

A Patterson
76 Springbank Heights Dr
Calgary, Alberta
T3Z 1C6

June 16, 2021

Oksana Newmen
Planning & Development Services
Rocky View County
262075 Rocky View Point
Rocky View County, Ab, T4A 0X2

Re: File# 05714039, Application# PL20200136

Dear Ms. Newmen,

The above-mentioned application appears to be consistent with the draft North Springbank Area Structure Plan, including the designation of Springbank Heights to a Country Residential District and the development of smaller lot sizes, which I support. However, I have significant concerns with this specific plan outlined in this application due to the uncertainty of how Lot 2 of the proposed development will be **accessed** while maintaining the contours of the existing lands and being sensitive to existing properties.

My property is adjacent to the North side the applicant's property, and I have two specific technical concerns with the development proposal as outlined below:

Concern #1:

The slope stability near the most North-East corner of Lot 2 has been raised with the Rocky View County Planning & Development Department numerous times, in the past, and needs to be considered again in when evaluating this specific development proposal.

Specifically, this issue was communicated to Rocky View County, when the subject land was originally subdivided under your File # 05714018 / 2012-RV-148 (see enclosed letter dated Dec 10, 2012).

When the Springbank Heights subdivision was first developed in the early 1970's the road, now named Springbank Heights Way, was carved into the steep hillside. The slope on the North-East corner of Lot 2 and my property is greater than 30 degrees and has experienced slope failure for the past 45 years.

For the past 40 years, I have been mitigating the slope failure by promoting the growth of vegetation to provide stability to the slope. The slope has only recently shown some stability by evidence of trees and shrubs in certain areas, however there are areas of continuous slope failure. This slope is still fragile and subject to risk of further failure.

Any development including access roads and surface water management practices needs to respect the instability of the slope on my property.

Concern #2:

The Springbank Heights development has been maturing since the early 1970's and has been successful in avoiding the use of panhandle access roads which has significantly contributed to maintaining the local environment and wildlife corridor in the area.

Rocky View's draft North Springbank Area Structure Plan clearly sets out the objective of avoiding the use of panhandle access roads and being sensitive to existing residential properties. The approval of a panhandle access road from Springbank Heights Dr to access the proposed Lot 2 would only negatively impact the environment of Springbank Heights and specifically the applicant's property and my adjacent property.

In summary, I am uncertain how Lot 2 will be accesses without further erosion to the slope on the North-East corner or contravene Rocky View County's objective of avoiding panhandle access roads.

As stated above, I am supportive of the draft North Springbank Area Structure Plan, including the designation of Springbank Heights to a Country Residential District which this application appears to be aligned. However, the draft North Springbank Area Structure Plan highlights several important relevant issues for this specific application including:

- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties.
- Minimize lot grading and incorporate the natural contours of the land into the residential design; iii) demonstrate consideration and accommodation of wildlife corridors
- Provides direct access to a road, while avoiding the use of panhandles

I trust Rocky View County and the landowner will take the appropriate actions to mitigate any potential slope failure to my property and avoid the approval of panhandle access roads.

Yours truly,

Alex Patterson

enclosure,

A.J Patterson
76 'Springbank Heights Dr
Calgary, Alberta
T3Z 1C6

December 10, 2012

Rocky View County
Development Services
911 32 Ave NE
Calgary, Alberta
T2E 6X6

Attention: Matthew Wilson

RE: File Number: 05714018 / 2012-RV-148

In regards to the above application I have the following concerns:

1. The above mentioned application for subdivision considers a 3.95 acre parcel which has a narrow constrained portion in the most Northerly corner. This northerly corner is subject to slope failure and erosion. Any building, water well, or septic field in this constraint area will see a highly concentration of geotechnical disruption during development and will have long last impacts to the riparian zone.
2. The original development and road construction of the Springbank Heights development in the early 1970's resulted in significant slope failure and erosion that is still in effect today along Springbank Heights Way. The slope failure and erosion starts in the North West corner of Lot 14 (the land being considered in the above mentioned application) and progresses north into Lot 15.

Appropriate building and septic field setback requirements must be considered in the above mentioned application for subdivision that protect further slope failure and erosion.

