

Friday, March 18<sup>th</sup>, 2022

Rocky View County

Attn: Xin Deng – County Contact

**Re: Redesignation Application (PL20220004)**

On February 10<sup>th</sup>, 2022 we received a notification of a proposed of conceptual scheme, and redesignation application for a property very close to ours. Within this notification, it is suggested that if we the adjacent home owners would like to send comments or concerns, that we are welcome to do so to the planning department.

My family has lived on Glendale Road for over twenty years. In this time, we have seen various developments and progress: all of which we did not have considerable concerns over. The development of the property being reviewed is a significant development. The thought of 24 new homes being developed in such a small area, very close to my home, has caused me to send in my concerns.

I walk down our road on a regular basis. Ever since Glendale Road was paved, it has become very busy. With an influx of 24 additional homes, it's a guarantee the traffic increase would be considerable. And, with years of construction as the development progresses, the traffic would be exponential.

I am very concerned the amount of traffic produced from this small acreage zone development. It will reduce the safety and thus eliminate the enjoyment of walking down our road. The number of people and vehicles will affect something we have cherished, and that is quiet country acreage living.

In the proposal, there is reference to no fencing. I would expect part of draw to acreage living is so a family pet will also enjoy the outdoors. But with the proposal of no fencing, and having the freedom to roam, is something I foresee as a problem: not only for me but for every home owner. People who currently live along this road, do have fences and are considerate of their dogs staying on their own property. How would this be enforced if there are no fences?

I am also concerned about our well water, and the numbers of people coming in: how will the runoff or drainage work? House water, fertilizers, lawns watering, washing vehicles etc. Will the properties have quality septic fields? I know they will be on the water coop, but we are not and do not plan on joining. I have a well, and over time, how can you guarantee the integrity of my water with so many homes?

I do not object to development, it is the way of the future. But I do not like the concept highlighting this many homes: developing a condensed community, and thus disturbing the country living we have enjoyed for many years. Perhaps 4 acre lots would be much more considerable and continue with the current area's smaller country ambience. Acreage lifestyle. Not subdivision.

Thank you for allowing me to address my concerns, and for hearing me. I hope the two-acre size lots do not get approved. I do hope you will consider my concerns and those of my neighbors.

Thank you.

Georgia Meyers  
261001 Glendale Road  
Rocky View County

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



February 28, 2022

ATTN: Xin Deng

File Number: 06708015/06708008  
Application Number: PL 20220003/PL20220004  
Division: 3 Glendale Road

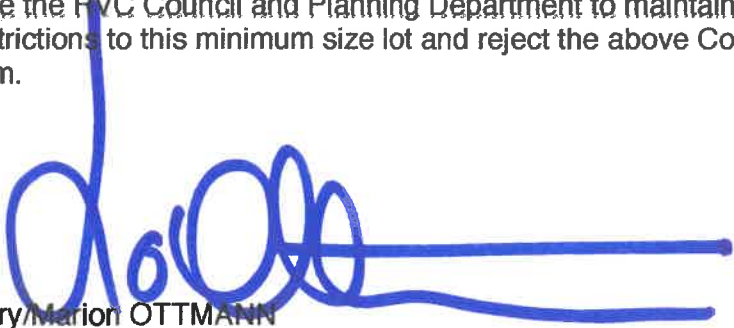
Dear Sir/Madam:

I have received written notice of the above Conceptual Scheme and reviewed the proposed draft Conceptual Scheme on the RVC planning website.

I have concerns and difficulties with the development plan which involves RVC approval for zoning redesignation in order to proceed. We purchased our property in 1996 at which time this area was zoned as Country Residential allowing for a minimum lot size of four acres. This was a major consideration in our choice of location and we had some confidence that this designation would not permit EXACTLY and SPECIFICALLY projects such as PL20220003/ PL20220004 Conceptual Scheme from occurring adjacent to our property. This is a rural area, zoned as such, and inhabited by rural residents. This Conceptual Scheme, if approved, will change that by creating small residential sub divisions. Even Phase I is projecting a population increase of 69 people which will almost double the current population along Glendale Road between TWP RD 262 and Highway 1A.

I notice that there was no assessment of wildlife values in the development plan which may not be important in the development concept, but are important to the rural lifestyle of the residents along Glendale Road.

I am strongly opposed to the rezoning of this property from A-SML and R-RUR to R-CRD, S-PRK, and S-PUB and specifically to allow any lot size less than 4 acres (R-RUR 3.95 acres). I urge the RVC Council and Planning Department to maintain the integrity of the current zoning restrictions to this minimum size lot and reject the above Conceptual Scheme in its present form.



Larry Marion OTTMANN  
RR#2  
260175 Glendale Road  
Cochrane, Alberta  
T4C 1A2

February 26, 2022

Rocky View County Planning Department  
262075 Rocky View Point  
Rocky View County  
T4A 0X2

Attention: Xin Deng

This letter is in response to the notice letter we received on February 10<sup>th</sup> regarding Conceptual Scheme Application (PL20220003) and Redesignation Application (PL20220004).

We are opposed to both applications.

We are located at 261027 Glendale Road and are included as Parcel C of the Conceptual Scheme and adjacent on two side of the Redesignation Plan property.

