

Julie and Paul Tarjan

43240 Township Road 283, Rocky View County AB T4C 2W6

Planning and Development Services, Rocky View County

Sent by email to LCox@rockyview.ca

262075 Rocky View Point

June 13, 2021

Rocky View County, AB, T4A 0X2

Dear Sirs:

Re: **File Number: 08816005**

Application Number: PL20210082

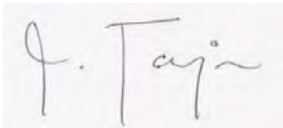
The undersigned, Julie and Paul Tarjan, reside on the SW ¼ of Section 22, Township 28, Range 4, W of the 5th Meridian. Our land is directly across Township Road 283 from the applicant's property.

This submission is to express our strong opposition to the above mentioned application.

Our reasons are the following:

1. In 1979, we have purchased, and have built our residence on, our ¼ section, because of the Agricultural General zoning of our property and adjacent properties. This zoning allows only a Primary Residence, plus one auxiliary residence, a total of 2 residences on a ¼ section. We are desirous of maintaining the low density, country lifestyle afforded by our existing zoning.
2. We do not understand how the applicant has already been permitted to build 2 houses, plus a riding arena on his property of only 78 acres, less than 1/8 of a section. This is already an intensification of the density permitted in an Agricultural, General district. The existing development creates excessive traffic, noise, and dust.
3. To permit redesignation and further subdivision on the applicant's already overbuilt parcel, will undoubtedly open the door to further future subdivision, not only on the applicant's, but on other nearby parcels.
4. On our land, we have made a determined effort to devote our property to the preservation and protection of the existing habitat and wildlife.
5. Permitting uncontrolled reduction and redesignation of agricultural zoning, will run the danger of creating developments like Bearspaw and Cochrane Lake, destroying our pristine agricultural environment and wildlife habitat, as well as destroying the opportunity to live in a low-density and natural environment.
6. As taxpaying residents, we look to, and expect the Rocky View County, to preserve and protect the way of life that we cherish and wish to continue, and not to allow short sighted greed to destroy our beautiful surroundings.

Respectfully submitted



Logan Cox

From: [REDACTED]
Sent: June 24, 2021 7:31 PM
To: Logan Cox
Subject: [EXTERNAL] -

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

In reference to File number 08816005 Application number PL20210082 I did not receive this notice until June 24th. I do not approve of this subdivision as it will add more traffic . People, dogs noise to an area that my family has lived in for over 100 years . Not to mention more strain on the water table.
Thank you Ed w Deeves

Date 13 Month 03 2022

Rocky View County
262075 Rocky View Point
Rocky View, Alberta
T4A 0X2

ATTN: Mayor Kochan and Members of Council

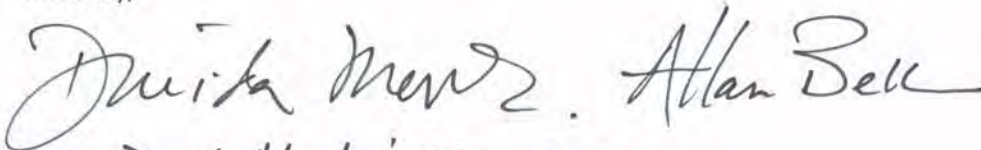
RE: Application for Land Use Redesignation to allow for the creation of a +/-4.0 acre parcel by Redesignation From A-GEN to R-RUR for land legally described as NW 16-28-4-W5M +/- 78.0 acres (Landowners: - Jared and Lenore Oler).

Dear Mayor Kochan and Members of Council:

We are the landowners in the vicinity of the above-mentioned application.

We have reviewed the application and wish to advise Council that we fully **support** this application and have no concerns.

Sincerely,



Name: Davida Monk & Allan Bell

Address: 282237 Range Rd 43
T4C 2W6

Rocky View, AB

Our Legal Description:

Acres: 11 Township: 28 Range: 4 Section: NE16 W 5 M

Date 15 Month 03 2022

Rocky View County
262075 Rocky View Point
Rocky View, Alberta
T4A 0X2

ATTN: Mayor Kochan and Members of Council

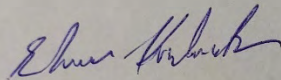
RE: Application for Land Use Redesignation to allow for the creation of a +/-4.0 acre parcel
by Redesignation From A-GEN to R-RUR for land legally described as NW 16-28-4-W5M
+/- 78.0 acres (Landowners: - Jared and Lenore Oler).

Dear Mayor Kochan and Members of Council:

We are the landowners in the vicinity of the above-mentioned application.

We have reviewed the application and wish to advise Council that we fully **support** this application and have no concerns.

