

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

Mr. Caskey, I'm the landowner just to the south of the proposed application. I own just less than 40 acres adjacent to Rob Blackwell's property.

I don't like the fact that the land continues to parcel out, but it seems my neighbors are all determined to chop up the beautiful, unspoiled land for yet another house. I do not support this.

That's my question, is the proposal for a home on the 20.52 acres? If it's commercial in any way, then I'm totally opposed. It would ruin my own land value.

Any information you can provide beyond the notice I just received would be helpful.

Thank you,

Dave Godfrey

[REDACTED]

[REDACTED]

Dear Mr. Caskey:

Thank you very much for helping me understand the by-law for an "A-Gen" subdivision.

For File # 07936001 - Application PL20210108

1. I have no objection to the sub-division as described in the above noted application at this time.
2. I have no objection if any of the "Permitted Uses" as noted in paragraph 302 of the A-Gen Agriculture, General District By
3. However, I have concerns and do not wish to approve the discretionary uses:

Due to the impact of noise to the area:

- Animal Health (inclusive)
- Kennel
- Special Functions Business

Due to the potential negative impact to the area of crime, smell and water usage:

- Cannabis Cultivation

Note: I will send a separate email to the questions@rockyview.ca and my councillor Crystal Kissel (copy to you) regarding proposed amendment to this by-law.

Thank you,
 Debora Rice-Salomons
 Land Owner
 North Half of NW 06-28-04-W5

LEGAL DESCRIPTION AND ASSESSMENT			
QTR/LSID/SEC/TWP/RGE/IM	LOT/BLOCK/PLAN	OTHER	ACRES
NW-06-28-04-05		N1/2 OF NW EXCEPT ROAD 8110817	79.48



A-GEN Agricultural, General District

301 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

302 PERMITTED USES:

- Accessory Building < 930 m² (10010.40 ft²)
- Accessory Dwelling Unit
- Agriculture (General)
- Beekeeping
- Dwelling, Single Detached

DISCRETIONARY USES:

- Accessory Building > 930 m² (10010.40 ft²)
- Agriculture (Intensive)
- Agriculture (Processing)
- Animal Health (Inclusive)
- 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
- Farm Gate Sales
- Farmers Market
- Film Production
- Home-Based Business (Type II)
- Kennel
- Recreation (Culture & Tourism)
- 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.

A-GEN Agricultural, General District

301 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

302 PERMITTED USES:

- Accessory Building ≤ 930 m² (10010.40 ft²)
- Accessory Dwelling Unit
- Agriculture (General)
- Beekeeping
- Dwelling, Single Detached

DISCRETIONARY USES:

- Accessory Building > 930 m² (10010.40 ft²)
- Agriculture (Intensive)
- Agriculture (Processing)
- Animal Health (Inclusive)
- 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
- Farm Gate Sales
- Farmers Market
- Film Production
- Home-Based Business (Type II)
- Kennel
- Recreation (Culture & Tourism)
- 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.

303 MINIMUM PARCEL SIZE:

To Whom It May Concern:

I am a landowner living (owner) at 280230 Horsecreek Rockyview County.
My Legal Land Description is the north 1/2 of NW 06-28-04-05

LEGAL DESCRIPTION AND ASSESSMENT			
OTR L&D DISTRICT	LOT/BLOCK/PLAN	OTHER	ACRES
NW-06-28-04-05		N 1/2 OF NW EXCEPT ROAD B110817	79.48

During my review of Land Use Application # PL20210108 - File Number 07936001, Rockyview Planning Staff Reynold Caskey, helped me understand the potential permitted uses and Discretionary uses of an "Agriculture General District".

It is my understanding that once I approve a land sub-division that I would not be consulted if one of the "permitted or discretionary" land uses are developed on a property close to me.

I wish to ask for a By-Law review and amendment to Land Use By-Law paragraph 302 (as shown below) to provide that the uses as I note below "Not be approved" without adjacent landowner consultation.

The specific Discretionary Land Uses I have concern about are:

Due to the impact of noise to the area:

- **Animal Health (inclusive)**
- **Kennel**
- **Special Functions Business**

Due to the potential negative impact to the area of crime, smell and water usage:

- **Cannabis Cultivation**

Please advise

How do I formally request a by-law amendment to Land Use Bylaw paragraph 302?

My request is that the above noted discretionary uses be removed from the discretionary list and be added to a "discretionary with landowner consultation" list.

I look forward to hearing from you.

Thank you for your attention to this matter.

*Kind Regards,
Debora Rice-Salomons*

