road 33, due to topography to the south (water having to go uphill to the south with no culvert to divert water towards Springbank Creek) and also to the north side due to the considerable build up of plant material in all the ditches which prevents proper flow of the ditches to Springbank Creek.

3. Accountability

The developer can make many promises in the Application that all concerns will be addressed. But what holds them to these commitments? And what specifically would they be accountable for? And what is the impact on our drainage concerns for Westview Estates?

And what is Rocky Views role and accountability? What part, specifically, does Rocky View play in ensuring the design, efficacy and ongoing effectiveness of an area drainage plan, sewage drainage plan, wetland preservation plan on land use proposals or conceptual schemes which have impact on these plans? Does Rocky View abdicate to the Developer?

5. Septic Field Drainage

Whether above ground, or in-ground septic fields, the concern is for the increased drainage volumes created by 12 more lots (as proposed by these Applications). This concern is heightened by the lack of elevation between Westview Estates and the proposed development with already weak drainage in the wider area. One must also consider that the raised, mounded septic fields could add to the trapping of water in the wetland areas and the water table generally, with the potential to reduce home value and marketability.

Summary

We would be quite shocked and disheartened if this proposal proceeds without more Rocky View County leadership on the drainage matters raised in this proposal.

We are not in support of the Applications until and unless the matters raised in this letter are fully addressed with certainty, clear accountabilities, and hard data.

Thank you for accepting our input. We hope you will investigate the seriousness of our concerns and **NOT** approve these Applications until there is clear commitment and accountability for resolving our concerns.

Thank you,

Mark and Brenda Spilker

Mark Spilker
Brenda Spilker

39 Westview Estates
Calgary, Alberta T3Z 2S8

June 2, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Attention: Logan Cox

Via email to: LCox@rockyview.ca

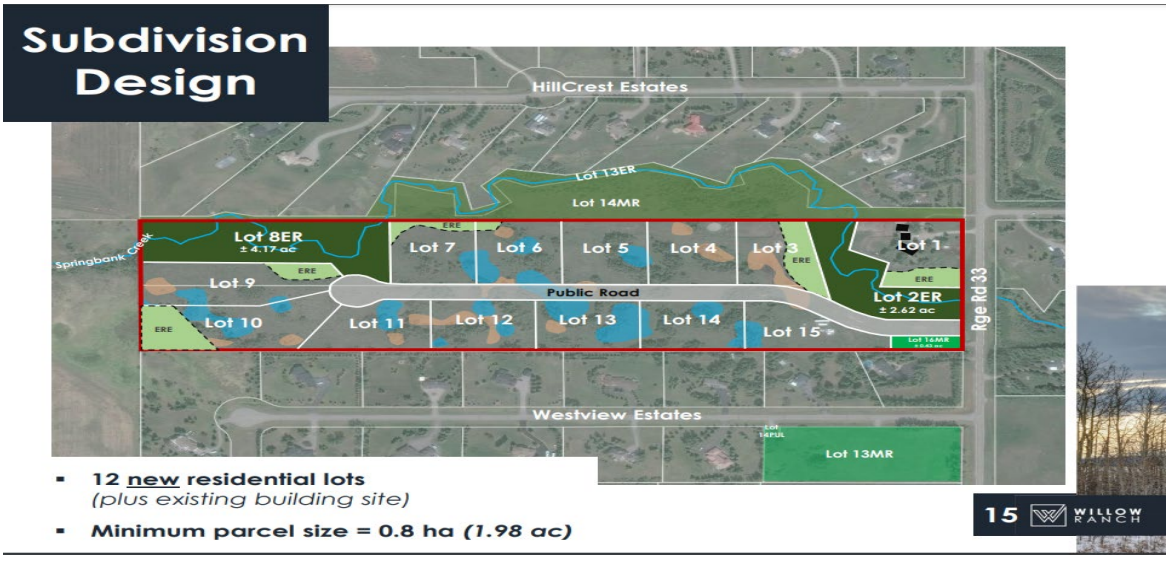
Re: Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M

Dear Logan:

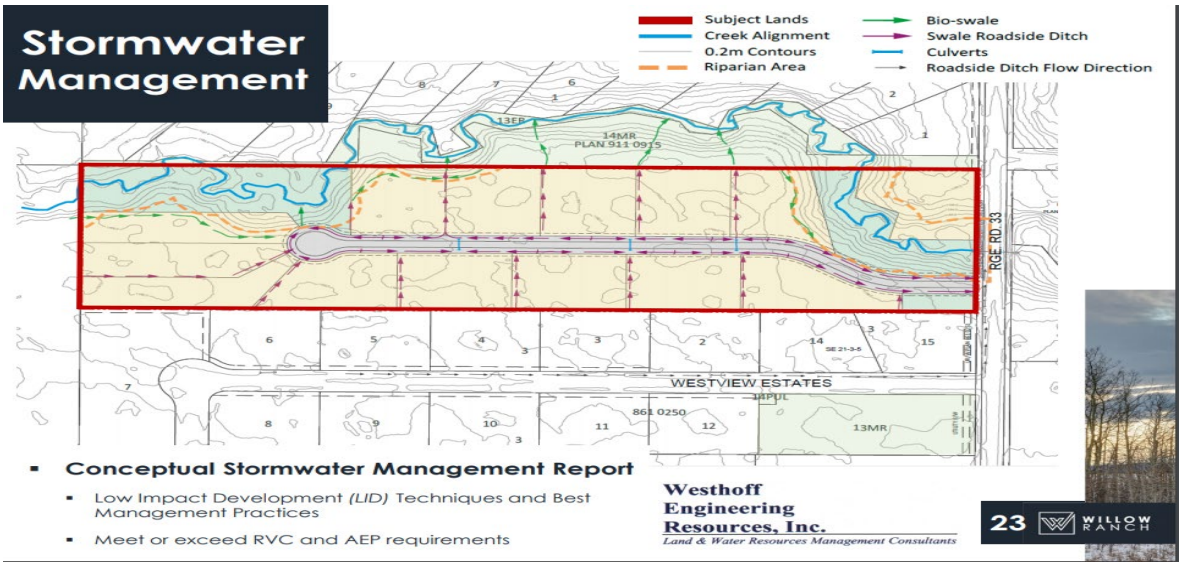
We have received notice from the Rocky View County that the Landowner of the above properties is proposing to redesignate the lands from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size). Also submitted for approval is a conceptual scheme for development of 2 acre-size lots. Our home is at 20 Westview Estates and our northern property line borders the proposed development, to the south of proposed lot 15. We have received the applicants plans and have participated in the Willow Ranch Zoom presentation. Being adjacent landowners, who have lived in our home for over 15 years, we have experienced the full cycle of precipitation over the years. With knowledge of how poor the drainage and lot design is in our development (Westview Estates), we have concerns that the proposed development has not contemplated a number of factors into the development.

Drainage/Surface Water

The subject lands from east to west have very little slope, similar to our community (Westview Estates). During spring snow melts and heavy rains, the water pools in wetlands noted on slide 15 of the Willow Ranch power point slide show, as well as in various other areas. We understand this is due to the soil being primarily clay and the groundwater table is high. We have 2 sump pumps in our home to deal with subsurface water, and one of them is active all year.



We have significant concern surrounding the stormwater management plan, as it does not appear there has been adequate work completed to ensure that the subject lands do not exacerbate our current surface and subsurface water issues. Slide 23 of the Willow Ranch slide show indicates some arrows of water flow, however some of them seem to defy gravity and believe a much more thorough study needs to be completed to ensure additional water does not flow south.



During our Zoom call with the developer, it was suggested that some of the homes may not have basements, an acknowledgement of the high water table.

Septic Fields

Over the years, we have walked through the proposed lands many times. The wetlands noted on proposed lots 10 through 15 are wet through much of the spring after typical snow melt and rainfall events. The plan indicates that the wetlands will be preserved and homesites will be located between the wetlands. With the proposed large homes, septic fields and wetlands we find it difficult to believe that this is possible. Again, we believe further study is needed.

Conclusion

Without further study of the above issues, we have serious reservations regarding the proposed development. We're not sure there's been enough work done to approve the proposed development. A development of 4 acre lots may address some of the concerns raised above.

Thank you for your consideration,

Doug and Ann Bowles

John & Jan Batiuk
101 Westview Estates
Rocky View County, AB
T3Z 2S8

Via Email: lcox@rockyview.ca
June 6, 2021

Logan Cox
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Sir:

Re: Applications PL20210057, PL20210058

We are residents of Westview Estates, located south of the proposed Willow Ranch development.

We have the following concerns with the proposed redesignation:

1. Inhibiting the existing drainage for Westview Estates
2. Wetland controls

Drainage

The existing drainage pattern for Westview Estates is:

a) To the west and north to the nearby creek located between the proposed subdivision and Hillcrest Estates.
b) To the north through the proposed subdivision following naturally occurring swales that cross the proposed subdivision
c) To the east via existing ditches (no issue with the current proposal)

A & B: The proposed development does not address the natural flow of water to the creek and thereby risks creating significant problems if this is not accounted for. In the past 30 years we have encountered a number of high-water situations that have threatened multiple homes on the street. The proposed development does not account for this natural flow and thereby risks inhibiting the flow to the creek resulting in increased risk and severity of flooding in Westview. This issue needs to be addressed with the proper controls to ensure this does not become an ongoing issue in the future.

Wetland Controls

The proposal has identified a variety of existing wetlands in the proposal. As part of the natural habitat for the flora and fauna of the area, our concern is the management and preservation of these areas over time. At a municipality/regulatory level, with limited resources and minimal enforcement and a homeowner propensity to 'develop' their homes and acreages to meet their desires, our concern is that these habitats will slowly disappear over time and along with them the charm and beauty of this area.

With the evolving impacts of climate change, we feel these issues need to be addressed with the proposed development fitting in to the existing environment as opposed to disrupting and changing it in a negative way forever.

Regards,

Jan & John Batiuk

Richard E. Harrison
83 Westview Estates
Rural Rocky View County, AB T3Z 2S8

Via Email: lcox@rockyview.ca
June 6, 2021

Logan Cox
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A oX2

Dear Sir:

Re: Applications PL20210057, PL20210058

I am a barrister and solicitor with Wilson Laycraft, located in Calgary Alberta. I am also a resident of Westview Estates, located directly south of the proposed Willow Ranch development.

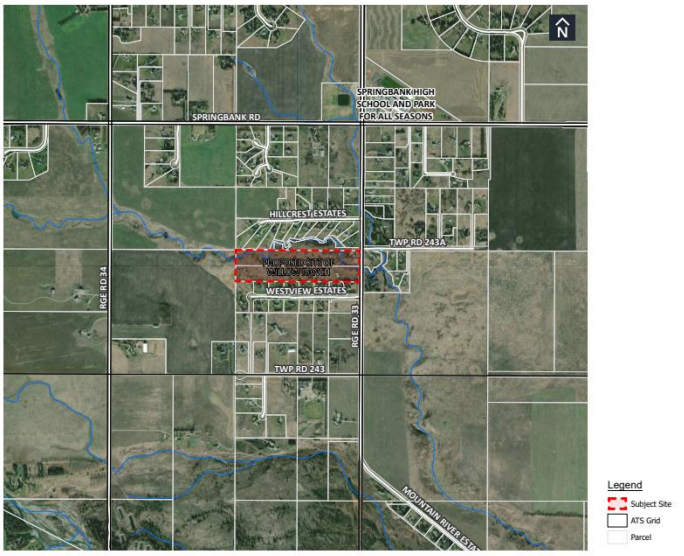
I have three concerns with the proposed redesignation:

1. Failure to provide drainage for Westview Estates;
2. No section 655 agreement, and lack of clarity around utility servicing; and
3. Failure to obtain an Alberta Environment and Parks Approval.