3. In conjunction with the above mentioned slope failure a nature spring was exposed and continues to flow on Lot 15 (the adjacent parcel of land). Thus, irrigation, water well, and septic field applications on Lot 14 must have sufficient setback distance to ensure the natural spring is not impacted.

I would appreciate your attention to my concerns and appropriate building, water well, and septic field setbacks are considered to address the above mentioned Riparian Land Conservation and Management concerns.

Yours truly,

A J Patterson

From: [Jenn Burton](#)
To: [Oksana Newmen](#)
Subject: FW: [EXTERNAL] - Public Hearing Comments - Property Affected by Application PL20200136 (05714039)
Date: October 26, 2021 11:28:05 AM
Attachments: [Bylaw C-8166-2021.docx](#)
[Development versus undeveloped.xlsx](#)
[Class 5 estimate to convert to 30 lot subdivision.xlsx](#)

Hi Oksana,

I will reply to this email letting them know that we have received this.

Thanks,

JENN BURTON

Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-8155

jbarton@rockyview.ca | www.rockyview.ca

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From: Paul & Leona Wood [REDACTED]
Sent: October 26, 2021 10:33 AM
To: onewman@rockyview.ca; Legislative Services <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Public Hearing Comments - Property Affected by Application PL20200136 (05714039)

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

Hi there, we live directly adjacent to the property on Springbank Heights Drive where the owner is proposing amendment to redesignate from R-RUR to R-RCD Application PL20200136 (05714039)

Our names are: Leona and Paul Wood

Our address is: 2205 Springbank Heights Way, T3Z1C9

Our Legal Description is: Lot 16-1-1312829, NW-14-25-03-05

Our Roll Number is: 05714018

We oppose the redesignation. For detailed reasoning please refer to the attached letter and supporting documentation for details however in synopsis these are our reasons:

1. I wish to be as sympathetic and diplomatic in how I present this so please no disrespect to the current owner however they overpaid for the land by a large margin. As demonstrated by actual sales of undeveloped lots with more amenities to offer such as river front with dwellings, the value is between \$100,000 - \$125,000 per acre. Subdividing alone is without a development plan that includes the adjacent owners is not going to add value. Should the East Glenbow Dam go ahead, any undeveloped land along the river front is still only worth in the neighborhood of this value however developed subdivisions with amenities do command a value in the range of approximately \$238,000 per acre as witnessed by Aventerra. A developed acreage with a riverfront is a whole other beast, lots could easily see a premium of \$100,000 per acre, however segregation of one small parcel does nothing to contribute to the overall value of this space and this community. If council sees fit to allow this designation then by virtue of precedence it owes it to the adjacent landowners the same duty. I however see this as an irresponsible direction. If further development is to occur, I would propose that council restrict development on any river front or potential riverfront until your planning department can assess the best path forward and until after the dam announcement. Sustainable water supply is a very big issue here. A formal development plan and developed subdivision would have to come with a sustainable water plan that serves the community. Across the 3 adjacent acreages, there is room to accommodate 30 2-acre properties.

2. Does the act of subdividing any one property autonomously leave the development in a better state? Arguably no. To access the rear lot, the owner will construct a N-S road. To maximize usable lands, they will attempt to run the road adjacent to current property owners. Possibly not a valid reason for dispute however an encumbrance to adjacent owners none the less.

3. Sustainable water supply. The well for our property is at the rear of our property. We only have a 0.5GPM well. We have 2-200Gal internal cisterns. Water supply is a real concern. Should another 2 lots, 2 families drain the aquifer, it may mean we have to go elsewhere for water. I hardly think it is fair to expect us to have to take on any expense because of further subdivision without a sustainable water plan.

4. The applicants must be able to demonstrate an engineered drainage and effluent plan that will not impact adjacent properties.

I have included a class 5 estimate and sketch of what a 30 lot subdivision could look like if one was to consider the 3 properties impacted here. I am not a developer nor do I have the finances to take on such a venture at this time.