Sincerely,

Name: Shane & Christina HambrechtAddress: 281039 Range Road 42
Rocky View County
T4C3A5

Rocky View, AB

Our Legal Description:

Acres: 5E Township: 10 Range: 28 Section: 4 W 5M

Date 24 Month 03 2022

Rocky View County
262075 Rocky View Point
Rocky View, Alberta
T4A 0X2

ATTN: Mayor Kochan and Members of Council

RE: Application for Land Use Redesignation to allow for the creation of a +/-4.0 acre parcel by Redesignation From A-GEN to R-RUR for land legally described as NW 16-28-4-W5M +/- 78.0 acres (Landowners: - Jared and Lenore Oler).

Dear Mayor Kochan and Members of Council:

We are the landowners in the vicinity of the above-mentioned application.

We have reviewed the application and wish to advise Council that we fully **support** this application and have no concerns.

Sincerely,

Name: Ellis + Richard Finck

Address: 283081 Range Rd 42 Rocky View Co AB T4C 2W6

Ellis + Finck

Rocky View, AB

Our Legal Description:

Acres:

Township:

Range:

Section:

W ___ M

SE-22-28-4 W5M

Date 19 Month 03 2022

Rocky View County
262075 Rocky View Point
Rocky View, Alberta
T4A 0X2

ATTN: Mayor Kochan and Members of Council

RE: Application for Land Use Redesignation to allow for the creation of a +/-4.0 acre parcel by Redesignation From A-GEN to R-RUR for land legally described as NW 16-28-4-W5M +/- 78.0 acres (Landowners: - Jared and Lenore Oler).

Dear Mayor Kochan and Members of Council:

We are the landowners in the vicinity of the above-mentioned application.

We have reviewed the application and wish to advise Council that we fully **support** this application and have no concerns.

Sincerely,

Name: David Blewin DEBE

Address: 42070 Rocky View Twp 284
T4C 2Z9

Rocky View, AB

Our Legal Description:

Acres: Township: Range: Section: W 5 M

From: [REDACTED]
To: [Legislative and Intergovernmental Services](#)
Cc: ["Samanntha Wright"](#)
Subject: [EXTERNAL] - FW: Rezoning
Date: March 22, 2022 5:23:09 PM

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

Application number: PL20210082 08816005

We are emailing to register our concern with respect to the application by Township Planning & Design on behalf of Jared & Lenore Olec (landowners) to consider Bylaw C-8215-2021 to redesignate a portion of NW16-28-04 W5M from Agricultural, general District to Residential Rural District to facilitate future subdivision of the subject land.

We own and live on the SE 21-28-4 W5M and run a cow/calf operation from that property, which is northeast of the subject land. The Subject land is in the Bottrel area, where land use is still primarily agricultural.

The subject land was subdivided from the NW 16 and so was the first parcel out from that quarter. The subject land is a parcel of less than 80 acres. A number of years an application was made to relax a bylaw in order to allow a second residence on less than 80 acres on this parcel. We did not object to that relaxation as we realized the second residence was required for the running of their agricultural operation (Horse riding arena). Last year the owners applied to rezone the portion of land the original house is on in order to subdivide it. We did not object formally to that application as the house, residential footprint, was already there.

Now however, the landowners would like to rezone a bare portion of the land to create a new residential parcel while still having 2 residences on the subject land. Our concern is that the creation of a bare acre subdivision from an approximately 80 acre parcel will set a precedent in a primarily agricultural area, where there are already several 80 acre parcels. We feel that this is an inconsistent land use within the Bottrel area and that the land should remain zoned Agricultural General District.

We object to the rezoning and planned subdivision of the subject lands for these reasons.

Grant Birchall / Twila Clark-Birchall
[REDACTED]
283101 Rage Road 43
Rocky View County AB
T4C 2Z9

From: [REDACTED]
To: [Legislative and Intergovernmental Services](#)
Subject: [EXTERNAL] - BYLAW C-8215-2021
Date: March 23, 2022 11:45:57 AM

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

My name is Scott Birchall. My family owns a quarter section at SE-20-28-4-W5 (1/4 mile NW of the proposed redesignation/subdivision). We use our land for a combination of cattle grazing, hay farming, and recreation.

I oppose the proposed amendment to the land use bylaw - Application number: PL20210082 (08816005)

I believe that the proposed change to the bylaw is inconsistent with the primarily agricultural land use in the area and sets a precedent for potential further subdivisions. It is also inconsistent with the April 2021 Rocky View County Municipal Development Plan which specifically addresses fragmented country residential development and the risk that these subdivisions can "result in dividing viable agricultural land, which impacts agriculture operators, and creates an inefficient and unsustainable settlement pattern." (Section 2.3.3) The MDP explicitly states that, "Within a fragmented quarter section, the redesignation or subdivision of agriculture parcels greater than 4 hectares (9.9 acres) in size to a residential use should not be supported." (Section 2.3.3 (c))

I applaud Rocky View County for recognizing the value of agricultural and wild lands, and the need to balance this with well-planned residential development. Thank you for considering my comments.

Sincerely,

Scott Birchall