Drainage North

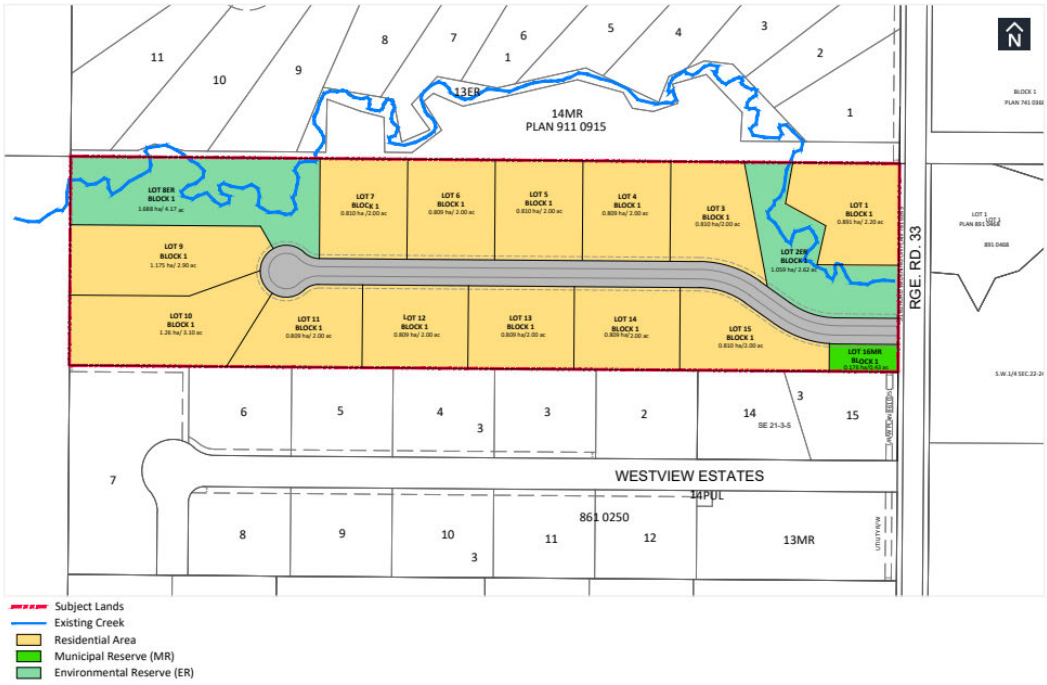
My primary concern with the proposed application relates to the Applicant's failure to include topographical drainage of overland flows from Westview Estates. Page 6 of the Conceptual Scheme is a map outlining potential drainage to the Elbow River. Hillcrest Estates, the proposed Willow Ranch and Westview Estates all drain into one creek located North of Willow Ranch and South of Hillcrest Estates.

FIGURE 2 | Local Context



The redesignation provides no consideration or outline for how water from Westview Estates is intended to drain North to the creek. There is no right of way for culverts, ditches or seasonal overland flows that would carry excess water from Westview Estates.

FIGURE 8 | Development Concept



The map on page 18 of the conceptual scheme includes two environmental reserves in Willow Ranch. Neither reserve borders Westview Estates. Westview Estates would therefore be cut-off from its only source of drainage, the creek North of Willow Ranch and South of Hillcrest Estates.

Failing to include an available outflow of water from Westview Estates will lead to seasonal accumulation in Westview Estates and serious issues and concerns for Westview Estates residents.

The amount of non-permeable surfaces proposed for Willow Ranch will exacerbate these concerns. Specifically, building new roadways, driveways, houses and removing wetlands will lead to increase overland water flows because the environment will have less ability to capture excess water. Excess water will therefore expand southward, into Westview Estates.

I will not support the redesignation until it provides for adequate easements allowing for overland water flows North to from Westview Estates to the creek.

Section 655 Agreement

Redesignating Willow Ranch ought to be done in conjunction with a section 655 agreement providing for three things:

1. Drainage; and
2. Water.

Redesignating Willow Ranch and adopting a conceptual scheme is premature and should only be done after a section 655 agreement is in place.

Sections 616(v) and 655 of the *Municipal Government Act* read as follows:

Definitions

616 In this Part,

(v) "public utility" means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

(i) water or steam;

(ii) sewage disposal;

(iii) public transportation operated by or on behalf of the municipality;

(iv) irrigation;

(v) drainage;

(vi) fuel;

(vii) electric power;

(viii) heat;

(ix) waste management;

(x) telecommunications;

and includes the thing that is provided for public consumption, benefit, convenience or use;

Conditions of subdivision approval

655(1) A subdivision authority may impose the following conditions or any other conditions permitted to be imposed by the subdivision and development regulations on a subdivision approval issued by it:

…

(b) a condition that the applicant enter into an agreement with the municipality to do any or all of the following:

…

(iii) to install or pay for the installation of a public utility described in section 616(v)(i) to (ix) that is necessary to serve the subdivision, whether or not the public utility is, or will be, located on the land that is the subject of the subdivision approval;

Willow Ranch needs to better outline how it intends to drain excess water from Westview Estates. Rocky View County needs to understand drainage before the land is redesignated.

If Willow Ranch is redesignated before a section 655 agreement is entered into, then the County's drainage options under a section 655 agreement will be limited because Westview Estates will already be cut-off from the creek, preventing drainage North.

Page 23 of the conceptual scheme indicates an intention to bring potable water along Range Road 33.

FIGURE 10 | Utility Servicing Plan

3.4 Utility Servicing

3.4.1 Potable Water Service

The **Willow Ranch Conceptual Scheme** is expected to be serviced with potable water as generally illustrated by **Figure 10: Utility Servicing Plan**. Extension of the potable water distribution system shall be provided by the developer at the subdivision stage in accordance with the requirements of the licensed utility operator, applicable Provincial regulatory requirements and the County Servicing Standards.

POLICIES

3.4.1.1 **Potable water shall be provided within the Plan area as generally illustrated by Figure 10: Utility Servicing Plan.**

3.4.1.2 **The developer shall be required to extend potable water distribution network to the subject lands at the subdivision stage in accordance with the requirements of the licensed utility operator, applicable Provincial regulatory requirements and County Servicing Standards.**

Insofar as Willow Ranch intends to ensure potable water distribution along Range Road 33, that requirement ought to be enshrined in a section 655 agreement before redesignation.

Finally, Willow Ranch ought to provide information on whether high-speed internet/cable access will be provided. My understanding is that there is currently high-speed cable access along Springbank Road. I would like to see Willow Ranch's plans for bringing that access south, along Range Road 33.

AEP Approval

Willow Ranch is proposing to redesignate a property with permanent wetlands. During its presentation, the developer appeared ignorant to whether it was required to obtain an Alberta Environment and Parks Approval to modify the wetlands.

I specifically asked the question as to when an AEP Approval would be obtained and the developer first said they were not required to obtain one, later correcting itself and indicating that it would begin the application process in the fall of 2021.

The conceptual scheme shows significant modification to existing wetlands. Those modifications include infilling wetlands to build a proposed roadway, as well as draining existing wetlands.

Redesignation should only come after an AEP approval is granted. If AEP denies the Application to modify existing wetlands and to construct a storm water system, then Willow Ranch will be forced to redesignate the land a second time to provide for additional environmental reserves. Redesignating Willow Ranch before an AEP Approval is nonsensical.

Conclusion

My primary concerns with this Application relate to three items:

1. Insufficient consideration of drainage;
2. Lack of a section 655 agreement; and
3. Failure to obtain AEP Approval.

Should the county proceed to redesignate the land as proposed, Westview Estates will be cutoff from the creek and there will be no ability to drain excess water from Westview Estates.

Overland water flows are under Provincial Jurisdiction: section 3 of the *Water Act* and section 3 of the *Public Lands Act*. If the county proceeds to interrupt those flows by redesignating Willow Ranch as proposed, it will be acting *ultra vires* its jurisdiction under the *Municipal Government Act*, exposing itself to litigation.

Before considering redesignation and a conceptual scheme, Willow Ranch needs to do 3 things:

1. Enter into a section 655 agreement with Rocky View County to provide drainage for Westview Estates;
2. Enter into a section 655 agreement with Rocky View County to provide potable water along Range Road 33;
3. Obtain AEP Approval to modify existing wetlands; and
4. Outline or otherwise document when and how high-speed internet access will be provided along Range Road 33.

Sincerely,

Richard E. Harrison
Barrister & Solicitor

Logan Cox

From: Calla Shaw [redacted]
Sent: June 6, 2021 9:00 PM
To: Logan Cox
Subject: [EXTERNAL] - Willow creek development

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

Logan
Our names are Dave and Calla Shaw, we live in Stader Estates Ltd. lot 7, approx. 1/2 kilometer south of the proposed development. We are opposed to this development.
The reason we are opposed is due to our well water concerns. When Hillcrest was developed just north of the proposed development the drilling of surface wells to test the permeability and solubility of the lots caused our well to silt in. We are worried this will happen again as the aquifer comes from north of us.
Thank you
Dave and Calla Shaw

Sent from my Calla's Ipad

Logan Cox

From: Martha Olfert [redacted]
Sent: June 6, 2021 8:42 PM
To: Logan Cox
Subject: [EXTERNAL] - Willow Ranch Land Use Amendment & Conceptual Scheme

Application Numbers:
PL20210057 (Redesignation)
PL20210058 (Conceptual Scheme)
Division 2

Hello Mr. Cox

I would like to express my concerns re: the Willow Ranch Conceptual Scheme and Land Use Amendment. In particular, the baseline reporting and site analysis which was conducted in March 2021. I don't believe this is an accurate reflection of how much wetland there is in that area. In fact, now is the time to observe the water levels - in June - with spring runoff and heavy rainfalls which is typical in this month. This season has been a dry year, so far, with regards to snow and rain precipitation. During a year of high precipitation, the wetlands can increase significantly in size and the water table levels also fluctuate to high levels. This leads to considerable stress to keep basements dry and drainage away from the homes.

I believe this development will significantly impact those neighbours in Westview Estates that back onto this land. Will there be proper drainage? Have you considered how this will affect Westview Estates?

I understand that the developer will identify areas within the lots where buyers can build their homes without disruption to wetlands. It does not seem to be a realistic conceptual plan to place homes in between septic mounds, keep the wetlands intact and deal with a high water table. How realistic is it to attract buyers to a 2-acre parcel with these kind of building restrictions? B&A Planning Group even admitted that digging basements will be a challenge for buyers due to the amount of wetlands. However, they are emphatic that the developer would maintain these wetlands on these 2-acre parcels as well as maintain (most) trees in this development. If this land use amendment is approved and this land is sold again to another future developer, will these restrictions be maintained?

