

From: [Michelle Keleman](#)
To: [Legislative Services](#)
Cc: [Jesse Keleman](#)
Subject: Bylaw 1510/20 amendment to land use bylaw 1385/17 of SE 27-56-23 W4M disapproval
Date: October 11, 2020 10:09:18 AM

To whom it may concern:

I am writing to express opinion, concern, and our strong disapproval regarding proposed bylaw 1510/20-amendment to land use bylaw 1385/17 to amend the zoning of a 10-acre portion of Pt. SE 27-56-23W4M from AG to REC.

The proposed re-zoning raises concerns for us as the adjacent landowners. We are currently in the beginning stages of building a home on our property. It is to our knowledge, via Sturgeon County inquiry, that Goose Hummock Golf Course and Tom Walter, partner of Goose Hummock, has been approved for a 200-stall campground directly north of the 10 acres. With the re-zoning of these 10 acres it raises concern for future development of this property. After the recent re-subdivision of the 10-acre parcel, we contacted Goose Hummock Golf course and their plans for the property have raised major concerns with us.

To our knowledge via our conversations, Goose Hummock plans to use the existing home on the recently subdivided parcel as a "gate house" for their future campground development. This subdivided piece of land remains zoned as AG and running a campground out of the home (exchange of money and regular customer visits) does not fall within the permitted use of AG land.

Since the subdivision of this land, we are left with approx. 35 meters of our property to be exposed to proposed recreational land for development of the campground. Sharing a property line with a campground raises concerns for noise, privacy, security, and vandalism. We believe the value and enjoyment of our property will be affected by this. Having a recreational property with a campground development directly beside our property will directly affect the resale value of our property and future home. We also find that having neighboring campers will not let us fully enjoy our property as intended. As avid campers, we know the tendencies of the curious camper. We will be concerned for intruders and noise. With the ever-rising rural crime rates, the increase in traffic, high turnover rate of campers, and wandering campers exploring, it raises concern for our safety and security as a young family. The development of this property will add unforeseen cost to the development of our residential land in the form of a full property perimeter fence and gate as a minimum-security measure and additional trees to attempt to diminish noise made by campers.

The property was purchased to house our dream home away from the city so we can enjoy the quiet and peaceful setting the country life has to offer. The further development of this property raises major concern for the safety and security of our family. Please consider this

our formal disapproval of the proposed bylaw change.

Sincerely,

Jesse and Michelle Keleman

Owners of SW 1/4 SEC 27 TWP 56 RGE 23 W4THM