Paul & Leona Wood

[REDACTED]
[REDACTED]

Paul and Leona Wood
2205 Springbank Heights Way
Rocky View (Calgary) T3Z1C9

[REDACTED]
[REDACTED]
24 October 2021

Oksana Newman
Rocky View County

Dear Oksana Newman:

My wife, Leona and I live to the east of and directly adjacent to the proposed redesignation and subdivision application by Cynthia and Jacek Pyc (Applicants), application PL20200136 (05714039). We are opposed to the concept of the Pyc's subdividing this small 4-acre parcel into 2 lots at this time. I have provided an objective basis for conclusions. (See attached).

Although not necessarily part of the supporting basis for objection, I believe it is reasonable to acknowledge the probability of the East Glenbow Dam becoming a reality especially considering the goals outlined in the City's documentation on concerns in securing a water supply for future growth and with the hype around "climate change" as documented in the 2020 publication, "Water Security Report 2020" (Referenced below). As with the Elbow Dam project, the City of Calgary is the prime client here with the Province of Alberta acting as the consultant and financier. There are a number of valid, strategic reasons the East Glenbow Dam is likely the most probable selection for the proposed Bow Reservoir Options. *If it is the belief or insight of the applicants that the East Glenbow Development is going to be some sort of "cash cow" for riverfront properties in North Springbank, I beg to differ. As current undeveloped riverfront properties are selling in the neighborhood of \$100k - \$125k per acre range this includes riverfront properties with existing dwellings. Small, 2-acre properties only yield top dollar value (~\$220k - \$250k per acre range) in the context of a "developed subdivision", such as Aventerra for example.*

Redesignating to (R-CRD) and splitting lots will not generate additional value just by virtue of redesignation. As this directly affects adjacent residents, it is simply not sufficient grounds to grant redesignation. *One has the fiduciary duty to contemplate: does redesignation and subdivision make things better for adjacent residents than the current status quo? No. Does it provide a guarantee of better revenue for the applicants? No. Does it support a better overall development plan for the community? Arguably No. In addition, leaving the development of this small lot up the auspices of the applicants or future buyers would be highly irresponsible and unfair to the adjacent residents.*

Oksana Newman

24 October 2021

Page 2

The small lots on their own present encumbrances that directly impact adjacent residents, drainage, sustainable water supply and not impacting adjacent residents (we currently only have a 0.5GPM well. Having to drill a new well because of the adjacent property is going to set us back ~\$30k-35k) obviously not worth the risk or expense for us.

We do not have a crystal ball and we cannot know with absolute certainty that the East Glenbow Dam is a certainty, we can be certain of the strategic importance of the City of Calgary will not want to leave its strategic future water source in the hands of Morley or Ghost Dam. This being the case, North Springbank will be losing a number of undeveloped riverfront properties and highly devaluing the existing riverfront properties in Emerald Bay (directly adjacent to the new dam), it may be in the interest of the council to look at putting a moratorium on the development of properties that front the river in the post dam area which would include our property as well as any others along Springbank Heights Drive and Springbank Heights Way until a development plan can be worked out that best serves the interest of the county and landowners in this area. I have included a high-level development map for a 30-lot subdivision and class 5 estimate of what the capital cost would be (not including operational cost of a sustainable water scheme).

I believe some foresight is required here to look at development of all 3 parcels. Incidentally I have nothing to gain here, I currently have neither the means nor finances to develop an Aventerra type subdivision (30 lots) encompassing all 3 properties. Even in the scenario I proposed on the attached spreadsheet, neither land owner stand to gain any real profit should we sell our land to a developer. That profit/loss interface simply comes down to the buyer & seller. Even if this land were to be developed, I believe there to be room to accommodate existing dwellings in the development plan and we may be willing to provide some land for an overflow/storm water management as we are at the low point. I estimate the cost of development to be between \$1.0M to \$1.5M, not including the price of the land with a net profit on lot sales to be between \$2M to \$2.75M. The biggest risk of development is a sustainable water source for which I have estimated a 20,000 Gal/day RO water treatment plant which would likely source water from the Bow under license from the city. I do not speak for the applicants or Pattersons, I am merely proposing another vision for this resource.

