

## Letter of Intent

### Application to Amend the Land Use Bylaw - Kneehill County

June 12, 2025

To Whom It May Concern:

My husband and I have always wanted to have an acreage for our kids to grow up on. I grew up on a large family farm 5 miles from Pollockville and it was honestly the best upbringing a child could ask for. I am so thankful for everything I learned helping my parents out in my younger years. At an early age we learned how to respect the land, and from those experiences, the love of the land was engrained in me. Nothing beats sitting in the combine and the proud excited feeling you have watching the grain leave the field. My Mom also had the most gorgeous flower garden on the farm and us kids grew up helping her. I have always loved the beauty a flower garden can bring to a home, especially on the dry hot prairies.

I knew that I could never give my kids that true farm upbringing I had, but when we saw our current acreage come available we saw an opportunity. We were so excited at the thought of having a greenhouse business that would teach our kids important life values about hard work and respecting the land. I have been shopping at the Tchirs greenhouse (Kneehill Creek) for years and always enjoyed my visits with Sherry. When I first went out to Sherry's greenhouse years ago I had mentioned to Mike that it looked like the perfect spot to raise a family, so 2 years ago when the listing was up, we were very intrigued. We spent hours talking with Sherry about how her business ran and the logistics of carrying this business forward. She had been running her greenhouse from this very property and building for 30 years and had a wealth of knowledge, experience and wisdom in the industry. When our kids were babies, I decided to step away from my work as a registered nurse to stay at home with them. This business seemed like the perfect fit. I could still be at home with the kids but do something for myself that I had a passion for. Building into this existing greenhouse business seemed like a dream come true. We have 4 kids and life is busy with school, piano, hockey, baseball and honestly life is just going to get busier as our kids grow older. I have zero intention of this being anything more than what Sherry did for 30 years - it will likely be much less to accommodate our busy lives.

As you can tell by how we came to purchase this property and our intention to continue on with this already existing business, you can understand how shocked and confused we were that the property was not designated for a greenhouse business. We purchased this property with the intention of running the greenhouse, like the Tchirs did for the past number of years. Since becoming aware that the land designation did not allow greenhouses, we have chatted with the Tchirs countless times and they are just as confused as we are.

Ideally, our vision is having the greenhouse run for the month of May or when stock sells out. Sherry had usually wrapped up her greenhouse in the first week of June with sales to clear the remainder of her stock away. After countless discussions with the Tchirs, we really liked the way Sherry ran her flower business and wanted to carry this forward. This 2025 flower season, we opened early May and wrapped up after the long weekend as I sold out of flowers. We had bigger custom orders from local businesses and custom orders for individuals, as well as did bench sales. Customers, including neighbours, were thrilled to have the greenhouse open again and we received nothing but positive reviews. Everyone who walked through stated that everything looked so healthy and customers were very impressed with the quality and price.

On average, we had 4 customers stop by during the weekdays, which we were open from 1000-1600. Weekend numbers were a bit more sporadic. For example, at our grand opening people were excited to come check us out and we had 30 people stop by while the next day we had only 4. On average, during the weekend we had 12 people visit the greenhouse when we were open from 1000-1600. Those weekend numbers includes our grand opening, Mother's Day and the May long weekend days. As you can see, we are a small business and we intend to stay this way.

The greenhouse and attached shop have been utilized, maintained and updated for the past 30 years, with Kneehill Creek operating their business out of these buildings. We would use these existing structures and do not intend to build anything new for the greenhouse. We won't be competing with the big greenhouses in the area but are excited to grow flowers on a smaller scale.

Our desire and dream is to continue on with the greenhouse business and have it as an enjoyable spot within the community. We have been residents of Drumheller for 10 years and are excited to meet more community members and create a welcoming space for gardeners. Our hope and intention is to continue on what the Tchirs have been doing for the past 30 years on this property.

Sincerely,

Stephanie and Michael Beach