

To: JKaur@rockyview.ca  
Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001  
Applicant: Chloe Cartwright  
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Jim Davies

Print names

Address or proximity to subject property SW. 31. 28. 3. 5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Concerns are ① Dogs -  
② traffic  
③ agriculture land

Signature (s) Jim Davies  
Date March 27. 2023

To: JKaur@rockyview.ca  
Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001  
Applicant: Chloe Cartwright  
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: PAT DORMAN  
Print names  
Address or proximity to subject property NW 29-28-03-50

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Concerns for my agricultural area, we want  
set up for subdivisions or traffic. Excess water  
use will deplete our resources. VERY Concerned about  
the increased carbon footprint. Cross land wanted  
for grazing.

Signature (s) PAT DORMAN  
Date MARCH 26, 2023

To: JKaur@rockyview.ca  
Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001  
Applicant: Chloe Cartwright  
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Donald Farquharson Stacey Farquharson  
Print names

Address or proximity to subject property NW. 30. 28. 3 - w of 5 (owned)  
S.W. 30. 28. 3. W5 N 1/2 36- 28. 4. W5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

- ① This is an agricultural community - with high producing forage & grain crops if managed correctly.
- ② Traffic on Range Road 35 is a concern as well as water consumption.
- ③ Every nearby farm raises cattle -> wandering dogs are a concern.

Signature (s) [Signature] [Signature]  
 Date March 25 2023 March 25 2023

**From:** [Protect Our Agricultural Community](#)  
**To:** [Legislative and Intergovernmental Services](#)  
**Subject:** To: Rocky View County Council, and Administration Re Application PL2023002  
**Date:** January 30, 2024 8:15:07 PM  
**Attachments:** [Attachment 2 - Membership Map.pdf](#)  
[Attachment 3 - POAC Member List.pdf](#)  
[Attachment 4 - POAC Member Location List.pdf](#)  
[Attachment 5 - LUB R-RUR.pdf](#)

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RE: RVC Redesignation Application File PL2023002 – Bylaw C-8492-2024  
(To redesignate a portion of SE 31-28-03 W5M from B-REC to R-RUR to facilitate future subdivision of 9 new lots)

We, the undersigned, represent 130+ local community members in Division 4 of RVC, as well as neighbors in MVC who are near to the proposed redesignation, which we oppose. POAC (Protect Our Agricultural Community) was organized as a group in 2021 after seeing a newspaper article in Rocky View Weekly (attachment 1).

We have attached the local area map and membership list for all who share in this purpose, to protect agricultural lands from incompatible development in our common, agricultural and ranching community (attachments 2, 3, 4).

There are severe impacts this redesignation would have on our agricultural area and we feel this will quite literally change the face of our rural community. This development scheme is being proposed in an area far-removed from any recognized growth area with miles and miles of active, large scale, commercial agricultural farmland, and livestock ranches. A cluster of nine new lots located in our vicinity will adversely impact the uniquely industrious, commercial farming operators, as well as POAC members who live here for quiet enjoyment.

This application is undesirable to our membership because we find the concept misplaced in our community. The County Plan says on page 38 that there is a “need to allow operators to go about their day-to-day business without new land uses adversely impacting their operation”. Our membership believes this redesignation would negatively affect all of us.

The subject property already has a First Parcel Out, and any further fragmentation of this property is undesirable. The redesignation proposes nine new lots and along with the two existing residences on this property it would effectively be one house less than Madden has and nine houses more than Bottrel. Paragraph 320 in the LUB says that a maximum of two dwelling units would be allowed on each of the R-RUR parcels (attachment 5). Technically, with nine new parcels that would apportion eighteen dwelling units within the R-RUR land designation. In addition to that, each new parcel would have a discretionary use to operate a variety of businesses, some of which could see a steady stream of activity day or night. This development would be its own bustling small town, more populated than Madden or Bottrel.


Agricultural lands are in great demand, so we must maintain, sustain, and protect them. Reflecting on a post harvest season, livestock feed was scant, cattle had to be sold off, and feed had to be hauled in from afar. This makes it an absolute shame that this desperately needed agricultural land is being considered for development, because cattle ranchers are desperate for grazing land, and livestock owners are desperate for land in order to grow feed. Farmland is critically needed to meet the immense demand of producers.

