

**Supporting Rationale for Rezoning**

May 30<sup>th</sup>, 2019

**To: RDOS Development Services,**

**Re: Rezoning of 1500 Blakeburn Rd. (Granite Creek Quad Ranch)**

My name is Jose Messner and I am the fourth generation to own the property located at 1500 Blakeburn Rd in Coalmont. My brother Pedro and myself have taken some partners on to help keep and develop this long-held family property. This partnership created the entity that is the Granite Creek Quad Ranch. Granite Creek Quad Ranch now has 8 owners and we have built a lodge to house groups for hiking, quad, and snowmobile guided tours. The intent of this camp is to allow ourselves, and many others, to enjoy this property and the beautiful nature, in the ways my family always has.

The guide camp has had mixed success in the last 8 years. Due to the size constraints of the single lodge and cabin, the mix of owners have had to take turns guiding for the camp. The owners' desire is to continue operating the camp, but in order to better facilitate that dream, they would like to build their own personal residences on the property in the vicinity of the lodge.

The existing principle residence is a one-bedroom cabin that is too small to attract a manager for the camp. The cabin serves as additional accommodation for different groups that come to the guide camp but is not large enough to accommodate the owner's families. I, along with the other partners would like to build an additional residence for each of us, as well as an additional residence to house a camp manager for the whole property. This would allow us to host more friends and family and allow for larger groups of people to enjoy this property.

We understand that our neighbours to the south (1580 Blakeburn Rd) have been granted a zone that allowed for them to construct an additional residence for each of the partners that control that property. We would like to rezone our property to that same LH2s to allow for the same. The additional homes would be spread over roughly 25 acres, giving every home it's privacy and leaving the remaining 135 acres in its natural state.

Thank you for considering our request,

Jose Messner