Oksana Newman
24 October 2021
Page 3

1. Please refer to the following publications:

Calgary Water Source Protection:

<https://www.calgary.ca/uep/water/watersheds-and-rivers/souce-water-protection.html>

Calgary Water Security Report 2020:

https://www.calgary.ca/content/dam/www/uep/water/documents/water-documents/Water_Security_Report_2020.pdf

In closing, we definitely not opposed to the concept of subdividing, however we are opposed to the concept of subdividing simply for the sakes of subdividing.

If there were any real merit, such as a demonstrated basis of how this is going to make a ton of money, confirmation that their access road is going to be mid-property, and not a shared driveway on either property line, provide a demonstrated engineered drainage plan to show how produced effluent is not going to impact either neighbor and engineered basis for a sustainable water supply (they have an existing 5.0GPM well however our well is 0.5GPM at the back of our property). In spite of the fiduciary duty of compliance, we also respect the fact that subdividing for a family member to be reasoning for which we can not argue. I don't believe this to be the case here as demonstratable the lot has been for sale and the owner has no plans of developing.

Background on myself and my wife: My wife has 10 years' experience in regulatory and land (crown and freehold) with a major oil and gas producer in Calgary and I have 30 years' experience in major project development (engineering and construction of civil/dam and power projects, oil & gas as well as oil sands) within Alberta. We love this community; we love the peace and serenity. This area of Springbank is unique in its beauty, natural amenities and location so close to a major city. We never take it for granted and thank God for every day we get to spend here. It is a special and unique place.

