

April 27, 2022

To Whom it May Concern:

Re: BYLAW C-8232-2021

Application Number: PL20210138 (03908007, 03908028)

My name is Jennifer Short. My husband and I are writing a second response to the letters that have been received in regards to the proposed redesignation of land in order to facilitate a Boundary Adjustment, as identified above. We live at 231188 Forestry Way which is directly across from the property in question (we're on the east side of Forestry Way).

To confirm, we are not in support of the proposed redesignation of land. The proposed redesignation of land essentially divides/fragments the existing two parcels of land into additional parcels each of which will have their own title. We have been informed that we will be receiving another application for further fragmentation of the property in question in the near future. If approved, the redesignation of land noted above will facilitate the current owner keeping the 20acre parcel with the house that's currently on the property and allow them to sell off the other parcels without needing to attend to additional infrastructure such as water/wells. The proposed redesignation of land will essentially set the stage for increased development and infrastructure, destruction of wildlife habitat, noise pollution, and the ability for people to be able to run small businesses in this area.

The proposed redesignation of land would allow for additional single detached dwellings, as well as accessory buildings and dwelling units. We are particularly concerned about the possible discretionary uses that would be made possible via the redesignation of land that could include the following:

Accessory Building > 930 m² (10010.40ft²), Accessory Dwelling Unit, Agriculture (Intensive), Agriculture (General), Agriculture (Processing), Beekeeping, Animal Health (Inclusive), Dwelling, Single Detached, Bed and Breakfast, Cannabis Cultivation, Care Facility (Child), Care Facility (Clinic), Care Facility (Group), Communications Facility (Type A), Communications Facility (Type B), Communications Facility (Type C) Dwelling, Manufactured Dwelling, Tiny Dwelling Unit, accessory to principal use, Equestrian Centre, Film Production, Farm Gate Sales, Farmers Market, Film Production, Home-Based Business (Type II), Kennel, Recreation (Culture & Tourism), Riding Arena, Special Function Business, and Vacation Rental.

Of particular concern is the impact of increased density relative to the fact that there is only one access route in and out of West Bragg Creek. The need for an alternate access/evacuation route has been identified in relation to the need for an alternate

evacuation route in the event of a fire, as well as in relative to the need for an evacuation route relative to the flood that occurred in 2012. We are the last road before you enter into West Bragg Creek Day Use Area. Since receiving notice of this proposal last year, we've received an additional three notifications for other property owners in our immediate vicinity requesting similar applications. These applications come on the heels of the 600-stall parking lot that was recently completed in the West Bragg Creek Day Use Area and in light of the recently approved hamlet expansion. The expansion of the parking at West Bragg Creek Day Use Area has significantly increased traffic to our area over the past several years. According to the statistics that have been made available to us, it's fairly typical to have upwards of 500 visitors/vehicles coming and going from the park on any given day. In the summer months, we've been advised that there are up to 1000 visitors/vehicles per day coming and going from the park. We have yet to see the impact that the hamlet expansion will have on West Bragg Creek, but it's not unreasonable to assume that between the hotel and residential units, we can anticipate another uptake in visitors to this area on a daily basis, placing further burden on the one road in and out of the area. As such, there is significant concern about the impact that increased density will have in relation to the concerns noted above. At minimum, it seems reasonable to hold off on approving proposals such as the one in question until such time as the issue of an alternate access/evacuation route has been rectified.

Sincerely,



Dr. Jennifer L. Short