

DATE: August 29, 2020

TO: **JOE SONNENBERG**

RE: **Application LA19032**
Corner's Pride Farms Ltd.
NE 7-7-20 W4M

FROM: **DARLENE & DARREN URBAN**

SW 6-7-20 W4M

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RAYMOND, AB T0K 2S0

We live just south of the proposed application at the corner of Township 70 and Range Road 20-5. We are **VERY CONCERNED** and feel this application should be **DENIED**. We recently listed our property for sale and now have to put it on the back-burner as no one who now hears about this proposal (which I now have to disclose), will be interested in living downwind from this HUGE beef finisher for 2500 Holstein replacement heifers. Although there are many other concerns we have with this proposal, these are our main concerns:

- **TRAFFIC**

The increase in traffic since they bought this land has already deteriorated the roads. The dust is unbearable most of the time because of the traffic from their place – especially for my neighbours across the road to the east. If this does go through, the increase in noise and traffic at all hours of the day and night will be agonizing. The deterioration of the road system and road safety will suffer. Even though this owner paid to have a dust control put on the road in front of our place a few years ago, it only lasted about 6 months. If this proposal goes through, the dust will be continuous and they are the main ones (with their semis and farm equipment) who use this section of the road. The proposed application is for the north corner of our road (20-5), there is no way they will choose to use the long way of coming on all gravel to get to their corner. They will come off highway 5 or 845 and continue down Township Road 70 where it is paved until they get to our road (Range Road 20-5). This will affect so many more people than are within the 1.5 km range of this proposal.

- NE 7-7-20 W4M is located in the County of Lethbridge, however, the gravel road they need to travel on for a couple miles are located in the County of Warner #5. We already pay a lot of money in taxes for the privilege of living on an acreage in the County of Warner #5 but who is going to pay for the increase in our taxes to repair these municipal roads? It seems everyone from this farm thinks this road is a race-course where they need to gain as much speed in front of our house to the stop sign or from the stop sign past our house toward their farm – including when driving the school bus. There are children and animals that walk from a house north of me to their grandparents' house across the road from us to the east. I have already witnessed close calls when Corner's Pride Farms' vehicles and the people who work for them, speed on this gravel road. If this goes through, it will be so much worse as the amount of semis, cattle liners, workers, customers, etc. that will create so much dust and loss of enjoyment of our property and quality of life. Continuous traffic that will happen will not allow for quiet time, greatly reducing living conditions and enjoyment of acreage living.

- **MANURE, NOISE, LIGHTS**

Our property borders land to the north, west and east of their land they farm for feed. We are positive that they will then be spreading all that manure on this land and we will be directly affected. The flies, smell and denial of being outdoors when they do this will be detrimental to our health and mental health. This area is low land with a high water table. Everything is green in our yard and we never have to water because of the high water table. Pollutants to air and ground water will be detrimental to our land and our quality of living here. Then there will be the 24/7 noise created from the cows. Even if they will be contained, there will still be a lot of noise from the buildings, and noise from the vehicles using this gravel road. There are many evenings when we sit outside to enjoy the beautiful black skies to the north. The lights that will be on in their buildings might not allow for this any longer.

- **DUST, ODOR, FLIES**

Gravel roads are not suited for the amount of traffic this application will have. The air quality of prevailing wind in this area will be a major concern. The flies and odor will overpower the smell of the land and have a major impact on the land and quality of living. We will no longer be able to keep our windows open to enjoy the fresh breeze of country living and sitting outside on the deck during the summer will be gone. The persistent odor will affect physical and mental health and the amount of flies that will overtake any land nearby will be excruciating.

Our concerns are not trivial and will impact many of our neighbours long term – even the ones on all Township Rd 70 and people all around us who did not receive this courtesy letter because they are a few km away. This large corporation operates at the expense of small land owners and are showing very unneighbourly behaviour. This company is owned and run in British Columbia and the feed grown in this area is transported back to British Columbia. The workers living at 7-7-20 have no ties to our community except in the Nobleford area and the money this farm makes, goes back to British Columbia. If this proposal is allowed to go through, all they are doing is costing us hardship - as the County of Warner, will undoubtedly raise our taxes to cover road upgrades and maintenance, even though our property will lose so much value.



DARLENE URBAN

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