Sincerely,

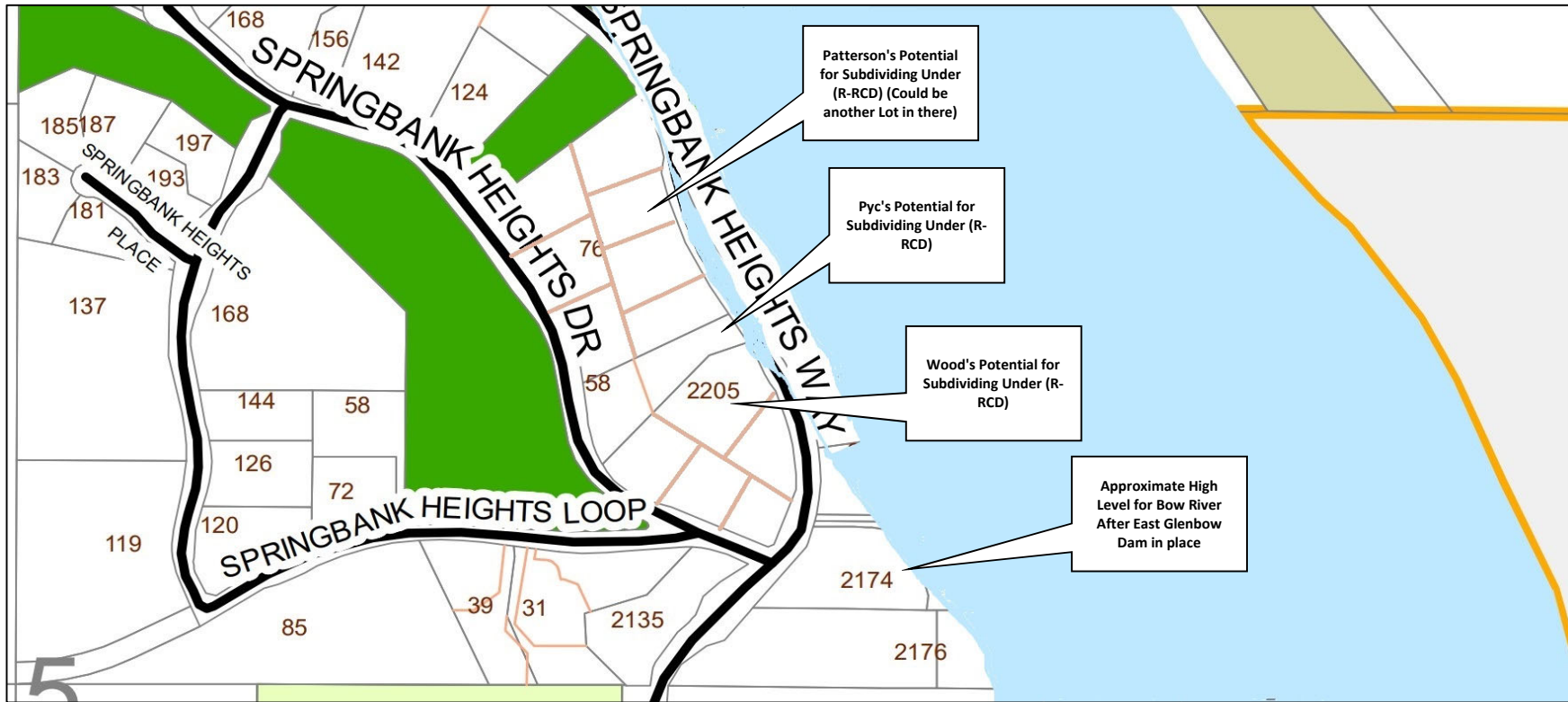
Paul and Leona Wood

Relationship of Current Developed State Value to Ask-Sell Price Per Acre - North Springbank

Area	Type	Asking /Sold	Address	MLS#	Acres	Land Class	Zoning	Asking / Sold price per Acre	Taxes per acre	Natural Amenities	Road Access to lot(s)	City/Coop Water	City Sewer	Fire Hydrants	Community Recreation Space	High Speed Wired Internet	Neighborhood Appearance	Shopping Centres	Closeness to Downtown	Overall Developed Value per Acre
North Springbank	Acreage	\$1,700,000	Jorgensens		17	Freehold		\$100,000	\$0	9.5	8.0	0.0	0.0	0.0	7.0	0.0	6.0	3.0	4.0	37.5
North Springbank	Acreage	\$2,200,000	River Front - Owner?		17	Freehold		\$129,412	\$0	9.5	8.0	0.0	0.0	0.0	7.0	0.0	6.0	3.0	4.0	37.5
North Springbank	Subdivision	\$431,900	32081 Aventerra Rd	A1111920	2	Freehold	CRES	\$215,950	\$995	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$431,900	32060 Aventerra Rd	A1111931	2	Freehold	CRES	\$215,950	\$995	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$431,900	55 Aventerra Way	A1111822	2	Freehold	CRES	\$215,950	\$995	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$431,900	51 Aventerra Way	A1093385	2	Freehold	CRES	\$215,950	\$995	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$431,900	15 Aventerra Way	A1093340	2	Freehold	CRES	\$215,950	\$995	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$436,900	23 Aventerra Way	A1093367	2	Freehold	CRES	\$218,450	\$995	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$450,900	32069 Aventerra Rd	A1111913	2	Freehold	CRES	\$225,450	\$995	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$925,000	15 Tumbleweed Pt	C4303337	4	Freehold	R-1	\$231,250	\$831	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$489,000	112 Aventerra Court	A1145306	2	Freehold	CRES	\$244,500	\$915	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$495,000	16 Rodeo Drive	A11149108	2	Freehold	R-1	\$247,500	\$1,079	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Subdivision	\$529,000	7 Bow Spring Lane	A11153865	2	Freehold	R-CRD	\$264,500	\$1,170	5.5	10.0	9.0	0.0	10.0	7.0	10.0	8.0	3.0	4.0	66.5
North Springbank	Acreage	\$2,800,000	River Front - Owner?		5.6	Freehold		\$500,000	\$0	9.5	8.0	0.0	0.0	0.0	7.0	0.0	6.5	3.0	4.0	38.0
North Springbank	Acreage	\$500,000	58 Springbank Heights Drive		2	Freehold	R-RUR	\$250,000	\$0	7.5	5.0	0.0	0.0	0.0	7.0	0.0	5.5	3.0	4.0	32.0
North Springbank	Acreage	\$1,300,000	2205 Springbank Heights Way		10.5	Freehold	R-RUR	\$123,810	\$0	7.5	5.0	0.0	0.0	0.0	7.0	0.0	5.5	3.0	4.0	32.0

Current Average Value (Per Ac.) of Fully Serviced/Developed Subdivision Lots - North Springbank **\$228,309**

Current Average Value (Per Ac.) of Riverfront Acreage - North Springbank (Based on actual sales) **\$125,000**