Our grievances deepen with the knowledge that there is still 84 acres of this property that

remains zoned B-REC. It is still unknown what type of development would occur on this remaining 84-acre parcel. All the development concepts brought forward previously were not compatible with large scale agricultural farming operations. However, precedence could be set with this application. Nonetheless, our circumstances have not changed, and any incompatible development will remain unsupported.

The guiding principle for a new development is to do so in close proximity to existing developments. This application for redesignation is in contravention to the intent and purpose of those guidelines where new developments are to be in a designated growth area. This community cannot handle the redesignation being proposed. We are not equipped for it. There isn't suitable infrastructure to support it; there are no amenities. Our community is not an identified growth area.

Therefore, POAC membership is asking you to vote 'no' on this redesignation application. We are unquestionably opposed to the redesignation of 66 acres of this property from B-REC to R-RUR.

Respectfully submitted,  
POAC Representatives:  
Karen Singer  
Keren Farquharson  
Llana McCowan  


# Madden developer seeks feedback

BY JORDAN STRICKER  
Staff Writer

A developer who is proposing to build a golf course, hotel, banquet hall and RV park in between Madden and Bottrel is seeking feedback from residents as she prepares to apply for a development permit from Rocky View County (RVC).

Chloe Cartwright, a landowner in northwest RVC, has been working toward her proposed development since 2009. She said she previously received a redesignation and development permit back in 2012, but many things have changed since then and more community feedback is needed before she is able to move ahead with the project.

The original redesignation, according to Cartwright, was for an 18-hole golf course, a 21-room hotel, RV stalls and a 500-seat banquet hall. She said she had to prove the area she intended to build the development on was not located on current or historic farmland.

"The development permit went uncontested," she said.

"I ended up with 105 letters of support from both the local community and the greater area."

Personal matters derailed the plan for a number of years, according to Cartwright, but she said she has restarted the process and is set to apply for another development permit.

Complicating matters, she said a



**PROPOSED DEVELOPMENT** – A developer is seeking feedback from residents on a proposal that would bring a golf course, hotel, RV stalls and a banquet hall to the Madden and Bottrel area.

number of landowners who moved into the area since her original permit was approved do not see the proposed development as a good thing for the community.

"The newcomers didn't know anything about this development, so they were kind of shocked," she said. "We are going through that process of educating newcomers. If they don't like the development for the size that I applied for, I am willing to shrink it."

Cartwright has created a website outlining her proposal, [chinookridge.ca](http://chinookridge.ca), which indicates there are four options she is considering. One is the original plan, while the second option is to build an RV park and a castle, and then apply for a golf course permit later. However, Cartwright said that option was vetoed by RVC's Subdivision and Appeal Board.

She added she would be fine with pursuing the third option, which is

a scaled-back version of the original plan. It includes the construction of a nine-hole golf course, a 12-room hotel, a 250-seat banquet hall and 40 RV stalls.

"It is a compromise," she said. "I am asking a lot of people for feedback. The problem that I am running into is some of the neighbours that don't even live here are opposed to anything."

The fourth option is to subdivide the entire 150 acres into smaller lots, creating a gated estate community.

Cartwright said she intends to work with community members to try and teach them about her vision and come to a compromise.

