

Logan Cox

From: Richard Stokell [REDACTED]
Sent: February 22, 2021 10:52 AM
To: Logan Cox
Cc: 'Lucie Stokell'
Subject: [EXTERNAL] - Proposed redesignation

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

Hello

Re..File number 06713015, Application number PL20210011, Division 8

We were informed 16 years ago when we purchased our property that the minimum size of a building lot is 4 acres. We totally oppose the redesignation and are very concerned about the precedent that would be set if this proposal is approved.

We are equally concerned about the extra strain that may be placed on our aqua fir that we count on for our basic water needs, the additional septic field required and the increased amount of traffic added to an already busy residential cul d' sac.

Thank You

R Stokell

262231 Poplar Hill Dr

Logan Cox

From: David Anderson [REDACTED]
Sent: February 26, 2021 6:54 PM
To: Logan Cox
Cc: Division 8, Samanntha Wright
Subject: [EXTERNAL] - Response to application PL20210011

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

Good Evening Logan -

I am writing to express my opposition to the proposed re-designation of the property associated to the above mentioned application.

I am in opposition for the following reasons:

- The reduction of the property size does not align with the current approved Bearspaw Area structure plan
- An approval of this nature would set a precedence in the area for a change to the property designation, allowing others with a similar land size to do the same resulting in significant density increases in the area. Currently (to the best of my knowledge) there are no +/-2 acre properties in the immediate vicinity of the Poplar Hill/Equestrian Estates development(s)
- Addition of more properties in the area would increase vehicle traffic in an already very busy area, on roads that, at times, feel like they are at capacity

In addition to the points above, I would like to understand the plan for water provisions to the new property, would additional overhead power lines be installed, and what is the expectation for sewage management for the lifetime of the property? These are fundamental amenities that need to be understood prior to developing any further.

I am happy to provide additional context and details on my position as required.

Please let me know when additional details can be discussed.

Thank you,
David Anderson P. Eng
[REDACTED]

Logan Cox

From: Lana Fedor [REDACTED]
Sent: February 26, 2021 3:52 PM
To: Logan Cox
Subject: [EXTERNAL] - File 06713051 Application PL20210011 Div 8

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Hello Logan,

I am writing this response to Application PL20210011, File 06713051 on behalf of myself and my husband, Ward Anderson.

We live a few houses West of the applicants on the north side of Poplar Hill Drive. Our community has been 4 acre parcels since it's inception and the build-out has continued to remain 4 acre parcels. Many of the newer adjacent communities have anywhere from 1-4 acre parcels. It appears that most new developments have 2 acre parcels as the 'new norm'. We are not surprised that our neighbours want to subdivide.

We suspect that many of the long-term residents in our neighbourhood are also toying with the idea of subdividing. Particularly, those of us who are maintaining 4 acres of lawn and landscaping, are finding it more challenging as each year passes. Not only that, our children have expressed interest in living back out in the country after growing tired of City living.

Some of the lots here are much more conducive to subdividing because of the proximity of the house to the municipal road and the neighbours driveways, the shape of the lot and the changes in lot elevations.

We have always had concerns about smaller lot sizes because of the closer proximity of septic fields and the possibility of field saturation and failure. We are also aware that Rockyview County has addressed the potential pitfalls and that there are newer, much more efficient private systems available to circumvent any septic concerns or failures. We are assuming that any issues with a new wastewater system will be addressed in accordance to all current requirements and regulations.

We are aware that any new homes must be connected to the Water Co-op, so, that is not a concern.

The only concern we have is where the applicant would be required to create access to the new lot. The applicant's lot is rectangular in shape and we are assuming the plan is to divide the property in half so that there is a north 2 acre parcel and a south 2 acre parcel. The 4 acres is more or less already divided that way by a fence. Neither the applicant or the previous owner landscaped the 2 acre area south of the fence. It is maintained, but to our knowledge it has not been used other than to house a compost pile. The north side, where the residence is located, is extensively landscaped and it is one of the nicest landscaped yards in our community. The landscaping extends to Poplar Hill Drive, the East and West property lines and to the fence. If the applicant is required to create a road on either the East or West side of the existing property lines, a huge amount of trees and shrubs would have to be removed. We are not sure if that would adversely impact the existing septic field but it is our opinion it would negatively impact the current aesthetic appeal of the property. We suspect the neighbours on both sides would not be thrilled to see the landscaping replaced by a driveway. Having brought that to your attention, we would like you to consider an alternative that could, should be a great solution.