Personally, I'm sad to see an area which has been an animal corridor for moose, deer, coyotes etc. disrupted by development.

Thanks for the opportunity to express me concerns.

Martha Olfert
[redacted]

Logan Cox

From: Jill Louie [redacted]
Sent: June 6, 2021 1:35 PM
To: Logan Cox
Cc: Division 2, Kim McKylor; Melissa Ferris; Angela Yurkowski
Subject: [EXTERNAL] - RE: Concerns Related to Application Numbers PL20210057 (re-designation) and PL20210058 (Conceptual Scheme) Revised

From: Jill Louie
Sent: June 6, 2021 1:04 PM
To: LCox@rockyview.ca
Cc: KMcKylor@rockyview.ca; mferris@rockyview.ca; ayurkowski@rockyview.ca; Perry Louie [redacted]
Subject: Concerns Related to Application Numbers PL20210057 (re-designation) and PL20210058 (Conceptual Scheme)

Re: Application Numbers PL20210057 (re-designation) and PL20210058 (Conceptual Scheme); Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M

This message is in response to the above noted applications proposing to redesignate the lands from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size) and **Willow Ranch** Conceptual Scheme.

Our property is located at 115 Westview Estates, at the far west end of the community. Our lot backs onto the south side of lot #10 of the proposed Willow Ranch development plan. As Rocky View County is aware, our community of Westview Estates experiences drainage route issues with storm and surface water run off, high water table as well as, ditch and swale erosion. This community was built 35 years ago and over the years, the drainage routes within and beyond the community have become obstructed by erosion and sedimentation. Our property (#115 lot 7) has a restrictive covenant for a drainage Swale that divides our property and runs through the North West part of our land. This is to allow surface water run off to flow north onto the adjoining lands, with the expectation for the water to continue on to Springbank Creek. Please note the following photos (Figure 1 & 2) which were taken in late spring 2020. These show the surface water does not flow to the creek, but instead, flows back and floods what will be lots #9 and #10 of Willow Ranch, our property #115 and our neighbor's property #110. This pooled water has in effect created a wetland on our property and is an accumulation of snow melt, rain, collection of water run off from ditches from 7 (seven) homes and run off from the adjacent farm field to the west. It should be noted here that our neighbors pump ground and surface water from low lying areas on their lots to the ditches to protect their homes from flooding. This water eventually ends up flowing back onto our property, where it sits as it has no where to go. Please also note that grass and trees do not grow well on the property to the right of the swale, due to constant flooding as the water cannot flow out to Springbank creek.

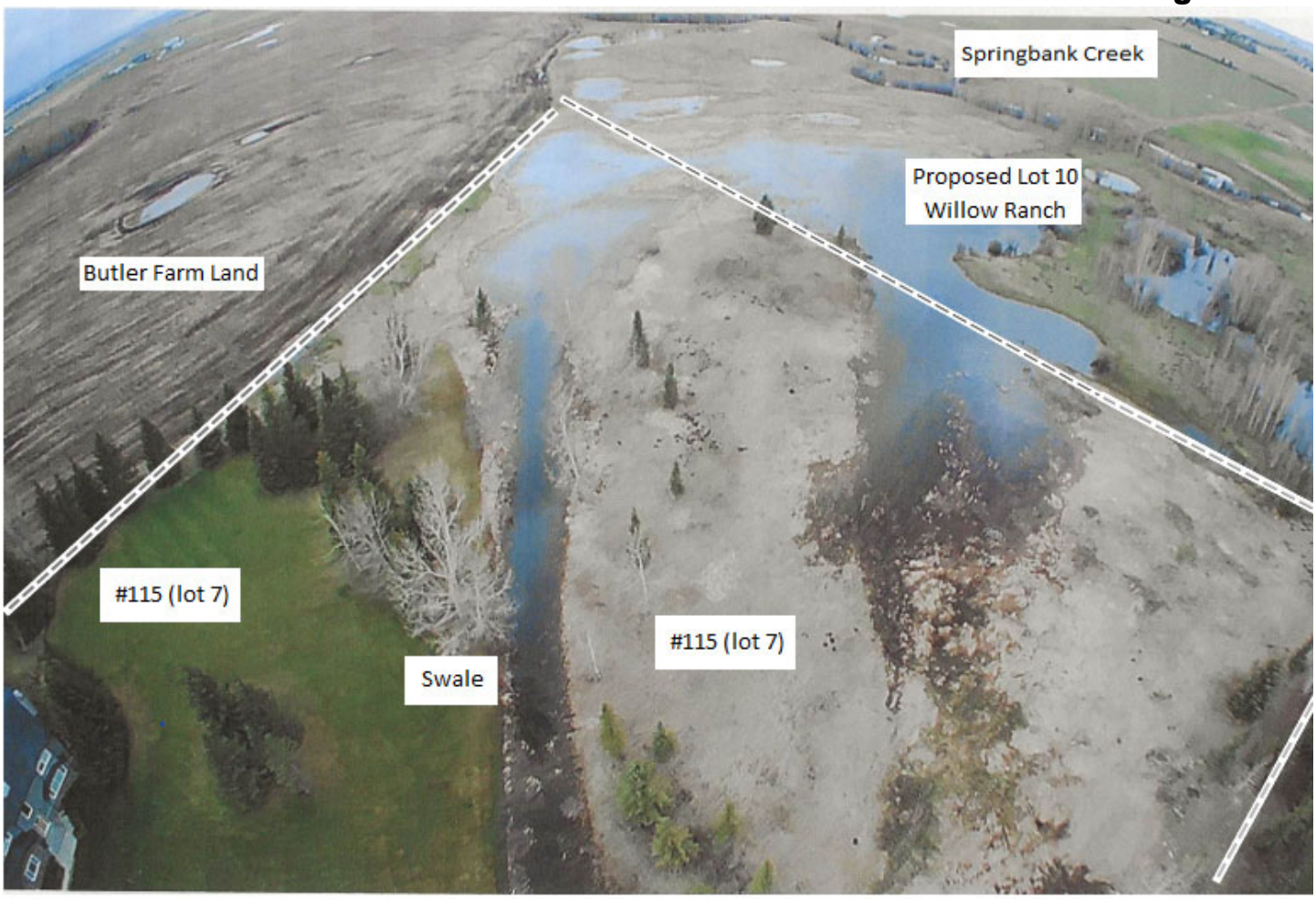

Springbank Creek
Proposed Lot 10
Willow Ranch
Butler Farm Land
#115 (lot 7)
Swale
#115 (lot 7)

Figure 1

Figure 2

It is interesting to note that the study conducted by Westhoff Engineering Resources, Inc. for the proposed Willow Ranch development, has the Swale/roadside ditch water flow for all homes on Westview Estates flowing ***east*** (Figure 3)

This report is incorrect as the water for the properties on the west end of our community flows ***west***, (Figure 4) through our property, to the farmland and then backs up onto our property and our neighbor's property (#110) until the water is either absorbed or evaporates (Figure 1 & 2). Perhaps more research needs to be completed by Westhoff Engineering to more accurately account for the current water flow systems.

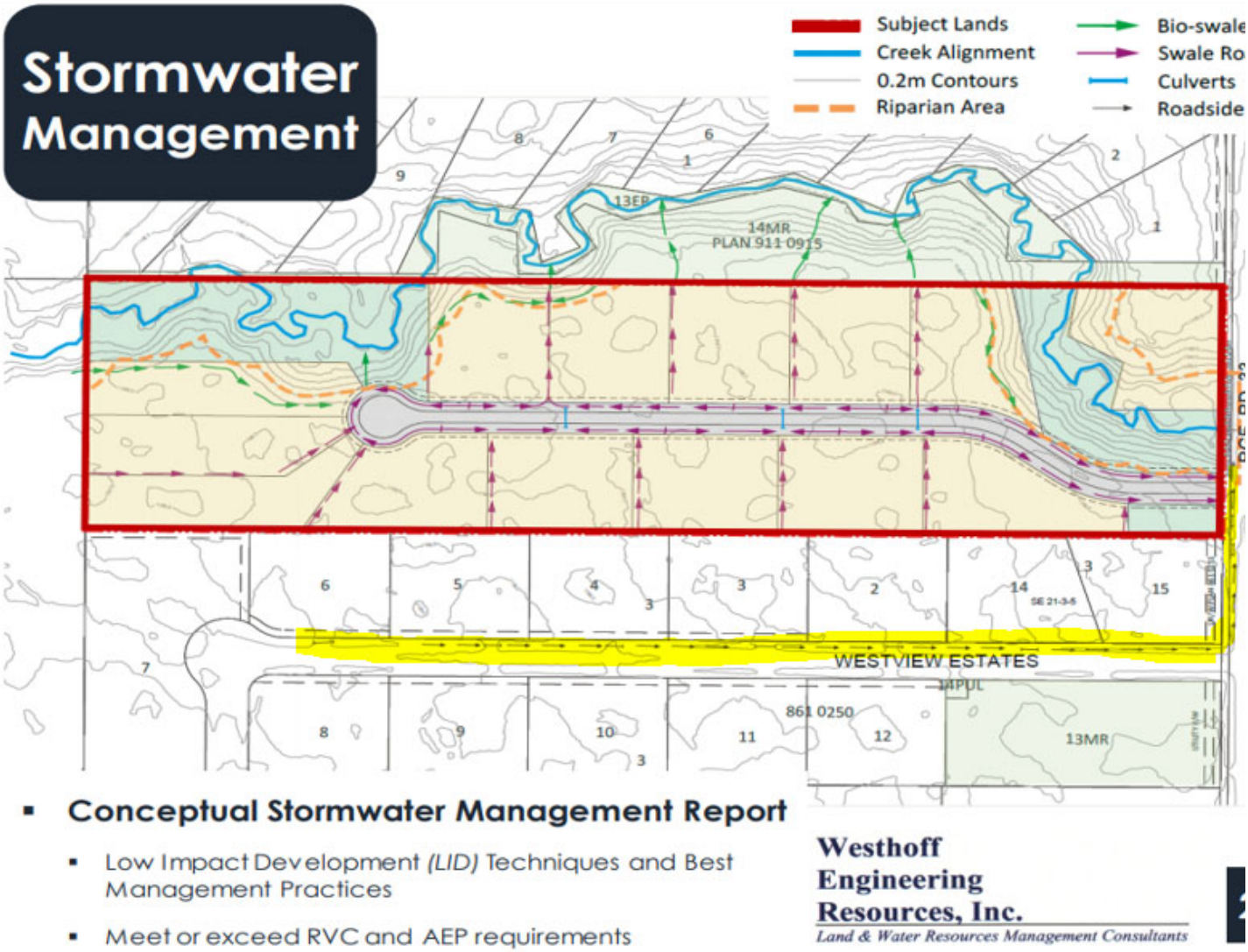

Stormwater Management
Subject Lands
Creek Alignment
0.2m Contours
Riparian Area
Bio-swale
Swale Ro
Culverts
Roadside
13EP
14MR
PLAN 911 0915
WESTVIEW ESTATES
14PUL
861 0250
13MR
Conceptual Stormwater Management Report
Low Impact Development (LID) Techniques and Best Management Practices
Meet or exceed RVC and AEP requirements
Westhoff Engineering Resources, Inc.
Land & Water Resources Management Consultants

