

**PL20220146 – Applicant's Original Rationale (Submitted October 2022)****Why what we are proposing qualifies as a new or distinct agricultural operation:**

When we bought our 40 acre lands in 1997, we arrived with a 9 year old Andalusian breeding stallion and 21 other horses including 16 broodmares. We needed the entire 40 acres for grazing. We never grew hay nor harvested it.

From 1997 to 2020, we had a business breeding our own and outside mares, raising, selling, training and competing Andalusian horses. Our last breeding stallion died in 2007. He sired 97 foals in his lifetime with us.

The last two sales horses sold in 2021. We have just one broodmare left as the other one died in June 2022. We have an opportunity to breed this last mare next Spring and sell her next three foals as a custom request. Other than that mare we have only two other horses now, an aged gelding and a riding gelding.

We no longer need 40 acres for our breeding operation.

We want to redesignate our lands and start a Saskatoon and Haskap berry growing operation on portions of the South 20 acres.

At age 72, this would have to happen with assistance such as in partnership with younger persons and preferably with an experienced berry grower.

*Saskatoons:*

To that end, in February 2019, we had a consultation at our acreage respecting South 20 acres. Rick and Marsha Gelowitz of Solstice Berry Farm in Mountain View County. They came, assessed our land and spent an afternoon at our place. We wanted to know how suitable the lands were as we know Saskatoons grow wild in the coulee. Gelowitz's operation is huge, involving producing jams, jellies, u-pick and freezing berries.

We see our new agricultural operation as an opportunity to sell our produce to places like theirs.

*Haskaps:*

Haskaps are a berry which is becoming more widely recognized and sought. Although only recently being grown in Alberta as a commercial prospect, they are very attractive to grow where we are located. They can handle light frost well. We have 20 less days without frost than Eastern Rocky View. We planted 8 Saskatoon and Haskaps in 2021 and found we have a lot to learn.

We believe that the above makes this berry growing plan a distinct new and distinct agricultural operation from the horse raising.

Thanks Sangeeta,

Terry and Ken

## PL20220146 - Applicant's Follow-up Rationale Responding to Oct 11, 2022 Council Feedback

January 31, 2023

From email: [REDACTED]

To email: svishwakarma@rockyview.ca

**ROCKY VIEW COUNTY COUNCIL**

262075 Rocky View Point

Rocky View Count, AB

T4A 0X2

Dear Rocky View Council Members;

**RE: RE-DESIGNATION APPLICATION: 273066 GRAND VALLEY ROAD  
WITH VIEW TO FUTURE SUBDIVISION. APPLICATION FILE: PL202210146**

At the Second Reading of our application, on October 11, 2022, after a motion by Deputy Mayor Kissel (as she then was), Council referred this Application back to Planning Administration to work with us about certain issues. The most critical were the boundaries of the two proposed lots and road access to the new second proposed South lot over the stream (which is east of Grand Valley Road).

We met with Sangeeta Vishwakarma in her office on October 19, 2022, and then again by video call January 11, 2023. That January video meeting was to followup from our November 30, 2022 letter accompanied by a hand drawn draft diagram showing proposed boundaries, single road driveway (shared) access to both parcels, with an indication of where proposed dwelling and saskatoon orchards might be located. Planning's further input was provided by Ms. Vishwakarma emailed further input the January video meeting and all is reflected in the new more professional diagram attached.

We very much appreciate all of the time and dedication with which Planning through Ms. Vishwakarma has been assisting us in addressing Council and Planning Administration's concerns.

**UPDATED DRAFT DESIGN DIAGRAM OF THE BOUNDARIES OF THE PROPOSED PARCELS:**

The attached drawing with the proposed boundaries of the re-designated 20 acre proposed lots attends to Council's concerns about boundaries, design and other issues such as access. The diagram accurately reflects the input from Planning. The lots are equal 20 acre sizes. The revised boundaries and shape of the proposed lots addresses Council's and Planning's concerns about future development and access.

The proposed lots now show a shortening of what was previously proposed as long narrow North-South boundary at the Eastern boundary to the acreage. This is the shorter top part and looks like a number "7".

2.