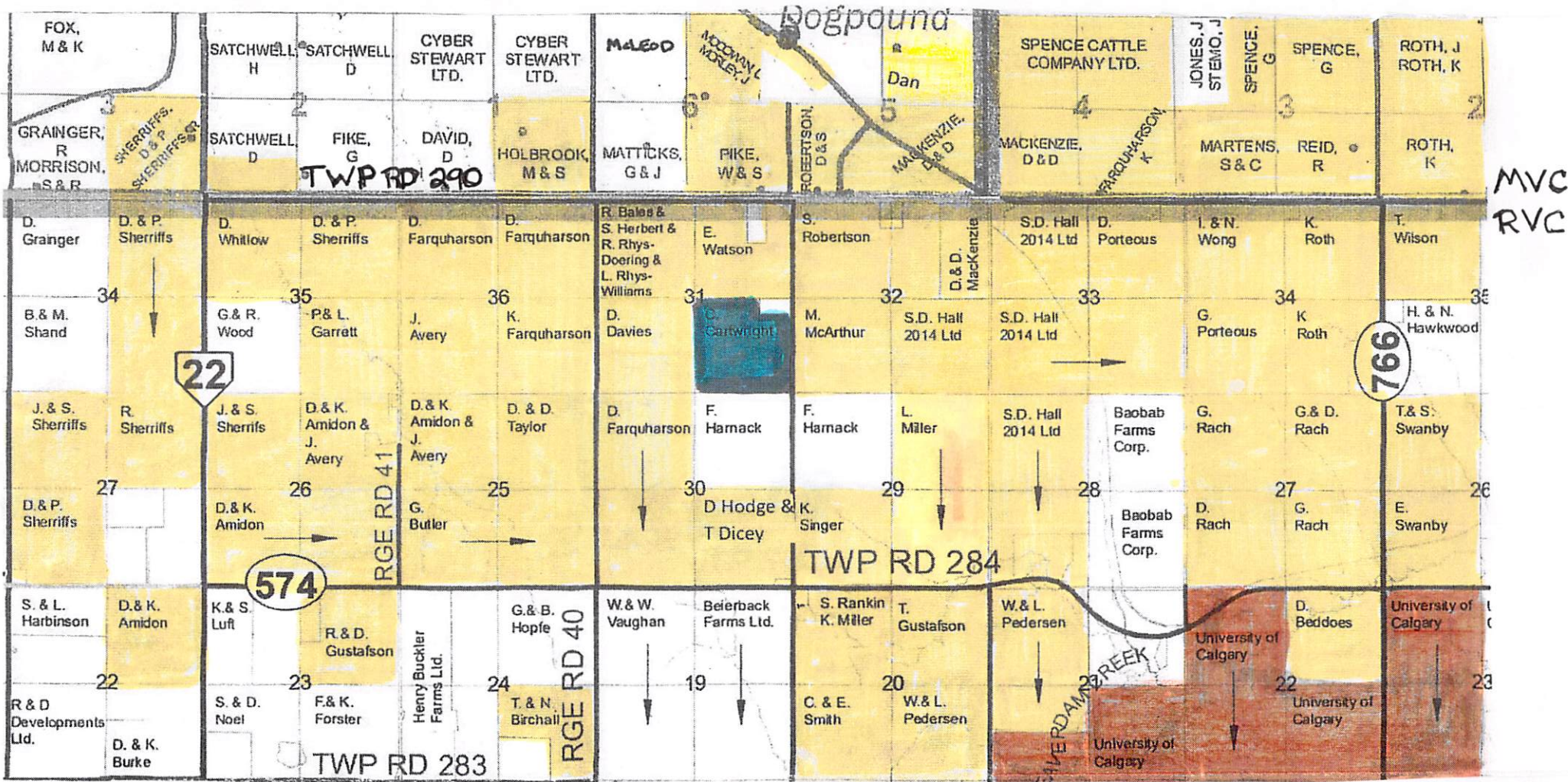
"I just keep trying," she said. "I am flexible because I want to make it work for them."

Cartwright's website includes technical reports associated with her proposed development, including biophysical impact assessments, aquifer assessments and soil classification maps. She said she encourages landowners to check out the proposals and reach out to her if they have any concerns or suggestions.

She added when she feels people have had adequate time to provide their feedback, she will re-submit her application to the County – possibly as soon as the end of February.

"We need to work together," she said. "Hopefully it makes sense so we can have some direction."

# Protect Our Agricultural Community (POAC)



C Cartwright



POAC Members



University of Calgary  
Agricultural lands



NOTE: MEMBERS NAMES WHO OWN OR LIVE ON UNDER 80 ACRES ARE NOT SHOWN ABOVE DUE TO CONSTRAINTS OF RVC AND MVC MAPS.

