

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - File 0780513 - PL20210041 - 9
Date: June 1, 2021 10:04:06 PM

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

Hello Oksana,

We are writing in response to the proposed subdivision of 3 parcels on Lot 2, Block 6 Plan 1011012, SW-05-27-04-W05M.

We are the landowners directly east of these proposed parcels across Horse Creek. We are without question *opposed* to this proposal and would cite the following reasons.

- There is no precedent for parcel sizes of this nature anywhere near this area.
- Parcels of this size are not appropriate for this area
- This would put undo strain on the Horse Creek natural habitat and wildlife.
- These parcel sizes do not promote the lifestyle that people move to this area for as they don't support sufficient space for animal or agriculture
- The owner is doing the bare minimum of parcel size to try and maximize profit while diminishing the value of all surrounding parcels
- This size of parcel goes against all the reasons why people live in this area - to quote the Rocky View Website "*Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings*"...4 acre parcels do not promote this type of living. This is not Bears paw!
- The slope of this land would be very difficult to develop, not to mention the shelf that the north 4 acres is proposed upon is on an area that sits above Horse Creek and slope stability would be a concern.
- This development would change the whole character of this area and put strain on the wildlife and Creek.
- This does not support ranch and farm families.
- We live on a 12 acre parcel which already feels small for the area, these 4 acre parcels would be out of character and would promote a density that this area is not attune to.
- Horse Creek Road continues to get busier as a thoroughfare for people heading to Cochrane and Calgary residents heading to and from the mountains, 4 acre parcels would only add to this as it would set a precedent that would be hard to undo opening the floodgates for high density development in the area.

Overall this proposal seems like a cash grab to try and subdivide land into the smallest possible parcels. We are in shock to see that this was even entertained at a municipal level. You can be rest assured we will be a very

squeaky wheel on this. We would be happy to discuss further on a phone call and would like to schedule a call. Please let us know when there is a good time to discuss.

--

Thanks,

Jonny Hehr and Megan Ducharme
270023 Horse Creek Road / Rocky View County
[REDACTED]

From: [Jenn Burton](#)
To: [REDACTED]
Cc: [Oksana Newmen](#); [REDACTED]
Subject: RE: [EXTERNAL] - BYLAW C-8189-2021 PL20210041 (07805013)
Date: February 9, 2022 8:23:40 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 and Intergovernmental 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: Jonny Hehr [REDACTED]
Sent: February 8, 2022 7:43 PM
To: Legislative and Intergovernmental Services <LegislativeServices@rockyview.ca>
Cc: Oksana Newmen <ONewmen@rockyview.ca>; Megan Ducharme [REDACTED]
Jonny Hehr [REDACTED]
Subject: [EXTERNAL] - BYLAW C-8189-2021 PL20210041 (07805013)

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

Hello,

We are a direct neighbour (east) to the applicant and will be directly affected by this application. Our house is at 270023 Horse Creek Road, Rocky View County.

We **oppose** this application for the following reasons;

- R-RUR small parcels (4 acre) do not fit within the context of the surrounding properties, very few are 10+ acres and a majority being greater than 50+ acres along Horse Creek Road with many 1/4 sections directly adjacent.
- the type of R-RUR land use that is proposed for the future subdivision into 4 acre parcels does not support the farming community that is in this area of Rocky View. A land use and size of this nature

is more suited for more developed areas like Bearspaw and south Lochend.