Class 5 Capital estimate for a new 30 lot subdivision at Springbank Heights Way/Springbank Heights Drive

Description	Length	Unit	Qty	Area	Cost Per Unit	Estimated Cost
Paved Road from Wood's Driveway to end of Patterson's Land (east to west)	650	m	4	2600	\$7.00	\$18,200.00
Underground Main Line Power Distribution	650	m		650	\$25.50	\$16,575.00
Above Ground Transformers to (30 Lots) (Assumes every 4 Lots on 400A transformer)	8	Ea		8	\$3,000.00	\$24,000.00
Lateral Power Distribution from Main to Transformers & to Lot	30	Ea		30	\$1,000.00	\$30,000.00
30 Lot Approaches	30			30	\$5,000.00	\$150,000.00
Water treatment facility (RO) 20,000L/d	1			1	\$35,000.00	\$35,000.00
Overall Grading & Earthwork (Guestimate)	1			1	\$25,000.00	\$25,000.00
Construct Engineered Wetland and overflow - Wood's				1	\$6,000.00	\$6,000.00
Survey & Engineered Drainage - Overall Subdivision				1	\$15,000.00	\$15,000.00
Underground Drainage From Patterson's to Wood's 1/2 Acre Holding Pond (Assumes part of Electrical Trench)	650	M		650	\$15.00	\$9,750.00
Fire Hydrants				4	\$5,000.00	\$20,000.00
Subdivision Application Costs	3		3		\$80,000.00	\$240,000.00
Unknow Scope/Management/Fees/Legal Etc						\$250,000.00
Subtotal						\$839,525.00
Contingency (Class 5)					75%	\$629,643.75

Class 5 estimate \$1,469,168.75
 Average Development Cost per Acre in this scenerio 30 \$48,972.29 Dev Cost Per Ac.

Wood's Land Upgrade Costs

Survey & Engineered Drainage - Wood's	1			1	\$7,000.00	\$7,000.00
Fill & Grade Lower 4 Acres- Wood's (Assumes Free Fill - 30,000 m3) - Spreading & compaction	1			1	\$6,000.00	\$6,000.00
						\$13,000.00

	# Lots	Shares	
Patterson's	8	52.46%	\$770,711.48
Pyc's	2	13.11%	\$192,677.87
Wood's (Assumes Wood's contribute acreage to act as a retention pond for subdivision)	5.25	34.43%	\$505,779.41
	15.25	100.00%	

In a scenario such as this, each land owner would be responsible for their own share of land improvements prior to comencement

Let's say a fair value after development for the average lot is around ~\$250k per acre.

	Theoretical Value / Profit After Cost of Development						
	Acreage	After Development Value per Acre	Overall Value	Proportional Cost of Development	Net Value of After Development Assets	~Current Market	Profit (if owner develops)
Patterson's	16	\$230,000.00	\$3,680,000.00	\$770,711.48	\$2,909,288.52	\$1,500,000.00	\$1,409,288.52
Pyc's	4	\$230,000.00	\$920,000.00	\$192,677.87	\$727,322.13	\$400,000.00	\$327,322.13
Wood's	10	\$230,000.00	\$2,300,000.00	\$505,779.41	\$1,794,220.59	\$1,200,000.00	\$594,220.59
				\$1,469,168.75	\$5,430,831.25	\$3,100,000.00	\$2,330,831.25

Development cost	\$1,469,168.75
Market value of 3 properties	\$3,100,000.00
Approximate debt for independent developer	Sum -\$4,569,168.75
Base Value of developed Subdivision	\$5,430,831.25
Net Profit without dam & riverfront properties	\$861,662.50
Premium for riverfront lots	\$700,000.00
Net Profit with dam & riverfront properties	\$1,561,662.50

	Theoretical Premium on Riverfront Lots (Assuming Dam goes ahead)					
Patterson's	4	\$100,000.00	\$400,000.00			\$400,000.00
Pyc's	1	\$100,000.00	\$100,000.00			\$100,000.00
Wood's	2	\$100,000.00	\$200,000.00			\$200,000.00
						\$700,000.00

From: [Jenn Burton](#)
To: [REDACTED]
Cc: [Oksana Newmen](#)
Subject: RE: [EXTERNAL] - BYLAW C-8186-2021
Date: October 27, 2021 9:04:22 AM

Good Morning,

Thank you for your comments on the proposed bylaw, they will be included in the agenda for Council's consideration.