**SEE Member's Lists for complete list of POAC Membership and Proximity to Application.**

<b>Member Count</b>	<b>Last Name</b>	<b>First Name</b>
1	Amidon	Duane
2	Amidon	Keryle
3	Avery	Jolene
4	Bales	Jean
5	Barkley	Brittney
6	Barkley	Kyle
7	Beddoes	Dan & Deb
8	Birchall	Nicole
9	Boles	Stephanie
10	Boles	Steve
11	Bushfield	Lorraine
12	Butler	Glenda
13	Campbell	Graham
14	Carlson	Carole
15	Carlson	Edward
16	Champagne	France
17	Clarke	Marie
18	Davies	Jim
19	Delgado	Luis
20	Dicey	Trish
21	Dodmon	Pat
22	Farquharson	Cody
23	Farquharson	Don
24	Farquharson	Keren
25	Farquharson	Niki
26	Farquharson	Stacey
27	Garrett	Lois
28	Garrett	Peter
29	Good	Kevin
30	Graham	Allen
31	Graham	Lorranine
32	Gustafson	Dorothy
33	Gustafson	Melanie
34	Gustafson	Reginald
35	Gustafson	Tim
36	Guzda	Arlene
37	Guzda	Ken
38	Hall	Susan
39	Herbert	Susan
40	Hodge	Dennis
41	Holbrook	Malcolm
42	Holbrook	Serena
43	Holmberg	Amanda
44	Holmberg	Dave
45	Hotchkiss	Rob



<b>Member Count</b>	<b>Last Name</b>	<b>First Name</b>
46	Hughes	Carley
47	Hughes	Tanner
48	Jakel	Betty
49	Jakel	Thomas
50	Jokinen	Peter
51	Jokinen	Velma
52	Jones	Bonnie
53	Jones	Johnny
54	Larsen	Kane
55	LeFebvre	Jesse
56	LeFebvre	Tanya
57	Lutley	Barbara Jo
58	Lutley	Howard
59	MacKenzie	Dixie
60	MacKenzie	Ward
61	Martens	Corrine
62	Martens	Scott
63	McArthur	Maxine
64	McCowan	Llana
65	McLean	Bernice
66	Miller	Jeff
67	Mork	Clifford
68	Mork	Jackie
69	Morley	Dean
70	Neufeld	Darlene
71	Neufeld	Neil
72	Parsons	Ross
73	Parsons	Tracey
74	Pedersen	Laurel
75	Pedersen	Will
76	Pike	Blaine
77	Pike	Sasha
78	Porteous	Duncan
79	Porteous	Gordon (Estate)
80	Poynter	Gary
81	Rach	Donna
82	Rach	Gary
83	Rankin, Miller	Kristin
84	Rankin, Miller	Sean
85	Reid	Rhonda
86	Rhys-Doering	Rhonda
87	Rietze	Gwen
88	Robertson	Donald
89	Robertson	Sherry
90	Robertson	Susan

<b>Member Count</b>	<b>Last Name</b>	<b>First Name</b>
91	Roth	Ken
92	Scott	David
93	Scott	Shera
94	Shand	Craig
95	Shand	Tanya
96	Sherriffs	Doug
97	Sherriffs	Jason
98	Sherriffs	Karen
99	Sherriffs	Pauline
100	Sherriffs	Roy
101	Sherriffs	Shannon
102	Singer	Karen
103	Singer	Patrick
104	Smith	Barbara
105	Smith	Craig
106	Smith	Elizabeth
107	Spence	Emmett
108	Steele	Judy
109	Steele	Rob
110	Stuart	Mike
111	Swanby	Erik
112	Swanby	Riley
113	Swarbrick	Colin
114	Swarbrick	Wendy
115	Taylor	Darrin
116	Taylor	Diana
117	Waterhouse	Krista
118	Waterhouse	Tom
119	Watson	Elaine
120	Watson	Rob
121	Whitlow	Dave
122	Whitlow	Diane
123	Wills	Ken
124	Wills	Sherrie
125	Wilson	Brian
126	Wilson	Terry
127	Wong	Jean
128	Wong	Norm
129	Zaharia	Kim
130	Zaharia	Quentin