- Horse Creek is a very sensitive animal corridor for this area and the proposed land use change would enable the subdivision of the land into small 4 acre parcels. This would have a very detrimental effect on this natural habitat.
- this land use amendment would enable future subdivision putting 2 x 4 acre parcels directly adjacent to Horse Creek and both properties sloping directly into the creek.
- the land use change would enable these small parcels which would put 2 additional septic fields directly adjacent the creek not meeting minimum setback requirements (300 ft).
- the land use change would enable these small parcels to drill additional wells along the creek furthering draw upon this watershed.
- the land use change would enable a subdivision of this property which would propose 2 lots that are on very unstable sites. The southern site is on a constant steep slope to the creek while the north site hangs upon a very precarious embankment of the creek. There is a reason why this property has never had homes on it. (see attached image of the sites)
- the R-RUR land use has minimum setbacks from surrounding properties that are over 9.88 acres which surround this property on all sides. These setbacks, combined with riverbank sensitive area setbacks and septic setbacks would make the future proposed 4 acre lots effectively un-developable.
- a change in this land use from A-SML to R-RUR would only be done for the purposes of subdivision. Anyone who had a small farm would much prefer the A-SML designation with a 20 acre plot as this would allow for much greater allowances for farm related items (larger outbuilding allowances, greater number of animal allowances for example). This redesignation application only looks to exploit this land rather than support the Rocky View County rural way of life that is the context that surrounds this area in Horse Creek valley.

Lastly, Rocky View County has many communities, some more rural than others. This is a rural area along Horse Creek and a density of houses that this land use change supports would be very detrimental to this area and Rocky View as a whole. We live on a property that is 12 acres and it feels small for this area. This +10 acre size of property should be the very least allowable north of Weedon along Horse Creek. We need to preserve this rural way of life that enables farming and ranching communities. What looks like a small change to one property could unleash a density to this Horse Creek valley that could never be undone. We urge you to look at the lasting implications of a decision like this and review in depth the context of this area.

"You have chosen to live in a *rural setting among ranch and farm families*. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions." Rocky View County Website.

--

Thanks for your consideration,

Jonathan Hehr and Megan Ducharme
270023 Horse Creek Road
Rocky View County

February 8, 2022

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Subject: BYLAW C-8189-2021 - A Bylaw of Rocky View County to Amend Land Use Bylaw
C-8000-2020 (Application #: PL20210041 (07805013))

To: Rocky View County Legislative Services and Rocky View County Council

I am Isabel Gimber and I am a property owner living on approximately 17 acres just southeast of the applicant's land, residing at 270009 Horse Creek Road and would like to voice my strong opposition to the proposed bylaw.

I am opposed to the proposed redesignation of Lot 2, Block 6, Plan 1011012 within SW-05-27-04-W5M from Agricultural, Small Parcel district (A-SMLp8.1) to Residential, Rural District (R-RUR) to facilitate future subdivision of the subject land. I am concerned for the healthy maintenance of the Horse Creek over the longterm as the pronounced slope of the land in question towards the Horse Creek creates serious concerns related to septic fields and drainage. As Horse Creek eventually drains into the Bow River, I am very concerned about the possibilities of water contamination downstream.

This morning, I watched a herd of 16 deer headed across my land towards the Horse Creek, clearly emphasizing the point that the Horse Creek area is a nature sanctuary for deer, fox, ducks, geese, and eagles. I strongly believe that this area should be maintained safely for wildlife to have a safe area of wilderness adjacent to a safe water source.

For these reasons, I oppose BYLAW C-8189-2021. Thank you for considering my input.

Sincerely,

Isabel Gimber

Isabel Gimber
270009 Horse Creek Road
Rocky View County, AB T4C 2W2

June 16, 2021

Planning and Development Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Subject: File # 07805013; Application # PL20210041; Division 9

To: Oksana Newmen,

I am a property owner living on approx 17 acres just southeast of the applicant's land, residing at 270009 Horse Creek road and would like to voice my strong disagreement with this application.

I am opposed to the redesignation from small parcel district to residential rural as I am concerned for the healthy maintenance of the Horse Creek. Both of the two proposed 4 acre parcels have very pronounced slopes towards the creek and I am concerned about placement of septic fields and the close proximity to the creek. As Horse Creek eventually drains into the Bow River, I am very concerned about the possibilities of water contamination downstream.

As well, this area of the Horse Creek is a nature sanctuary for deer, fox, ducks, geese, and eagles. I strongly believe that this should be maintained safely for wildlife to have a safe area of wilderness adjacent to a safe water source.

Sincerely,

Isabel Gimber

Isabel Gimber

██████████ Creek Road
Rocky View County, AB T4C 2W2

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Shaun Cockburn / 44135 TWP RD 272 Rocky view County LSD 08-27-04W5
Date: June 16, 2021 12:35:55 PM

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

Hello Oksana,

file 0780513-PL20210041-9

We are writing in response to the proposed subdivision of 3 parcels on Lot 2, Block 6 Plan 1011012, SW-05-27-04-W05M.