Thank you,

JENN BURTON

Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-8155

jburton@rockyview.ca | www.rockyview.ca

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From: Lynn Donnelly Robb [REDACTED]
Sent: October 27, 2021 8:57 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8186-2021

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

To whom it may concern,

Please see the attached letter of opposition regarding BYLAW C-8186-2021 for subdivision within our area in Springbank.

Kind regards, Lynn and Brian

October 26, 2021

Rockyview County

Planning Services, Rocky View County

Re: Bylaw C-8186-2021

Division 2

File: PL20200136 (05714039)

Redesignation of Lot 17, Block 1, Plan 1312829 within NW-14-25-03-W5M from Residential, Rural District (R-RUR) to Residential, Country District (R-CRD) to facilitate creation of a ± 2.05 acre lot (Lot 1) and a ± 2.05 acre lot (Lot 2). Located approximately 1 km (2/3 mile) west of the City of Calgary; located approximately 1.21 km (3/4 mile) north of Township Road 252 and 1.61 km (1 mile) east of Range Road 33. File:

Dear Sir or Madame,

Regarding the above file, please note that, as long-time (30 year) residents of this immediate neighborhood, we

DO NOT SUPPORT this subdivision as proposed but recommend that it should be left intact as a 4+ acre parcel.

Our reasons for not subdividing this parcel are as follows:

Environmental: When these rural subdivisions were approved in the 70's, it was assumed that the hillside be designated a **wildlife corridor**. In fact, further east up the valley parcel 05714030 is a designated ER, (Environmental Reserve) protecting the hillside directly above our end of the Springbank Heights subdivision. It was our understanding at that time that the intent was to continue to mandate the escarpment corridor in ensuing subdivisions; this seems to have been not carried out in this case.

The Bow River Escarpment is a fragile and ecologically important piece of our country neighborhood and is a major wildlife corridor for bears, ungulates (deer, moose), canines (coyotes, foxes) and small mammals (porcupines, rabbits, skunks). This corridor should be protected and made continuous all along the valley to **avoid wildlife conflicts** and allow wildlife to live, breed and flourish in this unique forest ecosystem.

We note that the lot map as proposed does not clearly indicate the position of a road that would service the lots (horizontal or vertical to the hillside) nor that of the housing development that would ensue on the escarpment, so is potentially misleading to anyone reading this subdivision proposal. It is our strong recommendation that the Bow

Escarpment is an integral and valuable part of the neighborhood, and **an ecological gem** which should be a designated ER all along the entire valley - rather than the piecemeal subdivisions that are being proposed here.

2 Acre Parcel Size: The lots as proposed have been made extremely small and narrow, presumably to market them as "waterfront views". Although precedent has been set further west up the valley for a 2-acre lot, the flat, plains landscape is entirely different than this parcel and lends itself to subdivision. Given the layout of the lots vis-à-vis the road and escarpment, the only practical building sites would put two large houses side-by-side, which would seriously detract from the established "country residential" feel of the neighborhood. We see this as **detrimental and devaluing** to the existing surrounding properties – these proposed lots will seriously detract from the breathtakingly beautiful waterfront views our neighborhood is famous for. As a result, this area is a treasure that is enjoyed by residents and the public alike. We strongly recommend that the existing 4-acres be left intact, as it was previously designated decades ago.

Slope of the land: The parcel of land in question has a beautiful view of the river valley but a very steep incline. The ideal steepness of a slope for an in-ground building is between 0-10% with 12% the maximum. The slope of the hillside in question is **between 15-20%**, deeming it **too steep to build on**. Depending on the building location regulations and soil types may vary. But overall, the slope of the hillside on this property would deem building difficult, dangerous, and costly, presenting many challenges including a complex engineered foundation with sufficient drainage to avoid slippage and mudslides. This would indicate this subdivision into 2-acre lots would be both irresponsible and negligent.