# Protect our Agricultural Community (POAC)

## Members Listing

Name(s)	County	Legal Land or GPS	Own	Rent or Lease	Custom Farm	Proximity to SE 31-28-3 W5						
						Adjacent	0.5 Mile	1 Mile	1.5 Miles	2 Miles	2.5 - 3.5 Miles	Extended Community
Amidon, Duane & Keryle	RVC	SW 26-28-3-W4	√								√	
	RVC	NE 22-28-4-W5	√								√	
	RVC	NW 25-28-4-W5	√					√				
	RVC	SE 26-28-4-W5							√			
Avery, Jolene	RVC	SW 36-28-4-W5	√					√				
	RVC	NE 26-28.4-W5	√						√			
Bales, Jean	RVC	NW 31-28-3-W5	√			√						
Barkey, Kyle & Brittney	RVC	PL9411900 BLA, RR 35	√									√
Beddoes, Dan & Deb	RVC	NE 22-28-3-W5	√								√	
Birchall, Nicole	RVC	SE 24-28-4-W5	√								√	
Boles Stephen & Stephanie	MVC	SW4-29-3-W5 Lot1 BL1 0210190	√						√			
Butler, Glenda	RVC	SE 25-28-4-W5	√					√				
	RVC	SW 25-28-4-W5	√						√			
Bushfield, Lorraine	MVC	3520Twp 290A	√						√			
Campbell, Graham	RVC	NE 23-28-4-W5	√								√	
Carlson, Edward & Carole	RVC	SE 34-28-03-W5	√								√	
Champagne, France	RVC	NE 34-28-3-W5	√								√	
Cissell, Perer & Lara	RVC	NE 32-28-3-W5					√					
Clarke, Marie	MVC	NW1113JK, A	√						√			
Davies, Jim	RVC	SW 31-28-3-W5	√			√						

Name(s)	County	Legal Land or GPS	Own	Rent or Lease	Custom Farm	Proximity to SE 31-28-3 W5						
						Adjacent	0.5 Mile	1 Mile	1.5 Miles	2 Miles	2.5 - 3.5 Miles	Extended Community
	RVC	NW 31-28-3-W5		√		√						
	RVC	SW 29-28-3-W5		√			√					
Delgado, Luis	MVC	Twp 3332 SE 4-29-3-W5	√							√		
Dodman, Pat	RVC	NE 36-28-4-W5			√	√						
Farquharson, Cody & Niki	MVC	SE 4-29-3-W5			√					√		
	RVC	SW 28-28-3-W5			√						√	
	RVC	NE 31-28-3-W5			√	√						
Farquharson, Don	RVC	SW30-28-3-W5	√				√					
	RVC	NE 36-28-4-W5	√				√					
	RVC	NW 36-28-4-W5	√					√				
	RVC	SE 36-28-4-W5		√			√					
	RVC	NW 30-28-3-W5	√			√						
	RVC	NW 29-28-3-W5		√		√						
	RVC	NE 30-28-3-W5			√	√						
	RVC	NE 20-8-3-W5			√				√			
	RVC	NW 20-8-3-W5			√						√	
Farquharson, Keren	RVC	SE 36-28-4-W5	√				√					
	MVC	SE 4-29-3-W5	√							√		
	MVC	SE 2-29-5-W5	√									√
Farquharson, Stacey	RVC	NW 29-28-3-W5		√		√						
Garrett, Lois & Peter	RVC	SE 36-28-4-W5	√					√				
Good, Kevin	MVC	SW 3-29-3-W5		√							√	
	MVC	SE 30-29-2-W5	√									√
Graham, Allen & Lorraine	MVC	SW 2-4-29-W5 Bl 1, Lot 1	√								√	
Gustafson, Reginald & Dorothy	RVC	NE 23-28-4-W5	√						√			