Figure 3

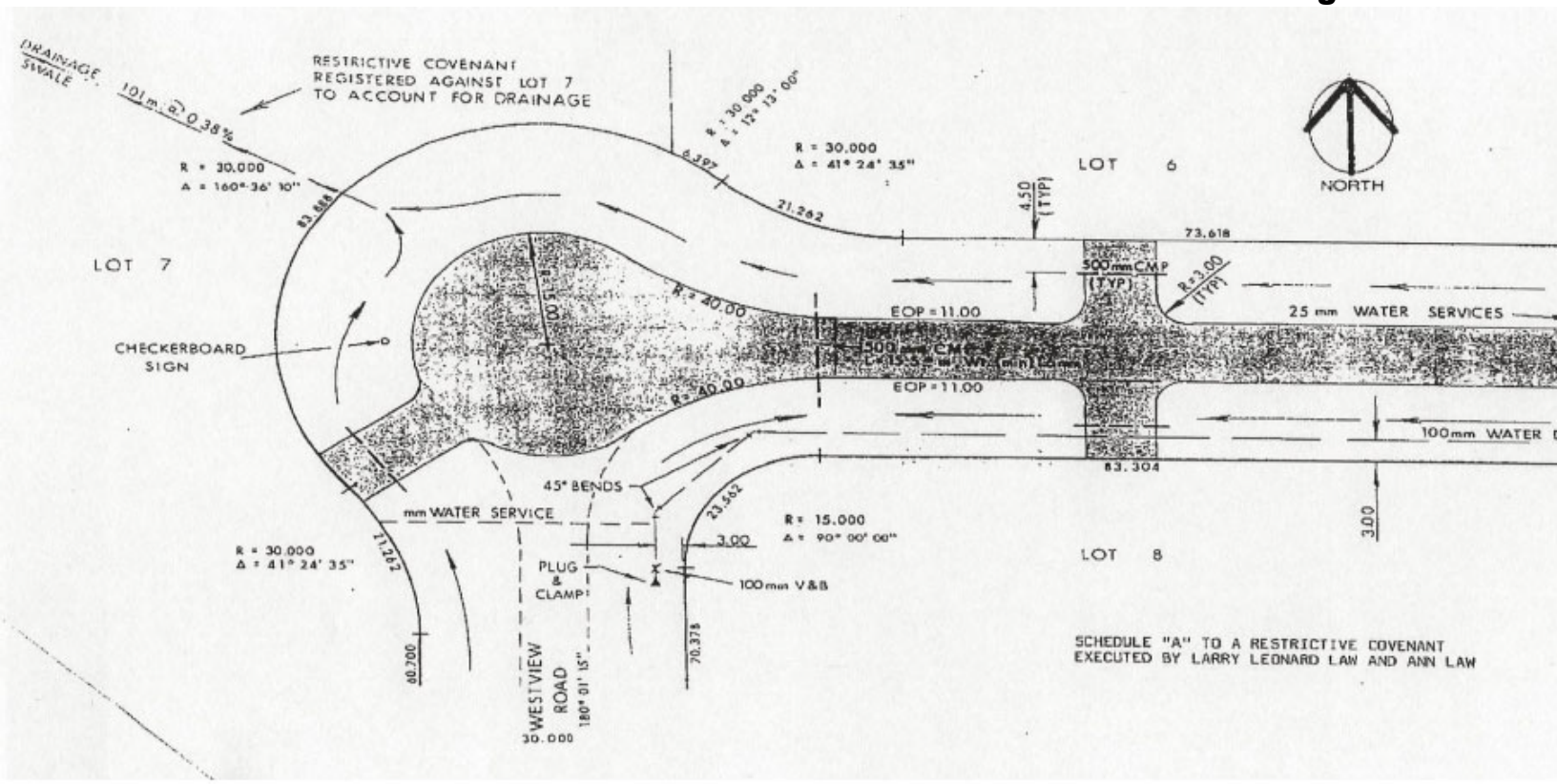


Figure 4

As evidenced by studies conducted by MPE Engineering Ltd. For Rocky View County "Springbank Context Study" July, 2013, Springbank Water Drainage Plan April 26, 2016 and Rocky View Municipal District's "Springbank Context Study" 2009, the importance for well defined drainage and conveyance plans is important for existing and proposed developments. These reports also recommend all stormwater issues identified by the County should be further investigated, prioritized, and remediated as part of a broader Master Drainage Plan. These recommendations have not been carried out in our community, resulting in continuous flooding, mosquito issues, and deterioration of the beauty of our community. Our property, with its stagnant water, mosquitos and mud has become an eye sore to our community and requires upgrades prior to any new development. The constant flooding and erosion of the north part of our property has render that part of our land useless to us and takes away from the "tranquil rural lifestyle" that Rocky View County promotes for Springbank. The property was not intended to be a wetland but has developed into one over the course of its 35-year history. These issues can be remedied by improvements to local drainage courses, culverts, and better wetland management prior to future land use considerations for more effective storm water management

Should Rocky View County and the new Willow Ranch development not recognize and plan for current drainage issues of adjacent communities, or mitigate water flow bottlenecks, then flooding will continue to occur and only get worse. Dealing with the problem after the fact can result in a difficult situation involving developers, private landowners, the municipality, and the provincial regulator. Identifying and resolving this ahead of time provides more opportunity to avoid the issue in the planning and design stage, rather than during an emergency flood event. Good planning and management is a good solution.

Stormwater management is an essential component of development. Managing runoff through defined drainage courses can improve residents' quality of life by managing flood risk, avoiding property damage, and maintaining infrastructure. Implementing sediment and erosion controls before, during and after construction can help eliminate bottlenecks and flooding problems. The importance and prioritization for well defined drainage and conveyance plans is

necessary. Adding new lots to adjacent lands, along with the local soil conditions, and septic fields will only add to the water imbalance and increase drainage requirements. The addition of new septic fields for the proposed development will result in more saturated soils with increased water run off resulting in more flooding.

Please note, we are not opposed to the Willow Ranch development but are opposed to any amendments to land use considerations until Rocky View County can address our Westview drainage and water flow issues and a stormwater management strategy is prioritized and drainage issues have been remedied.

Thank you for your consideration.

Perry and Jill Louie

Date: June 5th 2021

From: Chris & Patricia Giannakopoulos, 100 Westview Estates

To: Logan Cox at LCox@rockyview.ca

Planning & Development Services Department Rockyview County

Cc: Division 2 Council Rep: Kim McKylor – KmcKylor@rockyview.ca
Capital Project Coordinator: Melissa Ferris – Mferris@rockyview.ca
Capital Project Coordinator: Angie Yurkowski – Ayurkowski@rockyview.ca
WalMac Contracting: Dale Caines – Dale.Cains@gmail.com

Subject: Willow Ranch Development, Application Numbers: PL20210057, PL20210058

We received a notification from Rocky View County dated May 14th 2021 regarding the application for development of Willow Ranch property and would like to express our concerns.

We have attended the online presentation regarding the development and we believe that the developers/planners have not given enough consideration to the area drainage. Our neighborhood is Westview Estates and we share a border with the proposed development (Willow Ranch). We are concerned that the new development will either a) create new drainage issues or b) compound existing drainage issues we are dealing with.

We have reached out to Rocky View several times to help us remedy our neighborhood drainage. Currently, our neighborhood has the following issues:

- Very little drainage on the east end. Very little pitch on our northern ditch results in almost zero drainage to the culverts on Range Road 33. The southern ditch does not lead to a culvert and instead is a dead end.
- Flat ditches in the middle of our neighborhood result in pooling water.
- Flawed drainage on our west end results in water backing up into our neighborhood.

Area Conditions

The area has a high water table, the ground has considerable clay, and most of the neighborhood is flat (water sits in yards and ditches). Under these conditions basement sump pumps are constantly discharging and many homeowners set up manual pumps in their yards to drain their yards. Additionally, the surrounding farm lands pitch towards our neighborhood, so we receive a lot of water on the west end.

After heavy rains, residents often need to pump surface water away in order to protect their residences. Half of the neighborhood pumps into the non-sloped ditch, resulting in sitting water. The other half has ditches that slope westward where the water ultimately has nowhere to go. The water starts backing back up into the neighborhood (water cant get out on the west side).

Development Plan

Regarding the west end, Rocky View approved the development plan in 1986. The drainage for the neighborhood is supposed to drain from our neighborhood to a swale, and then into Springbank Creek. Unfortunately this is not occurring. Once the water enters the swale, it encounters a large wetland, which, over the course of Spring/Summer, becomes very large and deep, resulting in water backing up into our neighborhood via the swale. I'm not sure if this was once clear and subsequently became blocked due to siltation or farmland activities, but it currently is not functioning.

Solution to West-End Issue

We believe the solution is fairly simple, and have reached out to Rocky View several times. We have purchased topographic data, and have had renderings/maps created which shows the issues we face. We have also taken many aerial photos and have spoken to all of the adjacent landowners. The landowners all agree that this is a problem area, and they have agreed to work with us in resolving this issue. Unfortunately we need Rocky View to become more engaged.

We believe that there may be a low cost solution for the west end and have shared this information with Rocky View. The correction involves extending the current the swale along the western border of Westview Estates and along the western border of Willow Ranch, and into Springbank Creek. This solution will give Westview estates and Willow Ranch the ability to direct excess surface water Springbank Creek.

Additional Drainage Considerations

The center part of our neighborhood also has little recourse for diverting excess surface water. There are instances where residents' only recourse is to pump water from their property into the proposed Willow Ranch lands (e.g pump beyond the fence into the farmland). Pumping into the ditches is not helping because there is no slope. A swale that is centrally located between the two neighborhoods and directed toward the creek may provide relief.

The far east side of our neighborhood has ditches that need to be re-graded so we can divert surface water to the ditches along range road 33 (which I believe Rocky View has identified culverts that need to be modified/update).

Rocky View Correspondence

We began communicating with Rockyview in early 2020 about our drainage issues. We have communicated with various individuals and have shared the data we have collected. In November 2020 we sent a letter to Rockyview requesting assistance and have not received any formal response. I have enclosed this letter, which also includes some photographs of the problem on our west end.

Conclusion

The development of Willow Creek will further isolate Westview Estates from potential drainage relief. We believe that it is in the best interests of Willow Creek, Westview Estates, Rocky View, and other adjacent landowners if we solved this problem as soon as possible. We are not opposed to the

development as long as a comprehensive drainage study includes Westview Estates, and that a solution for drainage is presented that would benefit all residents in the immediate area.

Yours truly,

Chris Giannakopoulos

Patricia Giannakopoulos

November 6th, 2020

Rocky View County
Attention: Al Hoggan
Chief Administrative Officer
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: West View Estates Drainage

Dear Sir:

We, the residents of West View Estates, wish to notify Rocky View County of two surface water run-off problems in our development that require attention and action by Rocky View. The problems have built up over time as the water drainage paths have been slowly obstructed by sedimentation and vegetation. Your assistance and action to correct these problems is requested.

