

September 04, 2020

To: Joe Sonnenberg -- Approval Officer, NRCB

Re: Application LA19032 – Courtesy Notice

Corner's Pride Farms Ltd.

NE 7-7-20-W4M

From: Murray Charles & Carmen Mack

SW 6-7-20-W4M

P.O. Box 97

Welling, Alberta

TOK 2N0

Sir:

My partner and I are homeowners having our residence located just south and west (within 1.5 miles) of this proposed CFO. I first must thank you and the NRCB for the Notice of Application Letter sent to us on or about August 14, 2020 regarding this proposed CFO. What a surprise to find this in our mailbox. After reading and re-reading this notification many times, we are of the opinion that, for the following reasons, this is an absolute slap in the face to over 30 residences and families within 1.5 miles or just outside of this short boundary. Good thing that it is a legal requirement for us in this boundary to be notified of this and other stupid, poorly thought-out developmental plans. We totally and firmly **OBJECT** to this development even being considered and are **genuinely concerned** of the impacts it will have on us and our neighbours. We understand the fact that anyone can apply for almost anything; that is the way the system works, and so it should. Good thing well-informed people are in control of denying such developments. Let us start this off by exploring the content of the courtesy noticed from the NRCB to all of us "affected" parties.

The second paragraph in the courtesy notice states "parties that are considered affected are entitled to receive notice of the application". Google defines affected as "influenced or touched by an external factor". That is a strong and true statement for what this CFO will do to our ways of life for those of us living in this "affected" zone and beyond. The application response as shown on the NRCB's website very plainly shows the only obstacle in the way of proceeding

with this operation will be opposition from “affected” parties. The affected parties are more than 30 families strong, and that will be the reason for this application to be **DENIED**.

We live in Southern Alberta, and as residents we are no strangers to farming and ranching. We live in the County of Warner; same knowledge applies here. We live in a comparably small area that sees farming, smaller cattle operations, and a growing number of acreage/residences that are welcomed and included in the County, by the County. Our neighbors to the north by approximately ½ mile, in the County of Lethbridge, are similarly classified. To this point, we all have lived and worked and raised our families in a safe, healthy country atmosphere. That is why likely 70% of the taxpaying citizens are living here. We are not blind to the agricultural side of our neighborhood, but as equal and well-meaning taxpayers we do not want and will not tolerate any external businesses coming here to “affect” our lives, our property values, and most importantly, our health and quality of life.

Zeroing in on the proposal, ALL aspects of a CFO will impact ALL citizens here negatively. The smell of the feedlot containing 2500 head of cattle will be totally unbearable for ALL within MILES of the area, never mind the “affected” zone. The dust from large cattle liners will be intolerable, and if they use the cold-pack Township Road 7-0, it will be destroyed in short order, as it appears the County of Warner can barely keep it maintained now with existing traffic. Even with traffic rules that may be put into effect, only a fool would think a truck driver will choose a gravel road over a hard-packed surface to drive on. We do not wish to see cattle liners racing down gravel roads while a school bus goes the other way. When the currently owned amount of land the Applicant farms here for feed is fertilized with manure from the CFO, this will make the air unbreathable and sickening to all of us. There simply is no infrastructure either here now or implementable that can work. Period.

This proposed operation is **NOT WELCOMED HERE**. The NRCB needs to know that. This is in no way a reflection on the Applicant, but simple math shows this to be a flawed idea and proposal for this area. I can be shown all kinds of tests and procedures that have been carried out as part of the application, and conclusions drawn from these, **but I will not for a minute believe my well water (and my neighbor’s) will not be poisoned or tainted by a feedlot less than 2500 meters from my home.**

So, let us look at the positive notes the Applicant can look forward to if this wonderfully stupid plan is allowed to be implemented:

- -Company based out-of-province makes money at the expense of taxpaying residents living here, buying goods here, and raising families here. Company makes profit to take out-of-province, without contributing back to immediate communities at all
- -Complaints about the Company will never ever reach the Applicant; instead, they will need to be handled by the prevailing Government, whether Provincial or Local.

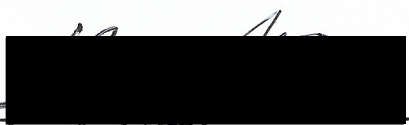
- -Infrastructure repair, expenses to roads, other infrastructure, etc. related to this operation will fall on the shoulders of taxpayers in the Counties of Lethbridge and Warner.
- -Owner does not live here, not even in the Province, therefore distancing themselves from any possible concerns from taxpayers living ON-SITE.

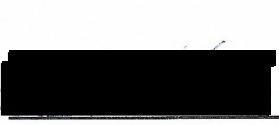
Now the positive outcome for the existing residents in the “affected” area:

- -Roads beat to pieces by large cattle-hauling equipment, and other needed equipment for day-to-day operations of a CFO, resulting in property tax increases from all existing landowners to help cover the cost of road repair and upkeep.
- -Ridiculous amounts of road dust from vehicular traffic on the many gravel roads that will service the feedlot, and the destruction of the cold pack township road that will also be used. It must be noted that all roads in the area would be used by the CFO vehicles as they would need to access all areas of the Applicant’s current land.
- -Manure spreading over all land owned by the Company which surrounds many existing properties, causing odours so bad residents cannot spend time outdoors.
- -Unbelievable number of flies and other feedlot-related pests that are known carriers of disease. They leave behind bacteria-laden materials that can transmit dangerous diseases such as E.coli, Salmonella typhi, Shigella and Staphylococcus.
- -Noises related to a feedlot i.e.: cattle, equipment running 24/7, road traffic all hours, all days.
- -A proven drop in real estate values of existing owner’s residences and properties with an increase to property taxes.
- -Contamination of ground water, wells, and accumulations (ponds) from natural runoff from rain, snow, etc. that will migrate in fields not necessarily owned by the Applicant.
- The possibility of further expansion.

I want to be shown in some way what good this CFO will do for people here. We have specific rights as landowners, Albertans, and family-minded people. I see no benefit whatsoever that this proposed business will offer to the Counties involved, and most of all, its residents. Sometimes business takes the spotlight in what is important. At all times we need to make sure the people in our neighborhoods are considered first and foremost. This proposal is not fair to those who live here now. I know I have the backing of my neighbors when I say I am confident the NRCB will recognize this proposal should and will be **DENIED**.

Please acknowledge receipt of this letter of objection.

  
 Murray Charles

  
 Carmen Mack