Respectfully submitted,

Lynn & Brian Robb,
2254 Springbank Heights Way
Lot 7, Block B, Plan 8911212

April 5, 2022

Rockyview County
Planning Services, Rocky View County

Re: Bylaw C-8186-2021

Division 2

File: PL20200136 (05714039)

Redesignation of Lot 17, Block 1, Plan 1312829 within NW-14-25-03-W5M from Residential, Rural District (R-RUR) to Residential, Country District (R-CRD) to facilitate creation of a \pm 2.05 acre lot (Lot 1) and a \pm 2.05 acre lot (Lot 2). Located approximately 1 km (2/3 mile) west of the City of Calgary; located approximately 1.21 km (3/4 mile) north of Township Road 252 and 1.61 km (1 mile) east of Range Road 33. File:

Dear Sir or Madame,

Regarding the above file, please note that, as long-time (30 year) residents of this immediate neighborhood, we **DO NOT SUPPORT** this subdivision as proposed but recommend that it should be left intact as a 4+ acre parcel. Our reasons for not subdividing this parcel are as follows:

Environmental: When these rural subdivisions were approved in the 70's, it was assumed that the hillside be designated a **wildlife corridor**. In fact, further east up the valley parcel 05714030 is a designated ER, (Environmental Reserve) protecting the hillside directly above our end of the Springbank Heights subdivision. It was our understanding at that time that the intent was to continue to mandate the escarpment corridor in ensuing subdivisions; this seems to have been not carried out in this case. The Bow River Escarpment is a fragile and ecologically important piece of our country neighborhood and is a major wildlife corridor for bears, ungulates (deer, moose), canines (coyotes, foxes) and small mammals (porcupines, rabbits, skunks). This corridor should be protected and made continuous all along the valley to **avoid wildlife conflicts** and allow wildlife to live, breed and flourish in this unique forest ecosystem.

We note that the lot map as proposed does not clearly indicate the position of a road that would service the lots (horizontal or vertical to the hillside) nor that of the housing development that would ensue on the escarpment, so is potentially misleading to anyone reading this subdivision proposal. It is our strong recommendation that the Bow Escarpment is an integral and valuable part of the neighborhood, and **an ecological gem** which should be a designated ER all along the entire valley - rather than the piecemeal subdivisions that are being proposed here.

Provision of Water and Septic: Despite the proximity to the Bow River, the hydrogeology of this area reveals a small and limited aquifer with low flow and high mineral content. We understand the precedent has been set for 2-acre lots in the subdivision. The currently proposed lots are extremely narrow, and our concern is for a potential narrowly-focused drawdown on the lower aquifer which will adversely affect adjacent properties. The close proximity of water wells for homeowners water supply and septic fields for wastewater may pose a serious risk of cross contamination.

Parcel Size: The lots as proposed have been made extremely small and narrow, presumably to market them as "waterfront views". Although precedent has been set further west up the valley for a 2-acre lot, the flat, plains landscape is entirely different than this parcel and lends itself to subdivision. Given the layout of the lots vis-à-vis the road and escarpment, the only practical building sites would put two large houses side-by-side, which would seriously detract from the established "country residential" feel of the neighborhood. We see this as **detrimental and devaluing** to the existing surrounding properties – these proposed lots will seriously detract from the breathtakingly beautiful waterfront views our neighborhood is famous for. As a result, this area is a treasure that is enjoyed by residents and the public alike. We strongly recommend that the existing 4- acres be left intact, as it was previously designated decades ago.

Slope of the land: The parcel of land in question has a beautiful view of the river valley but a very steep incline. The ideal steepness of a slope for an in-ground building is between 0-10% with 12% the maximum. The slope of the hillside in question is **between 15-20%**, deeming it **too steep to build on**. Depending on the building location regulations and soil types may vary. But overall, the slope of the hillside on this property would deem building difficult, dangerous, and costly, presenting many challenges including a complex engineered foundation with sufficient drainage to avoid slippage and mudslides. This would indicate this subdivision into 2-acre lots would be both irresponsible and negligent.

Respectfully submitted,

Lynn & Brian Robb,
2254 Springbank Heights Way
Lot 7, Block B, Plan 8911212