There is currently easy access to the South side of the applicants property via a private gravel road that services more than one property. We aren't sure if it is considered a panhandle road. We know that Rockyview County has tried to

steer clear of using or creating panhandle roads in the past. That doesn't explain why there are a few in our community that service more than one residence. We understand that there are maintenance issues, possible drainage issues, etc. but we feel it would be a worthwhile exercise to address all of the issues with the potential stakeholders.

It is possible to come to a mutually beneficial consensus on how to share the road. This issue will come up if other property owners, that back on to the road, apply to subdivide in the future. Rather than look at it as a deterrent, look at it as a positive. If it were to become a paved road, after a consensus, it would be much easier to maintain, safer and more convenient to navigate in inclement weather. Not to mention, increased access for first responders if necessary. We believe the benefits of using the south road to access the applicants lot could outweigh the negatives. The landscaping on the current lot will remain intact. Potential drainage issues on the current lot introduced because of a new driveway on the north side of the lot would be averted. The potential new lot on the south side would be graded appropriately to mitigate any drainage issues on the lot and road. And, any new landscaping by new owners of the potential lot should increase the aesthetic appeal of the road.

Thank you very much for your consideration,

Lana Fedor and Ward Anderson

Logan Cox

From: Kevin Heal [REDACTED]
Sent: February 22, 2021 6:10 PM
To: Logan Cox
Subject: [EXTERNAL] - File 06713051 App PL20210011

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Attention: Planning and Development Services Department
Rocky View County

I am a resident in the immediate vicinity. Regarding the subject application to create two parcels from a 4.6 acre property, our community (defined as accessible via Poplar Hill Drive off Twp 262, i.e., Poplar Hill, Cherry Valley, Equestrian Estates) was established in the 1970s as residential rural with lot sizes of at least 4 acres. I am concerned that if this subdivision is allowed it will set a precedent and other property owners in this community will also apply to subdivide their lots to country residential. I do not see the need to suddenly make this community mixed R-RUR and R-CRD.

I am OPPOSED to the application.

Best regards

Kevin Heal
25 Cherry Valley Court
Calgary, AB T3R 1C9
E: [REDACTED]
M: [REDACTED]

Logan Cox

From: Michelle Mitton
Sent: October 22, 2021 1:45 PM
To: Logan Cox
Subject: FW: [EXTERNAL] - BYLAW C-8136-2021

MICHELLE MITTON, M.Sc
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-1290 | 403-462-0597
MMitton@rockyview.ca | www.rockyview.ca

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From: John Moore [REDACTED]
Sent: October 20, 2021 9:49 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8136-2021

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Re: Application #PL20210011 (05308010) TO AMEND LANDUSE BYLAW C-8000-2020

As our property is next door to this proposed change, we will be "affected" and feel we must be on the side that is **against** a change in land use.

Our reasons are:

1. We chose to purchase and build on this then, bare 4-acre parcel, 27 years ago. We chose it for the very reason that it afforded the additional space, view and quiet that we wanted, and no additional density could be built to infringe on that with the current zoning of a 4-acre minimum to the North of Township. Rd. 262. To change the rules in the middle of a game is not fair. In our conversations, most people in our neighborhood chose this size and location for the same reason. After building on half of the 4 acres, it still allowed a rear pasture area attached for livestock, agriculture, or storage use, as originally planned for. If a smaller, denser neighborhood was desired, there were many alternatives available that we had all lived in previously. With this being the first attempt to redesignate this land use along Poplar Hill Drive, if allowed, will possibly open the door to a total change in the lifestyle that most people who have chosen this neighborhood to call home for many years, will face and may even leave because of.
2. **Most residents like it the way it is and wish to live here until their end! Very few people ever move from this neighborhood, over the decades, as it remains a close-knit secure area, watching out for each other.**