We are the landowners on Horse Creek. We are without question opposed to this proposal and would cite the following reasons.

- There is no precedent for parcel sizes of this nature anywhere near this area.
- Parcels of this size are not appropriate for this area
- This would put undo strain on the Horse Creek natural habitat and wildlife.
- These parcel sizes do not promote the lifestyle that people move to this area for as they don't support sufficient space for animal or agriculture
- The owner is doing the bare minimum of parcel size to try and maximize profit while diminishing the value of all surrounding parcels
- This size of parcel goes against all the reasons why people live in this area - to quote the Rocky View Website "Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings"...4 acre parcels do not promote this type of living.
- The slope of this land would be very difficult to develop, not to mention the shelf that the north 4 acres is proposed upon is on an area that sits above Horse Creek and slope stability would be a concern.
- This development would change the whole character of this area and put strain on the wildlife and Creek.
- This does not support ranch and farm families.
- 4 acre parcels would be out of character and would promote a density that this area is not attune to.
- Horse Creek Road continues to get busier as a thoroughfare for people heading to Cochrane and Calgary residents heading to and from the mountains, 4 acre parcels would only add to this as it would set a precedent that would be hard to undo opening the floodgates for high density development in the area.

Thank you,

Shaun Cockburn

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - File # 07805013 Application # PL20210041 Division #9
Date: June 17, 2021 12:28:27 PM

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

Hello Ms. Newmen; in regards to the land development indicated in the application. As there is a creek that runs through the area and the proposed land development runs down to its banks. I am concerned about the effect on the stream of development adjacent to it and if the course of the stream and condition of the banks will be impacted.

Otherwise if an assessment of the impact on the watercourse has been done and the development has been deemed to have no impact then there would be no objections from me. If there is impact upon the watercourse and or wetland and an assessment has not been done, then the objection would be that an assessment on the wetland impact be completed in advance of approval.

Thank you,

George Yaworski

44151 Weedon Trail, Rocky View County, AB

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Bylaw C-8189-2021
Date: February 9, 2022 11:56:54 AM
Importance: High

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

Dear Ms Newman,

Regarding: Application No.: PL20210041 (07805013)

We would like to voice our serious concerns regarding the re-designation of Lot 2, Block6, Plan 1011012 within SW-05-27-04-W5M from Agricultural, Small Parcel District (A-SMLp8.1) to Residential, Rural District (R-RUR) to facilitate future subdivision of the subject land.

This particular piece of land has already been subdivided from one 60 acre lot to three 20 acre parcels in the recent past. This specific lot is situated in a quarter section where other properties have already been subdivided into smaller pieces, with the smallest being around 10 acres.

Unfortunately, on the east side of Horse Creek Road various 40 acre-plus parcels have also already been subdivided into 10 acre lots recently. Three houses are being built as we write this e-mail. Where will this end?

With regards to the approved Cochrane Lake extension to the north as well as to the west of the existing subdivision up to 800 houses will be built in the immediate area. Although their water, sewage and traffic systems will be facilitated within their own scheme, further decrease and cutting-up of the rural landscape will ruin this area.

Our main concerns are the following:

WATER – fresh ground water and sewage.

The re-designation will automatically facilitate (as stated so prominently in the proposal) the future subdivision into various small parcels of land, which is situated in the immediate vicinity of Horse Creek, which is a biologically diverse environmental system, affecting the entire Horse Creek valley. Smaller properties mean more houses. More houses mean more use of water and sewage and grey matter waste.

Where will all the fresh water for these properties come from?

Where will the sewage, and the septic field movement go?

The topographical geography of the land, where the lot of this proposal is situated, is immediately adjacent to Horse Creek, which will be in danger if you allow this re-designation, because the lot falls so steeply towards the creek.

The re-designation of this lot with future small subdivision will, without a doubt, affect the creek as

well as the general ground water of the larger area surrounding it. We all will be affected if this re-designation will be approved.