Name(s)	County	Legal Land or GPS	Own	Rent or Lease	Custom Farm	Proximity to SE 31-28-3 W5						
						Adjacent	0.5 Mile	1 Mile	1.5 Miles	2 Miles	2.5 - 3.5 Miles	Extended Community
Gustafson, Tim & Melanie	RVC	NE 20-28-03-05	√						√			
Guzda, Ken & Arlene	RVC	SW 28-28-3-W5	√								√	
Hodge, Dennis & Dicey, Trish	RVC	SE 30-28-03-W5	√				√					
Holbrook, Malcolm & Serena	MVC	SE 1-29-3-W5	√					√				
Hotchkiss, Rob	MVC	3546 Twp 290A	√						√			
Hughes, Carley & Tanner	RVC	NE 32-28-3-W5	√				√					
Jakel, Thomas & Betty LeFebvre, Jesse & Tanya	MVC	SW 05-29-03-W5 (portion of)	√					√				
Jokinen, Peter & Velma	RVC	SW 32-28-3-W5		√		√						
Jones, Johnny & Bonnie	MVC	NE 6-29-3-W5	√						√			
Lutley, Howard & Barbara Jo	RVC	NE 14-28-40W5	√								√	
MacKenzie, Dixi & Ward	RVC	NE32-28-3-W5	√				√					
	MVC	SE 5-29-3-W5	√					√				
	MVC	SW 4-29-3-W5	√						√			
Martens, Scott & Corinne	MVC	SW 3-29-3-W5	√								√	
McArthur, Maxine	RVC	SW 32-28-3-W5	√			√						
McCowan, Llana & Morley, J. Dean	MVC	NE 6-29-3-W5	√					√				
McLean, Bernice	RVC	SE 25-28-4-W5	√					√				
Miller, Jeff	RVC	NE 29-28-3-W5		√			√					
	RVC	SE 29-28-3-W5		√				√				
Neufeld, Neil & Darlene	MVC	283234 RR 35	√					√				
Pedersen, Will & Laurel	RVC	NW/SW 21-28-3-W6	√							√		
	RVC	SE 20-28-3-W5	√							√		
	RVC	SW 13-28-4-W5	√								√	
Pile, Blaine & Sasha	MVC	SE 6-29-3-W5	√				√					

Name(s)	County	Legal Land or GPS	Own	Rent or Lease	Custom Farm	Proximity to SE 31-28-3 W5						
						Adjacent	0.5 Mile	1 Mile	1.5 Miles	2 Miles	2.5 - 3.5 Miles	Extended Community
Porteous, Duncan	RVC	NE 33-28-3-W5	√						√			
Porteous, Gordon (Estate)	RVC	SW 34-28-3-W5								√		
Poynter, Gary	MVC	NW 5-39-29-5	√						√			
Rach, Dennis	RVC	SW 27-28-3-W5	√								√	
Rach, Gary & Donna	RVC	NE/NW/SE 27-28-3-W5	√							√		
Rankin, Sean & Miller, Kristen	RVC	NW 20-28-3-W5	√					√				
Reid, Rhonda	MVC	SE 3-29-3-W5	√								√	
Rhys-Doering, Rhonda	RVC	NW 31-28-3-W5	√			√						
Rietze, Gwen	MVC	Plan 1112287 SE 4-29-3-W5	√							√		
Robertson, Donald & Sherry	MVC	SW 5-29-3-W5	√				√					
Robertson, Susan	RVC	NW 32-28-3-5	√			√						
Roth, Ken	RVC	NE 33-28-3-W5		√					√			
	RVC	NW 34-28-03-W5		√						√		
	RVC	SW 34-28-3-W5		√						√		
	RVC	SE/NE 34-28-3-W5	√								√	
	MVC	SW/NW 2-29-3-W5	√								√	
	RVC	NE 35-28-3-W5		√							√	
	RVC	NW 36-28-3-W5		√							√	
S.D. Hall 2014 Ltd	RVC	SE 32-28-3-W5	√				√					
	RVC	SW 33-28-3-W5	√					√				
	RVC	NW 33-28-3-W5	√					√				
	RVC	NW 28-28-3-W5	√					√				
	RVC	SE 33-28-3-W5	√						√			
Shand, Craig & Tanya	MVC	SE 6-29-3-W5		√			√					
	MVC	NE 15-30-4 -W5	√									√