Back in 1985, Rocky View approved the development plan for West View Estates. This Approval included the construction of a road along with collection and outflow of surface water run-off. On the west end, the collected water is supposed to drain through a swale on lot 7, then off of the West View lands and eventually into Springbank Creek (see enclosed **Diagram A** from Restrictive Covenant 86103932). On the east end, the surface water is supposed to drain into the ditches along range road 33, and into Springbank Creek.

After 35 years, the drainage paths beyond West View boundaries have become constricted by gradual accumulation of silt and vegetation. In times of spring runoff and high rainfalls, these constrictions cause water levels to back up into West View. Though the drainage system is the responsibility of Rockyview County, the residents have maintained the ditches within West View to the best of their ability. We have come to a point where residents cannot do anything further without Rocky View County's commitment and leadership.

Our problems are most severe on the west end of our lane where the surface water runoff is now significantly impeded from flowing through to Springbank Creek. Photos taken in the spring of 2020 shows how the water backs up onto lots 6 and 7 (see enclosed **Photos A, B, and C**). As you can imagine, the owner of lot 6 is very fearful that one day this situation will result in the flooding of his home. This constriction is beyond the boundary of our development and therefore we must rely on the County to restore this drainage channel.

On the east end of the West View lane, the County ditches along range road 33 have silted in to the point where water backs up into the West View ditches causing unnecessary pooling, stagnant water and vegetation issues. Having proper drainage allows us to control the vegetation, reduce insects (mosquitoes) and enhance the appearance of our properties.

This year, we obtained contour maps for the general area. The maps show the grades directing surface water run-off from our neighborhood as well as surrounding properties. This surface run-off converges into the west end of our neighborhood. The maps also show the run-off into the east end ditches leading to range road 33.

The detailed topographic data we obtained show elevations of the area and reveal the drainage constraints that have developed. The maps clearly show the drainage area feeding the West View drainage system to be well beyond the bounds of the West View development. This situation is seriously exacerbating the growing problem at the west end of our lane.

On the basis of:

1. The Approval issued by Rock View for the West View development, defining the collection and drainage paths for surface water,
2. The constriction of the drainage channel to Springbank Creek beyond the boundaries of West View,
3. The large extended area beyond the West View development boundaries draining into the West View drainage system, and
4. All lands that require work to resolve the West View surface water problems are beyond the boundary of the West View development,

we ask that the County of Rocky View take the following actions:

A) Restore the drainage channel to Springbank Creek as initially approved, and
B) Restore the drainage inverts along range road 33.

The restoration of the drainage channel to Springbank Creek on the west end is most urgent since potential weather events that could flood the lot 6 home are unpredictable. Enclosed is **Diagram B** which shows a potential remedy.

Representatives of West View will be pleased to meet with you and your staff to further explain the issues and assist Rocky View in any way that leads to early restoration action/ work that eliminates these surface water problems. The contact person for West View is Chris Giannakopoulos: phone (587) 586-8846 : email cgslay@gmail.com.

Yours truly,

West View Residents (below)

Names, addresses and signatures are below.

Cc:

Kim McKylor – Division 2 Councillor
Joseph Thoms – Supervisor | Capital Project Management
Bianca Duncan – Engineer | Planning & Development Services

West View Estates Drainage Letter to Rocky View Nov 2020

Lot 1: Doug Bowles 20 Westview Estates T3Z 2S9	Lot 7: Perry Louie 115 Westview Estates T3Z 2S9
Lot 2: Rob Sadownyk 38 Westview Estates T3Z 2S9	Lot 8: John Batiuk 101 Westview Estates T3Z 2S9
Lot 3: Djordje Petrovic 50 Westview Estates T3Z 2S9	Lot 9: Heather Harrison 83 Westview Estates T3Z 2S9
Lot 4: Stephen Smith 70 Westview Estates T3Z 2S9	Lot 10: Leon Lyszkiewicz 69 Westview Estates T3Z 2S9
Lot 5: Gary Houston 84 Westview Estates T3Z 2S9	Lot 11: Dennis Sundgaard 51 Westview Estates T3Z 2S9
Lot 6: Chris Giannakopoulos 100 Westview Estates T3Z 2S9	Lot 12: Brenda Spilker 39 Westview Estates T3Z 2S9

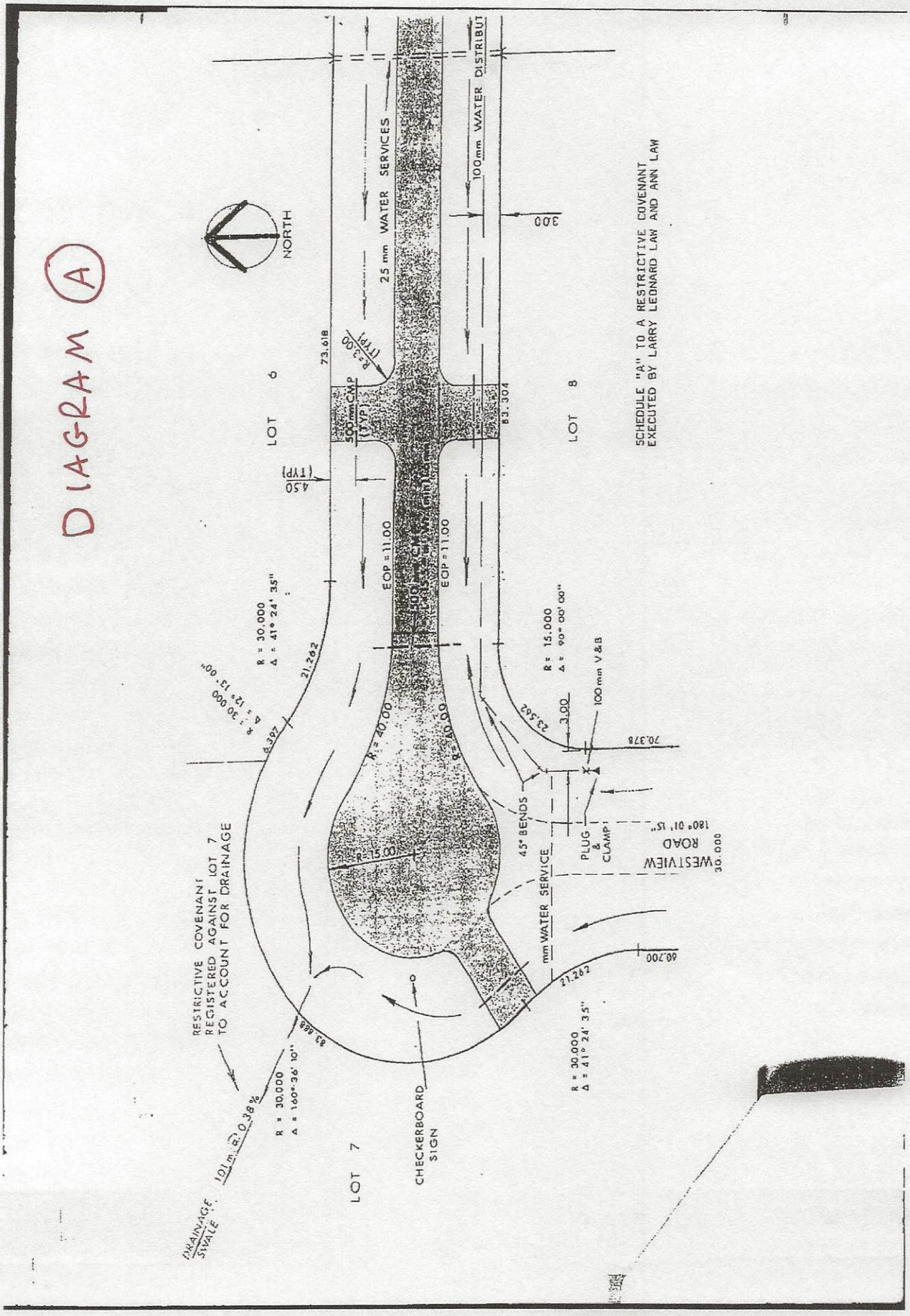


DIAGRAM (A)
NORTH
25 mm WATER SERVICES
100mm WATER DISTRIBUT
LOT 6
LOT 8
LOT 7
SCHEDULE "A" TO A RESTRICTIVE COVENANT
EXECUTED BY LARRY LEONARD LAW AND ANN LAW
RESTRICTIVE COVENANT
REGISTERED AGAINST LOT 7
TO ACCOUNT FOR DRAINAGE
EOP = 11.00
R = 40.00
R = 15.00
R = 30.000
Δ = 41° 24' 35"
R = 15.000
Δ = 90° 00' 00"
100 mm V&B
45° BENDS
PLUG & CLAMP
mm WATER SERVICE
WESTVIEW ROAD
30.000
CHECKERBOARD SIGN
DRAINAGE SWALE
101 m @ 0.38 %
R = 30.000
Δ = 160° 36' 10"
3.00
4.50 (TYP)
73.618
83.304
70.378
60.700
83.868
21.262
23.562
6.397

PHOTO (A)