We have to see this proposal in response to our current climate crises, which can no longer be denied. Water will be a major problem for this area, this province and the world in general. In order to be responsible and caring for future generations, which will live in this beautiful part of the Foothills, water conservation and respectful use of the land are vital and absolutely necessary.

TRAFFIC – Horse Creek Road and Weedon Trail.

Traffic in this area will increase.

Firstly, due to the already approved and now developing sites along Weedon Trail.

Secondly, the Cochrane Lake northern and western phases will bring 800 new households and drivers onto our roads.

Thirdly, the town of Cochrane`s approved development north of Heritage Hills (sports park and school) will also affect Horse Creek Road traffic immensely in the near future.

Fourthly, the Highway 1A and Highway 22 round-about construction has already begun and will impact extremely the road system of Horse Creek Road and Weedon Trail within the next few years.

Fifthly, the intersection of Horse Creek Road and Weedon Trail is an already dangerous location, because traffic has already increased so much. We witness many accidents, when drivers coming from Weedon Trail do not see the T-intersection, and plough regularly through the wooden and steel-cable barrier next to the mailboxes into the adjacent properties (left and right).

There are also roll-overs into the ditch in this area.

This means the re-designation of this lot with the future subdivision will result in more drivers and more traffic, and possibly more accidents.

We respectfully ask you as elected council responsible for us and our neighbours, to seriously consider all environmental, social and psychological implications listed above and the real life effects this redesignation and future subdivision will have on those already living in this area. We therefore ask you to DENY this second attempt to change the designation and use of this land.

Sincerely,

Christel and Werner Bauer,
Alexa Bauer,
Kaarina Bauer

265238 Horse Creek Road,
Rocky View County

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Attention to: Oksana Newman in Planning and Development Services
Date: June 17, 2021 12:37:25 PM
Importance: High

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

Dear Ms Newman,

Re: File number: 07805013, application number: PL20210041

We would like to voice our concern regarding the proposed sub division of two 4 acre parcels in our neighbourhood.

This particular piece of land has already been subdivided from 60 acre to three 20 acre parcels over the past 18 years with several attempts to make them as small as six 10 acre parcels. After allowing the previous owner of the land, on the east side of Horse Creek Road to go from a 40 acre parcel to three smaller parcels in the past 10 years, we hoped that a 10 acre parcel was the smallest you would consider for the east side of Horse Creek Road.

We have also recently seen a 40 acre parcel, to the east of us, being subdivided into four 10 acre parcels as well as even further east another four 10 acre parcels are for sale at the moment. This 10 acre model seems to be the smallest land option in this area. As soon as you allow many 4 acre parcels in our area, this would trigger a complete change of the land use and will have affects on the already existing properties, especially with regards to water availability.

Our main concerns are: water, sewage and traffic increase. Since we built here in 1994 we have seen many houses go up, and our concern for fresh water is always on our minds. Water will become a highly sought after commodity in the future and we would like to hope that we can live on our acreage with our well water for a long time to come. However, the more owners subdivide into smaller and smaller parcels, this will have an impact on all of us. In this particular instance the two 4 acre parcels would border with Horse Creek and the terrain of the land is so steep that I wonder where they would be able to build a house and have a working sewer system set up with the land falling steeply towards Horse Creek. Due to this topological situation of course further building will have an affect on the ground water and above, but also on Horse Creek. Horse Creek is a beautiful environmental feature that shapes our valley and is a life line that is

extremely important to the community around it.

We have to be careful how dense the area around Horse Creek should be build up, because the consequences affect us all.

With the future traffic increase of the sporting facility on Horse Creek road next to Heritage Hills, we understand that traffic will increase on our intersection of Horse Creek Road and Weedon Trail, but more immediate subdividing in this very area will affect this traffic even more.

We respectfully ask you to seriously consider all implications listed above and the real life effects this subdivision will have on those already living in this area, and therefore deny this proposal.

