
From: john kowalchuk [REDACTED]
Sent: Thursday, July 16, 2020 10:56 AM
To: Lynn Stone
Cc: Innisfail.SylvanLake@assembly.ab.ca; Drumheller.Stettler@assembly.ab.ca;
Calgary.Lougheed@assembly.ab.ca
Subject: RA 20032 Starland colony proposed Dairy barn and lagoon statement of concern

To whom it may concern:

My name is John Kowalchuk

I own and farm the SW of 15-33-21 W4 which is my home quarter

Mailing Address:
Box 365 Trochu Ab
T0M2C0

Phone: [REDACTED]

Email: [REDACTED]

I am directly affected by this project and I have many concerns as my home quarter is directly south of this proposed development on the NW of 15-33-21 W4 as my home quarter is the SW of 15-33-21 W4. On the initial application only my mothers name(Jeanette Kowalchuk) was mentioned and not all the land owners on this Title

I am very concerned about this development as the site where they are proposing to build the dairy barn and lagoon is uphill from my land and I share common water areas to them and I don't feel the proper hydrogeological tests have not been done and the bore tests submitted were from another site and not the proposed location. These tests should be done by a neutral testing company. The soil around my yard is very sandy and I am concerned about groundwater contamination. Also any subsequent run off from manure applications will go directly into my field and flow into an adjacent quarter of mine(SE 16-33-21 w4) that has a water storage dugout.

The area where they propose the barn and lagoon has many surface water areas around it and is a very hilly area and any containment would be near impossible as you can see in the attached satellite image.

The development area is very close to the Hamlet of Rumsey and I feel that needs to be considered. Only 3.6KM which is very close to the exclusion zone distance. This potentially could affect a large group of people

Water usage is a huge concern as they may drill wells to supply the barn and animals. My farm water well is limited at best and they may tax that water seam even more if that's what they intend to do is drill a well.

I currently rent out the home on SW 15-33-21 W4 to a neighbors son. I feel with the increased traffic and odor I may lose that renter and subsequent rent amounting to \$7200/year as the house will be directly downwind of our prevailing wind patterns normally from the NW. So through no fault of my own I would lose potential future income

My proposal to the Starland Hutterite colony would be to build at their current colony east of Morrin/Rowley. The infrastructure is there with a nice wide hi grade road and adequate natural gas and water. They own a large tract of land in that area to apply manure and would be able to find a location where they would not be affecting any neighbors. Any

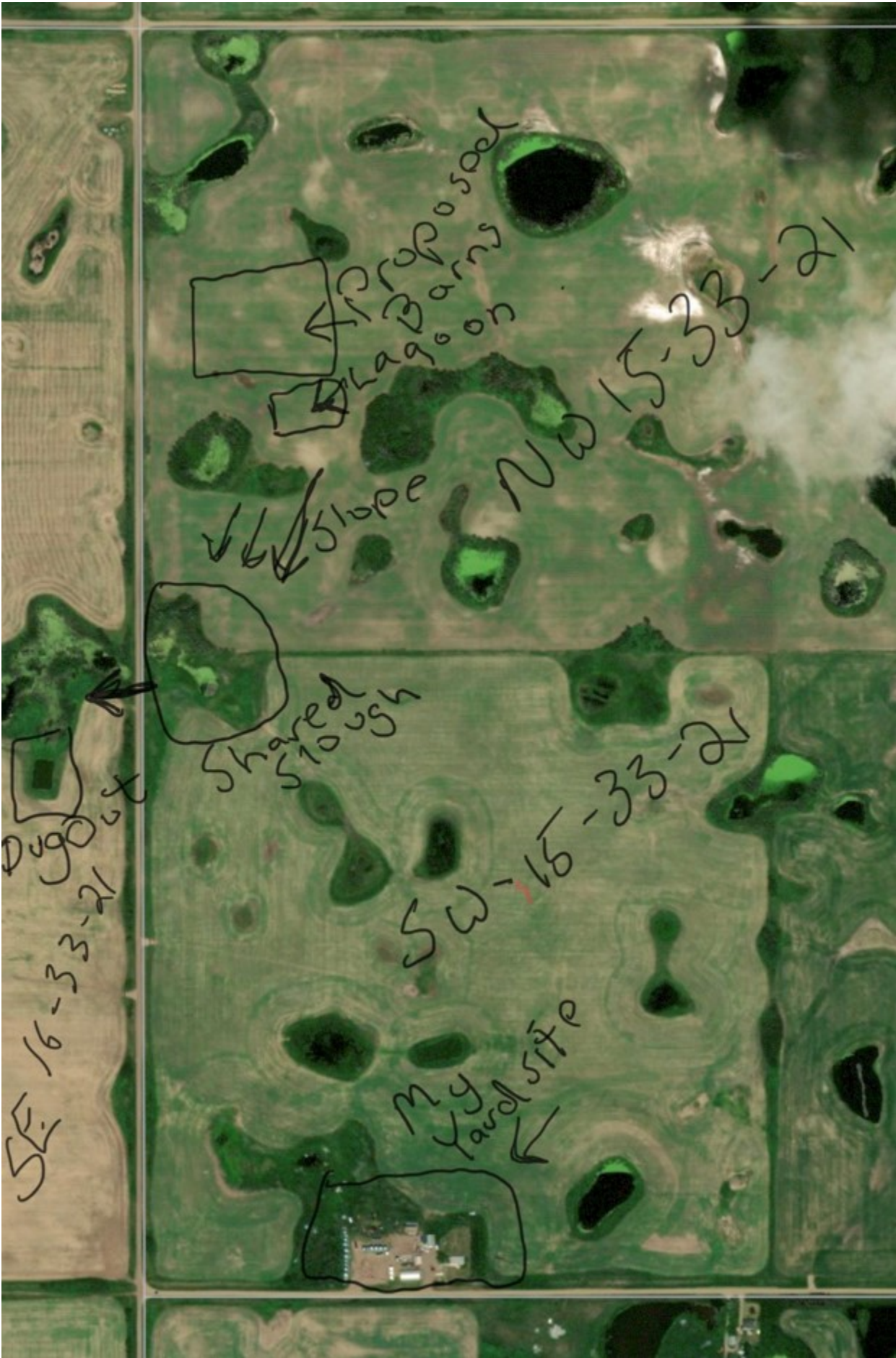
new development on the NW of 15-33-21 W4 would require water and gas to be brought in and the current roads would not even be remotely adequate to support the traffic resulting in added costs to Starland county.

Attached is a satellite image showing my yard site and my dug out on SE of 16-33-21 that would be a pooling area for the surrounding area.

Thank you for your time and consideration in this matter and feel free to reach out with any questions,

John Kowalchuk
Box 365 Trochu Alberta
T0M2C0





Sent from [Mail](#) for Windows 10