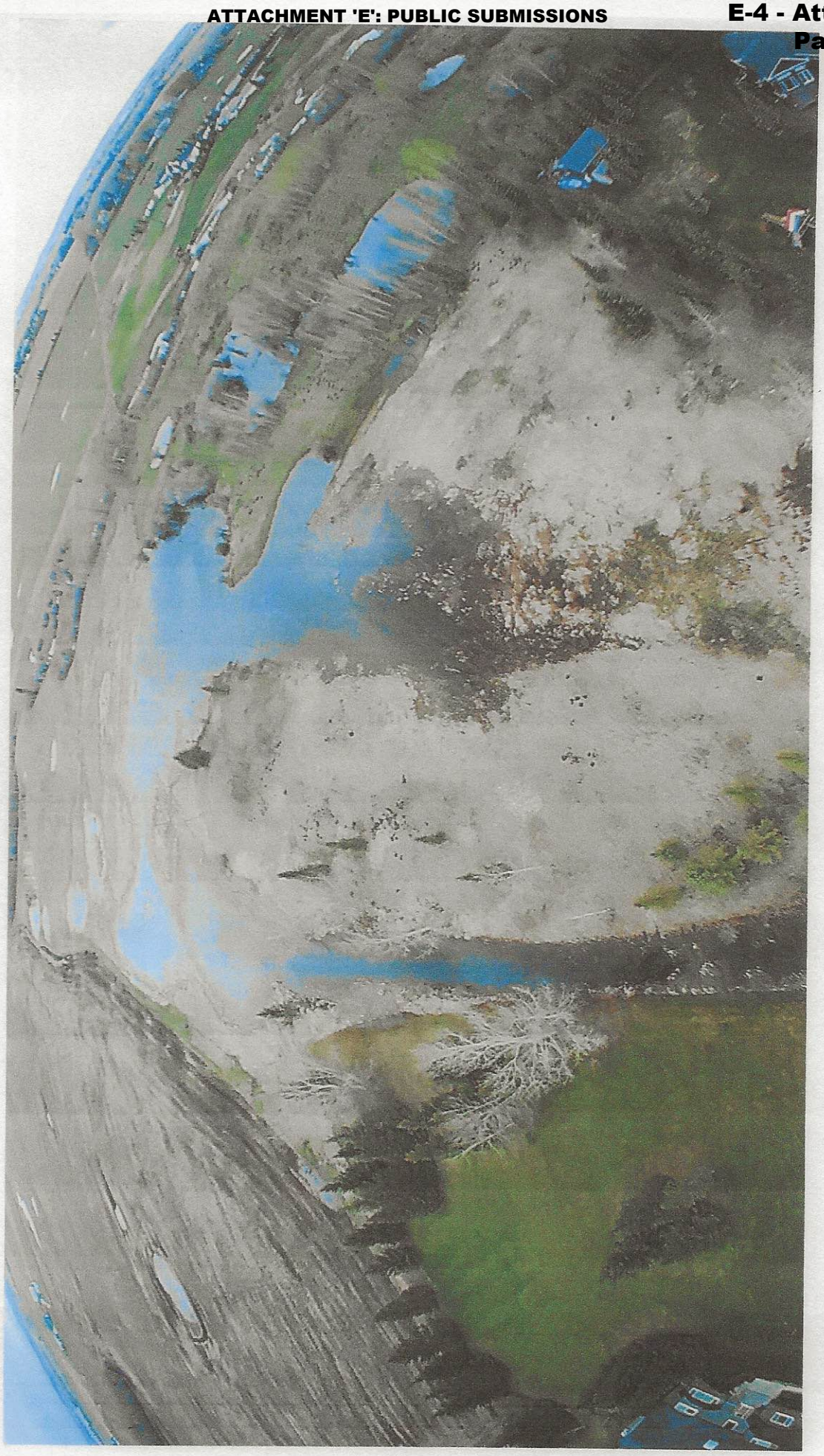


PHOTO (B)

PHOTO ©

DIAGRAM (3)

Logan Cox

From: B.J. Johnson-Wiberg [redacted]
Sent: June 5, 2021 7:08 PM
To: Logan Cox
Subject: [EXTERNAL] - Willow Ranch development

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

Hello!
We are home owners in Hillcrest Estates, and as such, we are concerned about the proposed Willow Ranch development.

Most trees and other vegetation in Springbank have been planted by home owners.....this is a NATURAL AREA along the Springbank Creek much enjoyed by both the wildlife and the homeowners, and it would be unfortunate to lose such.

Also,this particular area seems much more suited for the wildlife than a housing development.....for reasons of drainage, high water table, riparian zone and it is covered in wetlands!
For your consideration.
B.J. and Les Wiberg
#93 Hillcrest Estates
Calgary, Alberta
T3Z 2B9

Sent from my iPhone

Date: June 4, 2021

From: Dennis & Jennifer Sundgaard, Lot 11 West View Estates.

Street Address: 51 Westview Estates, Calgary T3Z 2S8

To: Logan Cox at LCox@rockyview.ca

Planning & Development Services Department

County of Rocky View

Cc: Division 2 Council Rep: Kim McKylor - KMcKylor@rockyview.ca

Capital Project Coordinators: Melissa Ferris & Angie Yurkowski

mferris@rockyview.ca ayurkowski@rockyview.ca

Subject: **Application Numbers PL20210057 (re-designation) and PL20210058 (Conceptual Scheme). Plan 811 1225, Blocks 1 and 2; SE 21-24-03 W5M, known as Willow Ranch**

We are sending this letter in regards to the above referenced applications and wish to advise that we have serious concerns with the proposed development called Willow Ranch. Our concerns are not solely with the proponent's applications but also include the County of Rocky View. Our support or objection to the re-designation and conceptual scheme is based on the satisfactory resolution, or not, of the collection, drainage and diversion of surface water from West View Estates into Springbank Creek.

The County of Rocky View is well aware of the surface water issues of the West View development. They were outlined in detail in a letter signed by all lot owners in West View Estates and sent to the County back in November, 2020. To date, Rocky View has not made any commitments relative to remedying this situation. The solution is astonishingly simple. "Restore the drainage channel from the northwest corner of West View to Springbank Creek." The County approved the West View development in the mid-1980's, which included drainage and diversion within the West View boundaries. Unfortunately, the restoration required is outside West View lands and therefore is the responsibility of Rocky View. We make this claim based on the obvious implied responsibilities of Rocky View to consider the entire drainage system when ultimately approving the West View Development. However, we are not aware that this consideration was ever done. Consequently, we believe Rocky View has the responsibility to review the entire drainage area surrounding the proposed Willow Creek Development, including West View Estates, and ensure the installation and long term performance of an acceptable drainage system.

There are two conditions to obtain our support of the applications:

1. Secure long-term drainage by installing (or otherwise) a swale/channel to Springbank Creek from the existing swale extending through lot 7. Long term performance would include a registered right-of-way complete with appropriate caveats to ensure access for maintenance purposes and no disruption or interference with water flow from West View to the creek. This

condition applies to constructing a swale along the west boundary of Willow Ranch or the restoration of the drainage channel through the farmland to the west of the Willow Creek boundary.

2. As part of the application review process, Rocky View must initiate and complete a satisfactory surface water drainage plan for the area, including lands to the south, west and north of West View Estates (and including West View). These are the lands that currently drain into West View. This extraneous surface water joins West View water and must flow into Springbank Creek via the West View lots, ditches and ultimately the swale on Lot 7. Currently, this water is prevented from flowing to Springbank Creek because the channel outside of West View silted in over the years. During heavy rains and/or spring runoff, large pools of water accumulate on Lot 7 and extend onto an adjacent lot, threatening to flood the home. This condition was experienced in 2020, as illustrated in the community letter referenced above.

   Surface water from the proposed Willow Ranch lands also flows into West View and we expect any Approval issued for the above referenced applications would include proper caveats and enforcement measures to ensure that any development direct all surface water away from West View lands in perpetuity.

In summary, objections we have with the Applications rest with the need to remedy the surface water drainage problems suffered by residents of West View. If these issues are ignored for the subject development applications for Willow Ranch, West View residents will be burdened with surface water problems in perpetuity. Appropriate conditions included in any approval for Willow Ranch are our last chance to have these problems corrected. Our position is that Rocky View must lead and ensure satisfactory resolution to these problems, as part of the review process for Willow Ridge. And please, don't let West View residents down, again.

In conclusion, we look forward to a positive and amicable resolution to the issues described above with all parties. We trust that our West View neighbourhood will be kept informed in a timely fashion of the reviews, issues, proposals and decisions arising from the review process.

Yours very truly,

D.H. (Dennis) Sundgaard

Jennifer Sundgaard

Logan Cox

From: Gary Houston [redacted]
Sent: June 4, 2021 12:54 PM
To: Logan Cox
Cc: Melissa Ferris; Division 2, Kim McKylor; Angela Yurkowski
Subject: [EXTERNAL] - Application Numbers PL20210057 and PL20210058 Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M

Dear Logan:

We understand that the Landowner of the above properties is proposing to have the lands re-designated from R-RUR (4 acre lot size) to R-CRD (2 acre lot size) and has also submitted for approval a conceptual scheme for development on that basis. Our property is at 84 Westview Estates and our Northern property line borders on the subject development. We have reviewed the applicants plans and presentations on its website and have participated in a virtual presentation by the applicant with information about the proposal. Based on this understanding, we have the following comments:

Surface Water, Wetlands and Drainage Plan

The subject lands are basically flat from east to west with pockets and undulations that have historically formed wetlands through the area. The underlying soil is largely clay and the groundwater table is normally very high. Drainage in our community (Westview Estates) is an issue because of the same basic features and we are currently faced with high water that threatens some houses in the spring, inundation of low lying areas, and constant pumping of water from basement sumps. Planning for drainage in our community when it was first developed was not well done and we would not like to see the same error committed to the North and potentially compounding the current situation for ourselves.

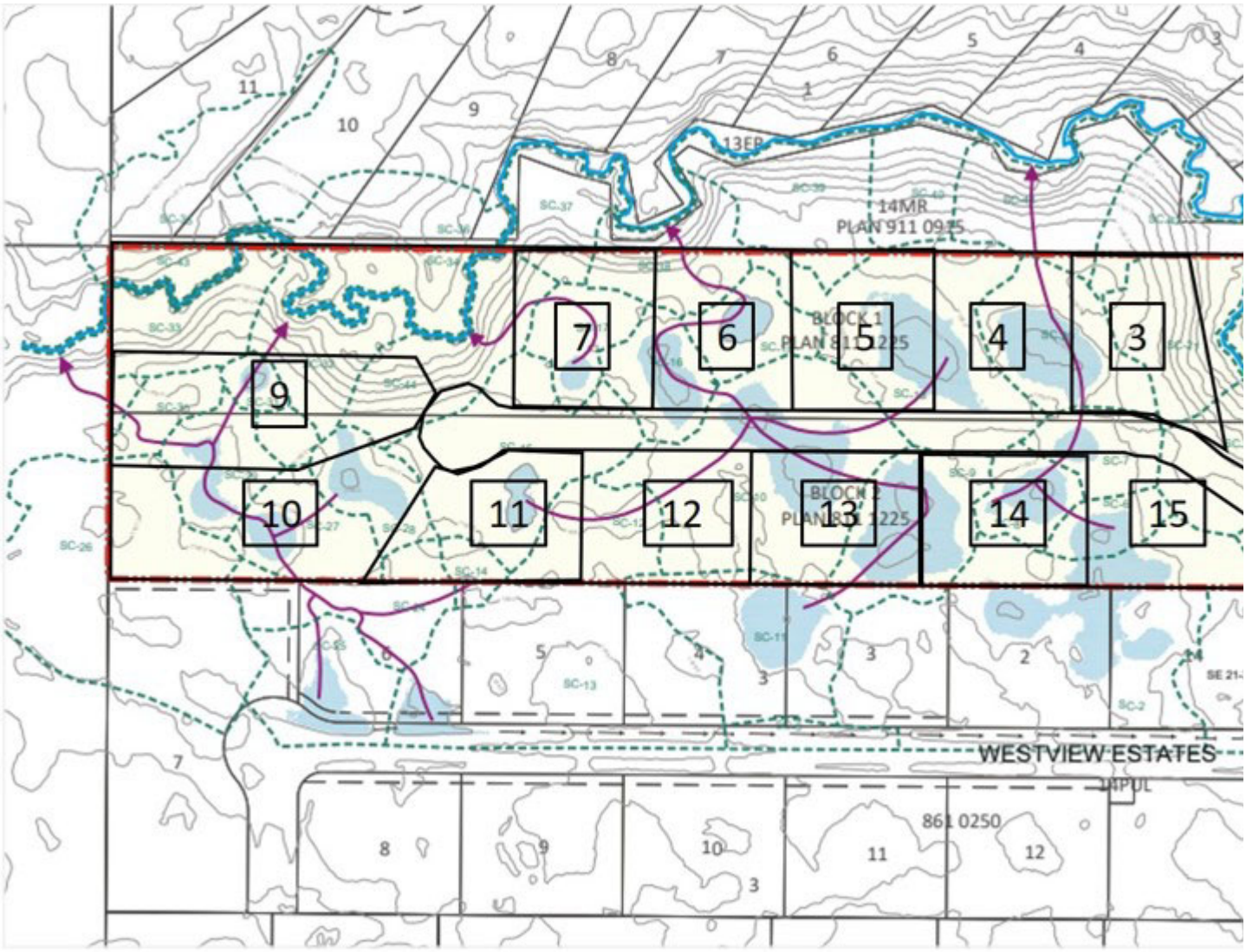
Furthermore, as stewards of the environment, we are concerned with the preservation of the natural environment of the subject lands and would encourage preservation of the existing wetlands and the connectivity of the area for wildlife moving along the creek through to the Elbow River. We frequently see deer, fox, coyotes, owls (and the occasional moose) on the lands and the area is popular with waterfowl and other wildlife such as frogs that frequent wetlands.