Name(s)	County	Legal Land or GPS	Own	Rent or Lease	Custom Farm	Proximity to SE 31-28-3 W5						
						Adjacent	0.5 Mile	1 Mile	1.5 Miles	2 Miles	2.5 - 3.5 Miles	Extended Community
	MVC	SW 33-28-4-W5		√								√
Sheriffs, Jason & Shannon	RVC	NW 27-28-4-W5	√								√	
Sheriffs, Doug & Pauline	MVC	SW 5-29-29-3-W5		√			√					
	RVC	NE 35-28-4-W5	√					√				
	RVC	NE/SE 34-28-4-W5	√								√	
	MVC	SE 3-29-4-W5	√								√	
	RVC	SW 27-28-4-W5	√								√	
	RVC	NW 32-28-3-W5		√		√						
Sheriffs, Roy & Karen	RVC	NE 27-28-4-W5	√								√	
	MVC	SE 3-29-4-W5	√								√	
Singer, Karen & Patrick	RVC	SW 29-28-3-W5	√				√					
Smith, Craig & Elizabeth	RVC	SW 20-28-3-W5	√						√			
Spence Cattle Co. LTD	MVC	NW/NE 4-29-3-W5	√							√		
Spence, Emmett	MVC	SW/SE 9-29-3-W5	√								√	
	MVC	NW/NE 3-29-3-W5	√									√
Steele, Rob & Judy	MVC	61-3507 Twp290A	√						√			
Stuart, Barbara Smith & Mike	RVC	52103 Twp Rd 283	√									√
Swamby, Erik	RVC	E ½ 26-28-3-W5	√								√	
Swamby, Riley & Larsen, Kane	RVC	W ½ 26-28-3-W5	√								√	
Swarbrick, Colin & Wendy	RVC	SW 28-28-3-W5		√							√	
Taylor, Darrin & Diana	RVC	NE 25-28-4-W5	√				√					
Waterhouse, Tom & Krista		NW 5-29-3-W5 BIE 8494										
	MVC	FL	√						√			
Watson, Rob & Elaine	RVC	NE 31-28-3-W5	√			√						
Whitlow, Diane & Dave	RVC	NW 35-28-4-W5	√							√		

Name(s)	County	Legal Land or GPS	Own	Rent or Lease	Custom Farm	Proximity to SE 31-28-3 W5						
						Adjacent	0.5 Mile	1 Mile	1.5 Miles	2 Miles	2.5 - 3.5 Miles	Extended Community
Wills, Ken and Sherrie	MVC	31-3507 Twp 290, Dogpound							√			
Wilson, Brian	RVC	NW 33-28-3-W5		√					√			
	RVC	SE 33-28-3-W5		√					√			
Wilson, Terry	RVC	NW 35-28-3-W5	√								√	
Wong, Norm & Jean	RVC	NW 34-28-03-W5	√							√		
Zaharia, Kim & Quentin	MVC	51-3507 Dog Pound	√						√			



**R-RUR Residential, Rural District**

**317 PURPOSE:** To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

**318 PERMITTED USES:**

Accessory Building  $\leq$  190 m<sup>2</sup> (2045.14 ft<sup>2</sup>)  
Dwelling, Single Detached  
Beekeeping

**DISCRETIONARY USES:**

Accessory Building  $>$  190 m<sup>2</sup> (2045.14 ft<sup>2</sup>)  
Accessory Dwelling Unit  
Agriculture (Intensive)  
Animal Health (Inclusive)  
Bed and Breakfast  
Care Facility (Child)  
Care Facility (Clinic)  
Care Facility (Group)  
Communications Facility (Type A)  
Dwelling, Manufactured  
Dwelling, Tiny  
Equestrian Centre  
Home-Based Business (Type II)  
Kennel  
Riding Arena  
Special Function Business  
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

**319 MINIMUM PARCEL SIZE:**

- a) 1.6 ha (3.95 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map
- c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)

**320 MAXIMUM DENSITY:**

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

**321 MAXIMUM BUILDING HEIGHT:**

- a) Accessory Buildings: 7.0 m (22.97 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the Land Use Map

**322 MAXIMUM ACCESSORY BUILDING PARCEL COVERAGE:**

- a) Parcels over 4.0 ha (9.88 ac): 380 m<sup>2</sup> (4090.29 ft<sup>2</sup>).
- b) All others: 285 m<sup>2</sup> (3067.71 ft<sup>2</sup>).