THE SEPARATE OPERATIONS IN THE TWO PARCELS:

After the October Second Reading, it appeared that new/distinct agricultural operations had been sufficiently addressed and was no longer appeared to be an issue for Council. We believe that issue of the new/distinct agricultural operations may continue to be an issue for Planning Administration. To address Administration's concerns, and to seek clear support from Administration as to the new/distinct agricultural operation, we have indicated potential growing areas for Saskatoons on our diagram.

We continue to wish to begin the Saskatoon growing operation as a new and distinct agricultural operation, separate from our horse operation. The growing of saskatoons, and the selling of them at market gardens and to jam processors is a doable project. It will need assistance to do it due to our ages. We have no intention to offer a "U-pick".

Here is information about growing Saskatoons and Haskaps, extrapolated from advice given us by Solstice Berry Farms:

Re: Saskatoons.

"Row spacing should be 18 feet centre to centre. This allows room for harvesting by machine using a tractor and a harvesting machine..... rows should be set north/south. Eighteen feet spacing also allows for easier hand picking and it cuts down on disease pressure such as from funguses/molds etc. With 18 foot spacing, planting should be up to 1,000.00 Saskatoon seedlings per acre at 1.5 feet between each seeding. Three feet apart is better (means 500 seedlings per acre). At the end of each row there should be at least 50 feet to turn the tractor and harvester."

Solstice says they do not irrigate their Saskatoons at all. There is little impact on a well.

Re: Haskaps.

Soltice is of the opinion that haskaps should probably be netted; otherwise, birds pick them clean before one can even see a berry. Netting is a lot of work and that is why Solstice never grew them. For our plans, we have abandoned the plan to grows haskaps for now.

Our diagram shows some potential zones to grow the Saskatoons.

THE SEPARATE HORSE OPERATION:

As indicated at Council, in our October 10, 2022 "Preparation to address Council' letter, and with our verbal presentation, we have been asked to breed our last Andalusian mare, Bandurria, for at least two more years. We are also looking to partner with Zeke Torres to lease one of his mares to breed. This continuation of our 35 year horse breeding operation comes because of a custom request from Zeke Torres, Alondra Farm, Edmonton, Alberta. He has committed to buy any foals. Prices for a weanling Andalusian foal is \$9,000.00 or more.

Zeke Torres currently owns two of our horses. We have known him for 30 years as his father was our horse trainer for many years.

Because of these plans, our modest horse breeding operation will continue using only the new North parcel only and it will be completely separate from the proposed berry growing.

3.

PROTECTION OF THE LANDS:

It continues to be our intention to protect Coalbeck Stream, the year round creek crossing both lots, located near the west boundary of both proposed parcels of our property. Coldbeck Stream is identified on the diagram.

In addition to the road access discussed below, and municipal rules respecting protection of riparian areas, we want to add another layer of protection for the stream.

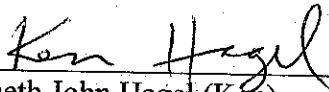
We intend to register a permanent restrictive covenant respective the size of any dwelling or building. To be registered on the proposed South lot, it is intended to prevent the construction of all permanent buildings larger than the dimensions of a horse shelter, at a greater distance than 550 feet of the East boundary of the South proposed lot. This restrictive covenant means that, from the West boundary of the South proposed lot next to Grand Valley Road, any dwelling (and of course includes a septic tank and field as well) must be at least 480 feet from the creek. We have indicated the approximate proposed placement of a dwelling on the diagram. This placement should be enticing as the extended shared road will come to near that point.

ROAD ACCESS:

We propose having a single shared driveway access onto Grand Valley Road, to be used for both proposed lots. This means there will continue to be only one culvert and one creek crossing. A registered permanent mutual access agreement easement will allow access from Grand Valley Road to the new parcel. This means extending the present road to meet the boundary closest to where a house might sit. This is ecologically sound, protecting the creek. It also addresses the concerns of some neighbours who wanted no more accesses on to Grand Valley Road, and only one road crossing Coldbeck Stream. The extension of the driveway road to the new parcel near a potential house is also shown on the diagram.

We continue to look forward to working with the County, meeting all obligations and answering whatever questions the Planning Services department has for us.

Sincerely yours,

  
Kenneth John Hagel (Ken)

  
Theresa Ann McGuire Hagel (Terry)

273066 Grand Valley Road, Cochrane, AB  
T4C 2W5

**\*\*Note address moved by Canada Post**  
**\*County's last letter uses our old address**