Contrary to the Conceptual Scheme documents, we have not been notified of the Scheme by the Applicant or the Owners. While we have only owned the property since September 1, 2021, someone is almost always at home so contact would not have been difficult.

### **Objections**

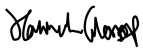
1. The Conceptual Scheme does not match the proposed character of Country Residential.
2. Although there are a few small 4 acre lots in the area, most properties are greater than 10 acres. 2 acre lots would not fit into the area.
3. Adding a cluster of 2 acre lots (or even 4 acre lots) before a comprehensive area plan does not make sense.
4. Ad hoc plans for water supply, waste management, and drainage on a single quarter section is inconsistent with good planning principles when a much bigger area is contemplated and there is no firm commitment to the plan.
5. The new septic system to manage the density and the long path to connect to the Rocky View Water Coop may have a significant impact on existing well water, septic systems and water run off. This is a major concern.
6. As far as we are aware, no properties/owners identified in the CS are desirous of the development and intend to remain in their current properties in their current acreage configurations for the foreseeable future. It is understood that the Brosts may subdivide their property as per the recent RUR-R 7.1 redesignation approval from Council last month.
7. The redesignation would have a significant impact on the current Moose migration that seems to move from the NW to the SE.
8. Additional density will likely lead to additional household pets. At the same time, the applicant is proposing limited fencing. This may have adverse affects on both wildlife and existing farm animal populations.

**Personal**

We bought our sixteen acre property in September fully aware of the ongoing planning documents attempting to visualize Municipal Development and the Bearspaw ASP in particular. In our worst case scenarios we assumed that we might be surrounded by four acre lots, but that would not likely happen for years, and not until the logical phasing would reach our specific area.

Our west facing deck currently looks out over our large backyard and into a corridor that regularly sees Moose migrating from NW to SE through the proposed property and ours. The conceptual scheme would have us looking directly at a home while the main road would run directly along our back property line. This would completely destroy our current vista and drastically change the surrounding landscape.

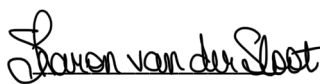
Respectfully,



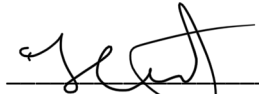
Hannah Glossop



Paul van der Sloot



Sharon van der Sloot



Henry van der Sloot

**Joint Owners of 261027 Glendale Road.**

**From:** [Fred S](#)  
**To:** [Division 3, Crystal Kissel](#); [Xin Deng](#); [Legislative and Intergovernmental Services](#)  
**Subject:** [EXTERNAL] - RE: BYLAW C-8345-2022 & BYLAW C-9346-2022  
**Date:** November 23, 2022 9:52:34 AM  
**Attachments:** [image001.jpg](#)  
[Manfred & Robin Schickedanz property line.pdf](#)

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To whom it may concern,

My wife and I are the owners of SW 08 26-03 W5M. This quarter section abuts the subject land on its western property line. We oppose the proposed bylaw for the following reasons:

1. We found out about this project when Rocky View County (RVC) circulated the notice to the area landowners (dated: February 10<sup>th</sup>, 2022) stating that they have received an application regarding the neighbouring land. At that time, we were faced with a final project plan which we had not been previously aware of. We quickly got engaged with the RVC file manager (Xin Deng) and the applicant (Ken Venner) and notified them of our general concerns shortly after that time. We were assured by the applicant, that they would engage us in discussion relating to our concerns prior to proceeding with their application. To date, this has **not** happened.
2. We are very unclear as to the status of land use planning in this area. Several years ago, we received notice that Rocky View had received an application to amend the existing ASP from neighbouring developer, UrbanStar; regarding lands immediately south of the subject lands. We are unaware of the status of this application. Further, Rocky View has stated their intention to upgrade the existing ASP, which contains all the lands in the immediate areas, north of Highway 1A. To date, we are unaware of Rocky View new planning policy for this area.
3. My company, Schickedanz West, is a land developer in Rocky View County. My wife and I are not against development. We are a major stakeholder in this area. Our property shares the longest frontage with the applicant land, and we have not been properly consulted.

We believe that the planning, and consulting standards which Rocky View encourages our company to follow, should be followed by all land use modification applicants.

In summary, we believe that the applicant should be strongly encouraged to complete their neighbourhood stakeholder consulting process, prior to being granted approvals.

**NOTE:** I would like to speak to this application at the public hearing. I however have a previously scheduled commitment which does not allow me to attend. I request that my son-in-law, Graham Green, be allowed to speak on our behalf.

Sincerely,

Fred Schickedanz



127, 18 Royal Vista Link NW  
Calgary, AB T3R 0K4



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



# Development Concept

## Concept Plan Proposal (PL20220003)

To adopt the Glendale Road Conceptual Scheme that provides a policy framework to guide future redesignation subdivision for country residential development within the SE-08-26-03-W05M.

## Redesignation Proposal (PL20220004)

To redesignate 60.30 acres of land from A-SML and R-RURp4.0 to R-CRD, S-PRK and S-PUB, to facilitate the development of Phase 1 to create 24 residential lots, 1 municipal reserve lot, and 1 public utility lot.

Division: 3  
 Roll: 06708015 & 06708016  
 File: PL20220003 / PL20220004  
 Legal: A portion of SE-08-03-W05M  
 Printed: Feb 2, 2022



Manfred & Robin Schickedanz – Property Frontage