Sincerely,

Alexa Bauer,
Kaarina Bauer
and
Christel and Werner Bauer

265238 Horse Creek Road

Rocky View Council
252075 Rocky View Blvd
Rocky View, AB T4A 0G2

(270074 Rg Rd 45)

We are not opposed to the re-signation of SW-05-27-04-W05M
to create 2 (#4 acre) Parcels and 1 (#12.91 acre) parcel

David McPike

265253 Kirk Creek Rd

David McPike

July 19, 2021

GARY SPEARS

270141 Horse Creek Rd.

[Signature]

Aug 26/21

MELVIN BEEBY

270059 RR45 Rocky View Council T4C2K2

[Signature]

OCT 25 2021

Judy Wesenberg

270072 Horse Creek Road

[Signature]

OCT 26 2021

SANFORD STUBBINS

270307 Horse Creek Rd

[Signature]

26 Oct 21

[Signature]

270020 Remy RD 45

TRAVIS BROWN

OCT 26 2021

(270014 RR45)

2 (± 4 acre) parcels and 1 (12.91 acre) parcel
Anthony Moore
SW-05-27-04-W05M
44054 Wagon Trail, Rocky View
County AB T4C 2402
26 October 2021

Clint Holmes
270201 RR44 Rocky View AB T4C 2402
27 October 2021

I/We CAROL OVANS
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger

Comments:

Name: CAROL OVANS
Signature: Carol Ovans
Address: _____
Date: MARCH 13, 2022

Betty Beeby
Letter of support for subdivision
Mar 6, 2022 at 5:28:06 PM
luigi ammirati

Hello Lours,

As per our conversation regarding your subdivision application, I did call Carol Ovans to get permission to give her phone number. She did not want to give out her phone number and requested that all letters be sent through me. She is very private. She would like her lack of correspondence regarding the letter of Notice To Landowner to be seen as consent. If you do need a formal letter of consent from her she will send it but she's concerned it will not arrive in time frame that you would need.

Sincerely,

Betty Beeby

I/We Sharon Coler
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger

Comments:

Name: Sharon Coler

Signature: Sharon Coler

Address: Box 834 Coler 270181 Rang Rd 44

Date: Mar 6/22

I/We James & Mary
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger.

Comments:

*James & Mary support the redesignation of
range road 45 to create two parcels of 4
acres or larger. The redesignation meets
all the requirements of the rules. As a
result, we support the redesignation. We
will provide all the services and to meet the
requirements of the rules.*

Name: _____

Signature: _____

Address: _____

Date: _____

I/We 3J FARMS LTD
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger.

Comments:

Name: JOHN COFFINORIE

Signature: [Signature]

Address: [Redacted]

Date: 03/06/2022

I/We James D Pitrovi
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4acres or larger.

Comments:

Luigi HAS MY Support



Name: James D Pitrovi

Signature:

Address: 39 ESCARMENT DE CAROLAN AB 7323m7

Date:

Mar 10/22

_____ are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger

Comments:

Handwritten signature

Name: _____

Signature: _____

Address: _____

Date: _____

I/We J. SHANE GIBSON, Head of 270074 Hwy Creek Rd
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger.

Comments:

As long as the appropriate setbacks for the
road are considered and the protection of House Creek
is maintained, I am in support of the
redesignation of the road as outlined above. I
intend to build a bridge that will be a good sign
of the road and will be a nice view from the
road as well.

Name: J. SHANE GIBSON
Signature: [Handwritten Signature]
Address: 270074 Hwy Creek Rd
Date: March 28, 2013

I/We LES JONES
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger.

Comments: AREA TO BE AGRICULTURE CONTROLLED & NO
STORAGE OF COMMODITIES. AREA TO BE
REDEVELOPED.

Name: LES JONES

Signature: [Signature]

Address: 26505 HOSIER CREEK RD

Date: Nov 7/22

I/We Donald Hurd & Brenda Hurd (Cousins)
are in support of the redesignation of (270074
range road 45) S.W.-05-27-04-W05M to create
2 parcels of 4 acres or larger.

Comments:

Name: Don Hurd

Signature: [Handwritten Signature]

Address: 5371 Parker Ave, Victoria, BC V8Y 2W1

Date: March 7, 2023