3. If and/or when, this sub-division was built on the adjacent lot, any new dwelling would be right in the middle of the pastoral view that we now enjoy and were assured wouldn't change. With additional dense development allowed, it would obviously come with an additional amount of traffic, air, ground and noise pollution, and strain on the existing water table which is already very low. New Septic fields could cause additional ground pollution. The power and modern communication needs available at present are barely adequate just with current developments in this neighborhood. With no cable, fibre optics and overloaded LTE, additional strain will be placed on those services.
4. The current seemingly acceptable method of accessing these land locked sub-divisions, utilizing a low-grade, "panhandle" road, down the inside property line, is ridiculous to merely form a 2-acre lot. It is an eye sore that infringes on your neighbor's land if they are not in agreement on the scheme, while being dangerous and difficult to maintain, given our frequent winter snow drifting conditions.
5. I believe there is also an abandoned, natural gas supply line that still lies buried across the middle of the proposed property and across all our lots, that would likely have to be removed at great trouble to all.

These are our opinions : Thank You for the opportunity to share them.

John and Evelyn Moore
262175 Poplar Hill Drive, Calgary, AB. T3R 1C9
Lot 9/ Block 9/ 9211748
SW-13-26-03-05

Rocky View County

October 25 2021

Re- Bylaw C-8136-2021 Application #PL20210011

Att Legislative Services

I Walter Fritz of 262203 Poplar Hill Drive Calgary AB T3R 1C9 SW/13/26/03/05-4/9/9210373 oppose the above redesignation.

- Reasons - Front driveway is already shared with two dwellings
- Access road is down my east property line which is 40 feet from my back yard fire pit
Greatly reducing my privacy
 - My main floor back outside deck also faces east property line(80 feet) also effecting privacy

We originally purchased in the area due to the 4 acre designation R-RUR and low density and would like it to remain as is.

Thank you for allowing my input. Should you have any questions please do not hesitate to call.

Yours Truly



Walter Fritz



Logan Cox

From: Jenn Burton <JBurton@rockyview.ca>
Sent: October 27, 2021 9:45 AM
To: David Anderson
Cc: Logan Cox
Subject: RE: [EXTERNAL] - Opposition to: BYLAW C-8136-2021

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

jbarton@rockyview.ca | www.rockyview.ca

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From: David Anderson [REDACTED]
Sent: October 27, 2021 9:29 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Opposition to: BYLAW C-8136-2021

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Hi There -

I am writing to express my opposition to the proposed re-designation of the property associated to BYLAW C-8136-2021.

I am in opposition for the following reasons:

- The proposed reduction of the property size does not align with the current approved Bearspaw Area Structure Plan
- An approval of this nature would set a precedence in the area for a change to the property designation, enabling others with a similar land size to do the same resulting in significant population density increases in the area. Currently (to the best of my knowledge) there are no +/-2 acre properties in the immediate vicinity of the Poplar Hill/Cherry Valley/Equestrian Estates development(s)
- Addition of more properties in the area would increase vehicle traffic in an already very busy area, on roads that, at times, feel like they are at capacity

In addition to the opposition points above, I would like to understand the plan for water provisions to the new property, would additional overhead power lines be installed/required, and what is the expectation for sewage management for the life cycle of the property? These are fundamental amenities that need to be understood prior to developing any further.

I am happy to provide additional context and details on my position as required.

Regards,
David Anderson

16 Poplar Hill Place
Calgary, Alberta T3R 1C7

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

November 7, 2021

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

Attention: Mr. Logan Cox

Re: Division 4 -Bylaw C-8136-2021 Redesignation – Residential Use

Dear Mr. Cox

Please allow me to start by apologizing for a late submission to the hearing slated for November 9, 2021. The reason that we are late in providing this submission is we are land owners in Rocky View, however, we currently reside in Texas and between the County, Canada Post and USPS, we never receive our notices until well past the time the hearings/meetings have happened. In this case, we were fortunate enough to be notified by one of the neighboring land owners who may be impacted by the results of the meeting, and wanted to notify us of what was going on.