The applicant has said all of the right things in its presentation (page 13, Conceptual Scheme, March 2021):

- Retain the Springbank Creek drainage and designate an associated riparian setback.
- Retain, where possible and practical, the site's identified wetlands.
- Restrict, where possible and practical, development disturbances associated with each new residential lot to pre-determined building envelopes

Our concern is that these statements don't seem to be supported by sufficient work to demonstrate that these goals can be effectively achieved and are compatible with the proposed 2 acre development scheme. This concern is amplified by the frequent use of the words "where possible and practical". The Stormwater Management Plan (Section 3.4.3 of the Conceptual Scheme, page 25 and 26) for example indicates that a report was prepared with a recommendation to "Provide a site specific plan at the sub-division stage". This does not provide Rocky View County with sufficient information to determine whether 2 acre lots are compatible with the above mentioned objectives or whether "possible and practical" will become "impossible and impractical" due to the smaller lot sizes.

As an illustration of this concern, we have overlaid the proposed lot boundaries onto Figure 6 Topography and Surface Drainage (Page 12, Conceptual Scheme, March 2021) in the figure below:



As can be seen from this picture, the lots 10, 13, 14, 6 and 4 are significantly characterized today by wetlands. It is unlikely that these lots will be compatible with the development of a luxury home, as envisioned by the applicant, without draining the existing wetlands. In fact, the access road contemplated with associated ditches will do just that.

We also note that the applicant is proposing to “restrict development to pre-determined building envelopes” as a means of protecting wetlands and treed areas. We imagine that any such restrictions will be embodied in restrictive covenants attached to the land titles. While the intention is in the right direction, our experience with such legal restrictions is that their effectiveness will depend on effective enforcement by the responsible authority. We understand that if the application is accepted by Rocky View County under these conditions that Rocky View County also accepts its responsibility to provide the effective enforcement if a non-compliance complaint is received from an adjacent landowner.

Sewage Treatment

We note that the applicant has conducted a study and reports in Section 3.4.2 Wastewater Service that:

> ***The conclusions and recommendations of the report indicate that the soil conditions within the Plan area can support treatment of septic effluent with mounded septic fields due to the shallow water table and low permeability of the clay found across the site.***

Rocky View County has indicated on its website that it "relies on the Model Process Reference Documents and the Alberta Private Sewage Systems Standard of Practice to guide its decisions on the testing, installation, permitting and compliance monitoring requirements for PSTS" (Requirements for Wastewater Treatment Systems (Policy C-449) (rockyview.ca), page 3). In particular, in the MODEL PROCESS REFERENCE DOCUMENT TO GUIDE MUNICIPAL CONSIDERATION OF SUBDIVISION AND DEVELOPMENT USING PRIVATE SEWAGE TREATMENT SYSTEMS, July 2004 (PSTS-Process.pdf (rockyview.ca)), it is stated that (Page 3):

> ***When considering proposals for subdivisions or developments not served by a municipal sewer system, the Subdivision and Development Regulation requires that a municipality consider the suitability of the land for a private sewage disposal system.***

Again, considering the commitments to maintain wetlands and treed areas and to restrict building to designated sections of each lot, and also considering the significant impairment of the lots noted above with respect to the amount of wetland, we are concerned that Rocky View County ensure it has sufficient information prior to taking any decision to approve the reduction in lot size from 4 acres to 2 acres. In particular, the **"suitability of the land for a private sewage disposal system"** will be significantly impaired by the commitment to leave substantial portions of each lot as wetland.

Summary

In consideration of the concerns listed above, we do not consider that the applicant has provided sufficient information to the Rocky View County to make a decision regarding the subject application. We consider that there is a blatant conflict in the proposal between the commitment to protect and preserve the existing environment represented by significant wetland resources and the areas tree cover. A more detailed drainage study is required to more accurately assess the impact of the proposed development on the area wetlands. Such study should identify the wetlands that must be drained by the development such as those that are directly intersected by the road, and the proposed controlled elevation and area for those wetlands that can be preserved. Furthermore, location of building sites and location of PSTS installations should be identified to ensure that they will fit on the proposed 2 acre lots with wetlands intact. Finally, Rocky View County should clarify the nature of the legal instruments proposed to "restrict development to pre-determined building envelopes" to ensure that the instruments are suitable for future enforcement if necessary by the County.

We consider that development of 4 acre parcels, as per the current land designation as R-RUR, could be possible and practical while preserving existing wetlands and treed areas. The 4 acre lot size provides more flexibility to locate buildings and other installations such as PSTS around the existing natural areas to preserve the integrity of the environment.

Sincerely,

Gary Houston

June 4, 2021

To: Logan Cox at LCox@rockyview.ca

Re: Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M

Dear Sir:

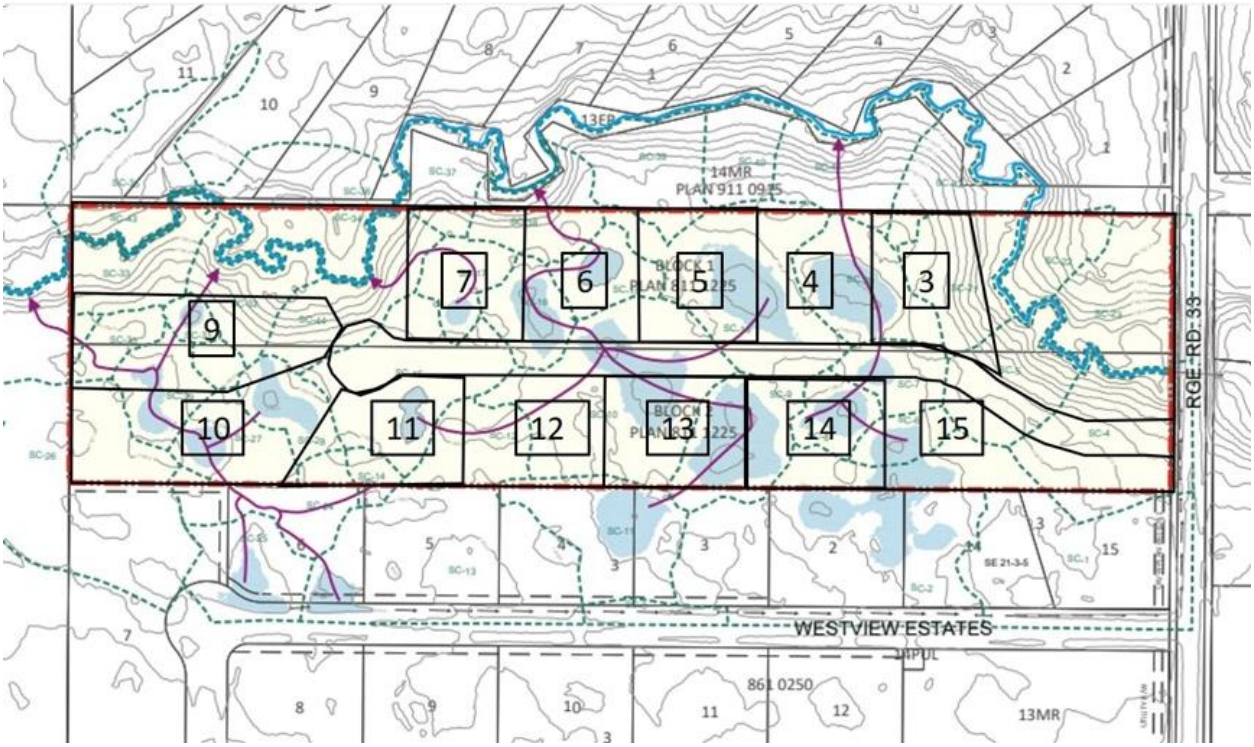
We have received notice from the Rocky View County that the Landowner of the above properties is proposing to redesignate the lands from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size). Also submitted for approval is a conceptual scheme for development of 2 acre-size lots. Our home is at 38 Westview Estates and our northern property line borders the proposed development. We have received the applicants plans and have participated in the Willow Ranch zoom presentation. Being adjacent landowners, who have lived in our home for 21 years, we are familiar with the lay of the land. With knowledge of how poor the drainage and lot design affect a development; we have serious concerns of the new proposed development next to our property. Simply put, we cannot have added drainage issues from additional adjacent landowners.

Drainage/Surface Water/Ground Water/Wetlands:

