



Chinook Ridge
285049 Rng Rd 35
Rocky View County, AB
T0M 0S0

June 20, 2023

Dear Friends & Neighbors, I am back again asking for a minute of your time, please. First, thank you so much for supporting my previous application for land redesignation. That 2012 application was successful due to your support, however, I was unable to proceed with that development immediately for several personal reasons. In 2019 when I resurrected the plans my development permit was revoked as several local properties changed hands and there was a revolt (well, not really but you catch the drift). I chose to search for a compromise. Instead of a 500-seat banquet hall, 21-room hotel, and 30 RV stalls, I am seeking to rezone and subdivide 9-acreage lots.

So, the point of this letter is – I've revised the plans to alleviate my neighbor's stress regarding:

- **Loss of agricultural land** – Rocky View County deemed it non-agricultural in 2012. It has not changed. Rocky slabs, wetlands, slope, CLI classifications (4H & 4T – lack of Heat to dry soil due to east-sloping Topography), history, and a neighbor's letter.
- **Traffic volume** – will be vastly diminished. **Road dust** is under control.
- **Water usage** – vastly diminished; less than 4,000 m³ required of the 49,455 m³ available. AEP granted a water permit, but it needs to be put into the name of the water co-op.
- **Wastewater** – septic holding tank, and subsurface fields for disposal until the next phase is developed with a wastewater treatment plant.
- **Wildlife Habitat** - wetlands will remain under my control to protect them from trespassers.
- **Increased Crime** – High-value lots will not attract people facing poverty, more eyes will **reduce** crime.

As you can see on the attached the new plan is to create 9 lots on the north portion of the quarter. The lots will be zoned R-RUR which means they can have a home, tiny home, animal shelter, greenhouse, and engage in hobby farming. They can keep 2-3 horses or other livestock on their property as they are between 5 and 10 acres in size. The homes will be solar-powered as will the water co-op. Ideal for off-grid living.

This revised use requires another land redesignation so it changes from BL&R to R-RUR and your support is required to make this happen. So please let Rocky View Council know your thoughts. Please sign and either mail it to the address in the header, or email it to me at ChloeC@telus.net or fax it to the number provided. I've left space for your comments and possibly your expression of interest as a potential buyer. I've included an area map of subdivisions – there are a lot of them.

Thank you so very much for your continued support. I am still planning a major party when I get this finalized and, of course, you will be invited.

Chloe

I, _____, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

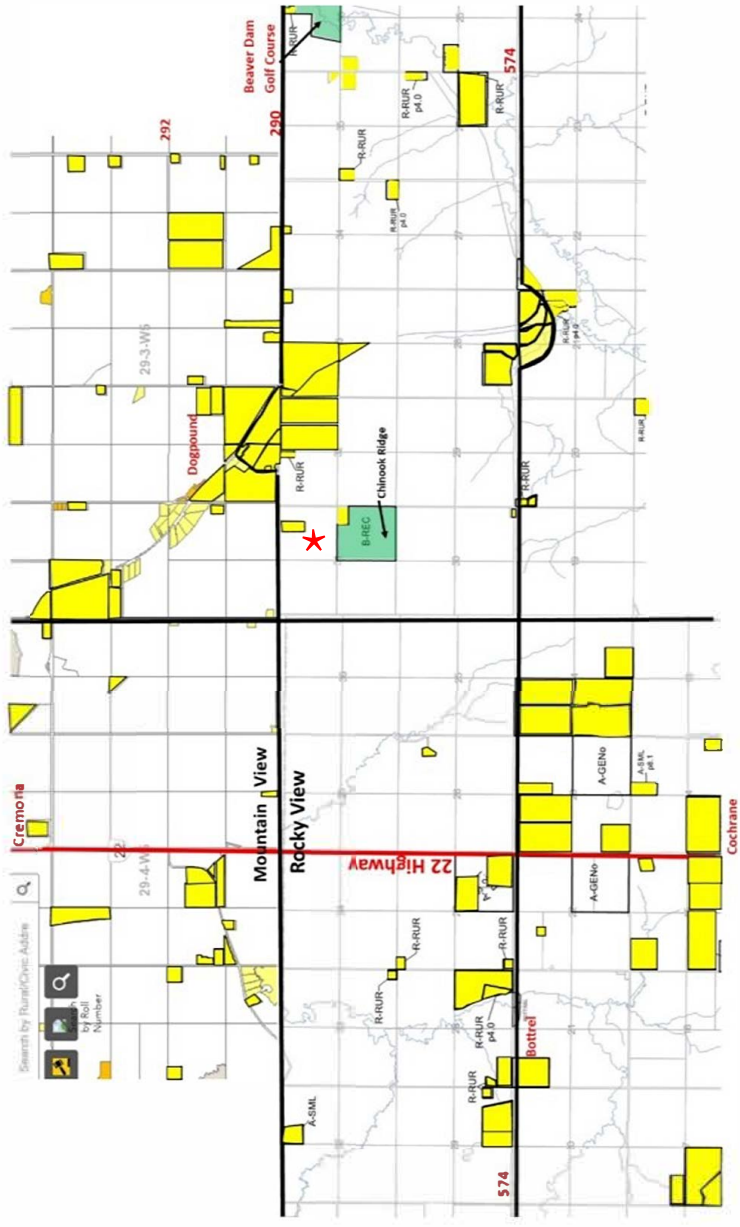
_____ Printed name	_____ Signed name
_____ Address	_____ Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



Shows proximity to Dogpound hamlet and growth hub in Mountain View County

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★ This 1/4 is also not cropable due to rocks, wetlands and slopes.