That said, I would like to provide our input into the matter at hand. We purchased the property at 262095 Poplar Hill Drive in 2001 as a way to escape the normal active city life and enjoy peace and quiet of country living while still being close enough to commute to Calgary as required. When we purchased the property, the smallest lot permitted in the area at the time was 4 ac and was a significant consideration when we decided to move into the area.

In addition to the desire to have the general area remain as 4 ac parcels, our concerns are as follows:

- To permit a proposal to subdivide this area into 2 ac parcels opens a flood gate of future 2 ac subdivisions. We trust this is not the official intent of Rocky View County.

- This could put a strain on the water system servicing the community not to mention the increase in septic systems that could possibly threaten our property as a result of their elevation.
- Additionally, there is only one access in and out of this community. Further construction of this nature would put additional stress on our road system.

Lastly, and for the benefit of the neighbors who have commented on the use of our private road as a solution to the amendment, we would like to point out that we have had more than one conversation with the landowner who has submitted the request to redesignate, as well as third party representatives and have declined the request to use it as an access, as we see very little benefit for us, all the while, simply providing financial gain and convenience for others. This access is already shared by two landowners and would require a host of mature trees to be removed, an upgraded base, and widening. There is a Water Co-op supply line running parallel to the road, which could be negatively impacted as well. Simply paving the surface, will not be sufficient.

Additional traffic on the road would be inconvenient for ourselves and financially damaging to the property value as it would limit the ability for ourselves, or any future owners of the property to potentially subdivide into 4 ac parcels if that became a possibility. Furthermore the road is "private" and is intended to remain that way for the foreseeable future. We think we can put to rest for all concerned, that this alternative is unavailable.

That said, and much like most of the submissions I have read on the County website, **we are against further subdividing of any four acre parcels in the area of concern into smaller lots**, as we believe that it is contrary to the original intent of the general area and certainly contrary to the bulk of submissions that you have received to date.

For the record, we currently have no intention of subdividing and we do intend on returning as residents in Rocky View once our stay in the US concludes.

Respectively submitted,

Susan and Kevin Satter

Logan Cox

From: John Moore [REDACTED]
Sent: June 27, 2022 11:39 AM
To: Logan Cox
Cc: Kevin Satter; [REDACTED]
Subject: [EXTERNAL] - Re: Another Bylaw C-8136-2021 Amend application

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Hello Mr. Cox

Thank You for the phone clarification of the current application today.

As we discussed, I'm afraid I stand by my previous submission sent to Council in 2021 to oppose .

Nothing has changed to date, as far as a sensible way to access or subdivide, any of these land locked properties along Poplar Hill Drive.

John Moore
262175 Poplar Hill Dr.

Logan Cox

From: David Anderson [REDACTED]
Sent: June 30, 2022 9:28 AM
To: Logan Cox
Subject: [EXTERNAL] - Opposition to: BYLAW C-8136-2021

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Hi There -

I am writing to express my opposition to the proposed re-designation of the property associated to BYLAW C-8136-2021.

I am in opposition for the following reasons:

- The proposed reduction of the property size does not align with the current approved Bearspaw Area Structure Plan
- An approval of this nature would set a precedence in the area for a change to the property designation, enabling others with a similar land size to do the same resulting in significant population density increases in the area. Currently (to the best of my knowledge) there are no +/-2 acre properties in the immediate vicinity of the Poplar Hill/Cherry Valley/Equestrian Estates development(s)
- Addition of more properties in the area would increase vehicle traffic in an already very busy area, on roads that, at times, feel like they are at capacity. The roads in the area are busy now and adding additional properties without a holistic traffic plan for the entire area would increase traffic along poplar hill drive. I am personally concerned with additional vehicles as me and my family use the roads for walks and bike rides and speeds along the roads are very poorly managed/followed by neighbors as it is today.

I am happy to provide additional context and details on my position as required.

Regards,
David Anderson

[REDACTED]

[REDACTED]

[REDACTED]