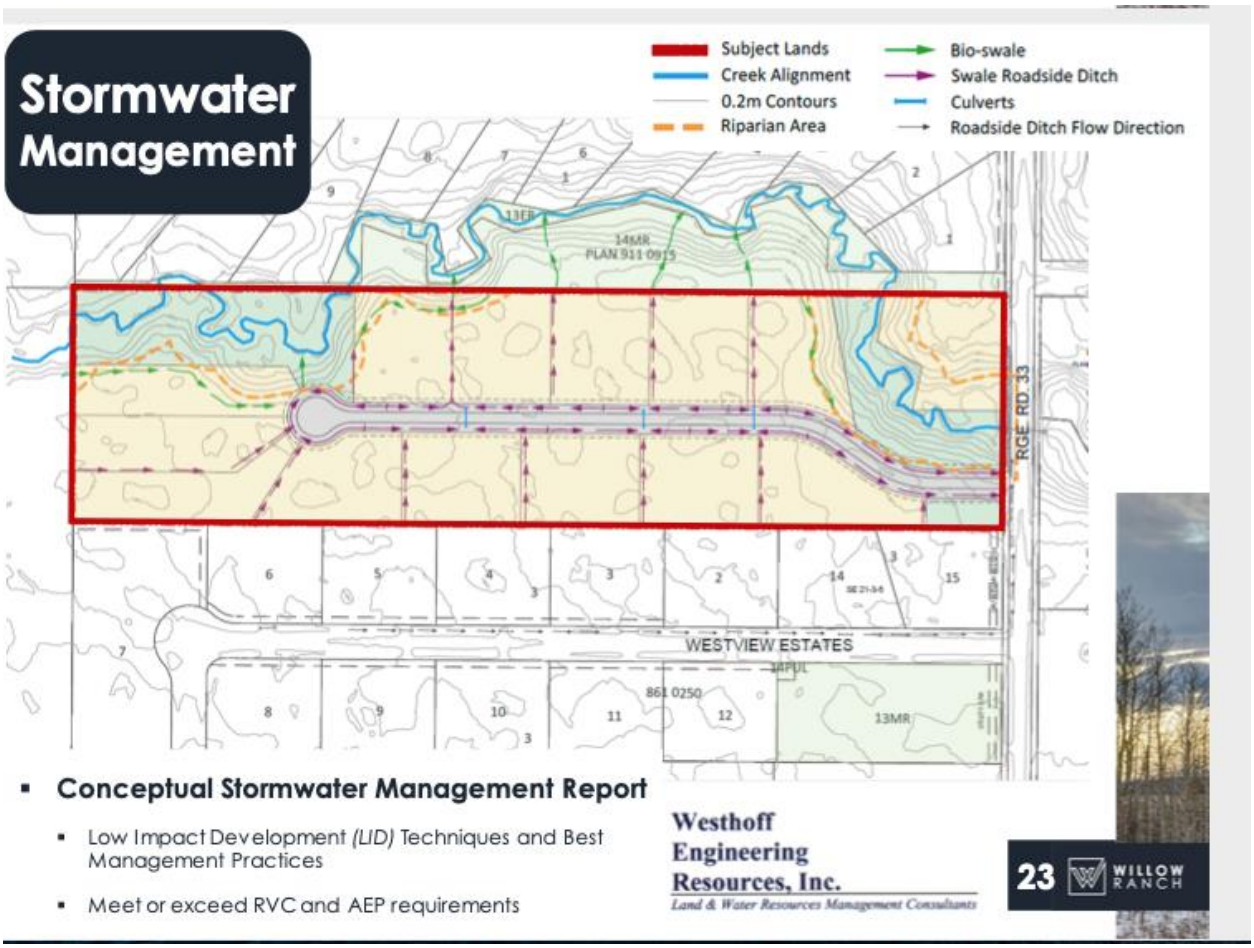
- The greatest concern is that the conceptual plan does not consider topographic elevations in the area. The land is flat, poorly drained with wetlands throughout and a very high-water table.
- It is impossible to show house locations on the conceptual plan without fully understanding the topography and how yearly variations in precipitation (snow and rain) have a significant impact on the landscape.
- There has been no work on historic precipitation and how it influences the size and duration of the seasonal wetlands on a year-to-year basis. If there is a lot of snow the ponds fill up; Subsequently, if it is a rainy June the ponds grow larger and can last throughout the summer. Preparing reports and water volume calculations during this dry season is not indicative of how the wetlands fill or how high the water table is.
- Our community faces drainage issues on a seasonal basis. Due to the high water table, along with inundation of snow or rain in the spring in the low lying areas, our homes need to pump water from our basement sumps. Our poorly graded ditches, which we rely on heavily in the spring run off season, compound the problem.
- As the conceptual scheme is laid out, it is hard to imagine houses cramped between the wetlands in a wet year. Mosquitoes would be unbearable, water table high and drainage a significant challenge.
- To create drainage to the north to Springbank Creek, many of the wetlands would have to be drained which contradict the concept of keeping the wetlands intact.
- The presenter stated: Soils in the wetlands have been created over the last 10,000 years since the last glaciation and should be preserved. If this is the case – why would he want any development then?
- This land is a located in a unique environmental setting with an adjoining riparian zone, existing wetlands and a wildlife corridor. Having redesignation to CRD 2 acres lots will have ramifications to the environment that exists.

- The current rural RUR designation ensures better protection of the environment. Two acre lots will prevent the grazing of horses on these properties. It is a perfect grazing ground for horses with natural wetland bodies to drink from and the horses coexist nicely with the natural setting.

- Topography and Surface Drainage Map below:



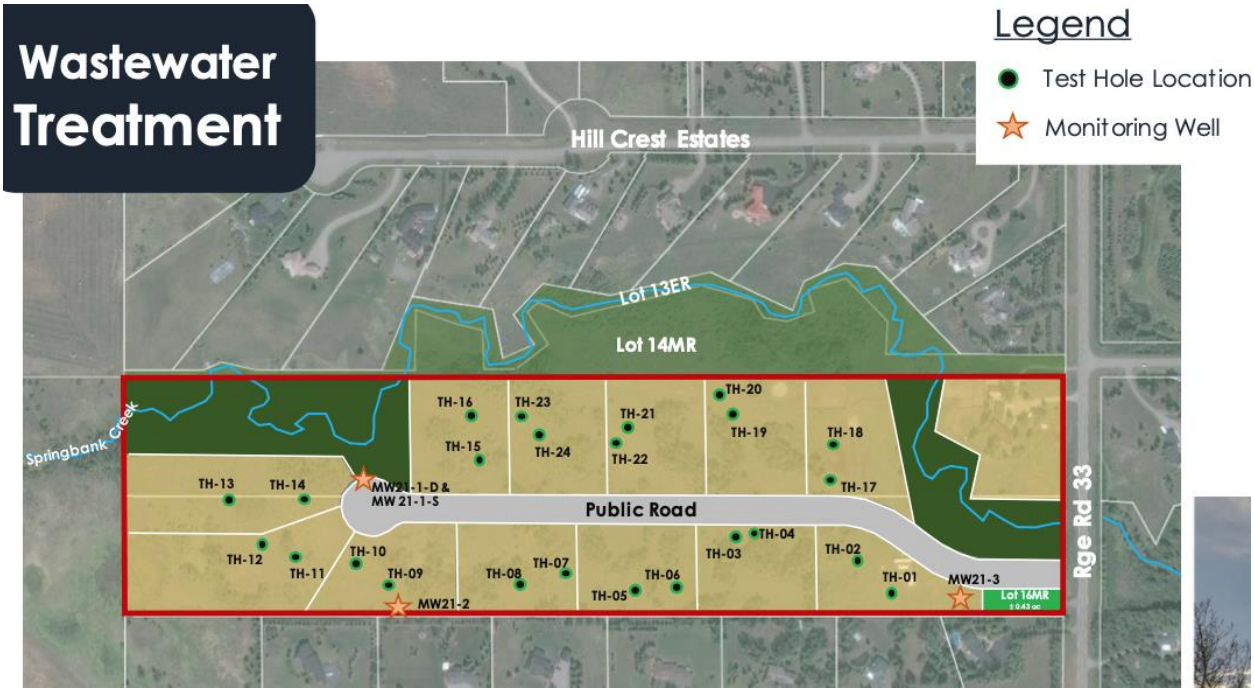
- Lots 10, 13, 14, 6 and 4 are significantly characterized today by wetlands. It is unlikely that these lots will be compatible with the development of a luxury home, as envisioned by the applicant, without draining the existing wetlands. In fact, the access road contemplated with associated ditches will do just that. It is also important to note that we are the home on lot 2 and the wetlands spill over onto our lot.



- It was mentioned by the applicant that restrictive covenants will be attached to the land titles in regards to preserving the wetlands. This is a contradiction to what the development is proposing as the wetlands will be drained according to the proposed drainage plan.

Sewage Treatment

A map has been provided in the Willow Ranch presentation showing mounded septic fields placed in between the wetlands and treed areas, along with homes also squeezed in that will range in size of 3000 square feet or more. It will be extremely challenging to fit mounded septic fields on 2 acre lots given all of the surface constraints.



In Conclusion

With the concerns we have mentioned above, the applicant has not provided suitable information to the Rocky View County to consider the ramifications of the drainage issues the new development will face as well as to the adjacent landowners. As residents who have lived here for 21 years, we are fully aware of the pitfalls of a poorly designed development with poor drainage and cannot afford additional water onto our property from another poor design. The Westview community has asked the county multiple times to correct our ditches to improve drainage but have had no success. In wet years, Westview needs to pump either ground water or surface water from low lying areas on our lots to the poorly graded ditches. On our lot (Lot 2) we actually share a low spot where water collects with the proposed development.

There is a blatant contradiction, in the proposal between the commitment to protect and preserve the existing environment represented by significant wetland areas and the tree cover. A more detailed drainage study is required to more accurately assess the impact of the proposed development on the area wetlands. The study should identify the wetlands that must be drained by the development such as those that are directly intersected by the road, as well as the wetlands that are drained by the proposed swales on the individual lot boundaries. Restrictive covenants placed on the new landowners not the drain the wetlands contradicts having to drain those wetlands to preserve basements in wet seasons.

This is an anomalously dry spring so far and there is very little ponding from snow melt and the June rains have not yet arrived. Currently most of the wetlands contain no water. In order to create a proper development plan, it is critical to observe and monitor yearly variations in the amount of water in the wetlands, ground surface saturation and water tables. As well, it is important to measure mosquito counts as that area would be virtually unlivable in late spring and early summer due to swarming mosquitos. It is difficult to imagine estate homes in a mosquito breeding ground setting. Upon all the issues of poor drainage, wetlands, high water tables, riparian zones and the natural environment, **we absolutely do not support rezoning the land into R-CRD two acre lot size.** We consider that a development of 4 acre lots with the current land designation of R- RUR would be appropriate with a well defined and detailed drainage plan. This would be a practical solution while preserving the wetlands and treed areas. We have enjoyed for 21 years watching the horses drink from the wetlands and blend in with the natural environment. This area of Springbank is unique in that horses are an integral part of the recreation and scenery. Creating a development that allows for horse ownership and grazing is consistent with the character of the area. This sort of development would blend into the surroundings as there are several barns, horse arenas and horse businesses in the

immediate area. The 4 acre lot size will enable more flexibility to locate home buildings and install PSTS around the natural wetlands and preserve the unique integrity of the environment. Landowners can have horses and indeed own the name Willow Ranch. A more welcome addition to the neighborhood.

Sincerely,

Lisa and Rob Sadownyk,

38 Westview Estates (Lot 2), Calgary, Alberta, T3Z 2S9

Logan Cox

From: Herb Coburn [redacted]
Sent: September 7, 2021 9:03 AM
To: Legislative Services Shared; Logan Cox
Subject: [EXTERNAL] - Willow Ranch

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

Good morning and thank you for taking the time to read this email. We have three concerns regarding this development. The first and most important to us is the redesignation of municipal reserve to country residential. The creek and its ravine are an integral part of the terrain housing much local flora and fauna which would be lost should this development proceed as planned. Ensuring a setback that would allow this natural area to continue to flourish would make this project much more palatable. Second is the question of drainage. The County of Rockyview spent a long time developing a comprehensive drainage plan for all of Springbank. We do not see how the proposed solutions to the drainage problems this proposal will encounter are adequately addressed. More in-depth attention needs to be paid to this concern. Thirdly but certainly not any less important is the use of septic mounds compared to a septic field. We have been residents of Springbank since 1993. Our septic system and field have worked admirably well as we are on the top of the local rise in geopgraphy. However, several of our neighbours whose houses are situated lower than ours have had septic issues over the span we have lived here. We question what the percolation test results are for the development and whether they meet county guidelines for subdivsion. In closing, we are not against this development. Rather, we want to ensure that it continues to keep Springbank the beautiful place it is. Herb and Helen Coburn, 52 Hillcrest Estates, T3Z2C1