

From: [REDACTED]
To: [Laura Friend](#)
Subject: Re: NRCB Notice of Filed RFRs and Rebuttal Opportunity - A&D Cattle Ltd. LA21037
Date: Monday, May 2, 2022 9:26:01 PM
Attachments: [A&D CFO Application Complaint.pdf](#)
[A&D Cattle Application LA21037 Rebuttal.pdf](#)

Hi Laura,

I am writing back in regards to the A&D Cattle Ltd. LA21037 application rebuttal. Please see my attached letter, along with my original, sent back in January.

Thank you,
Wade & Kaitlyn Conner

Sent from [Outlook](#)

Wade & Kaitlyn Conner
NE 21-008-26 W4M
[REDACTED]

Writing in regards to:

A&D CATTLE LTD. LA 21037 APPLICATION REBUTTAL – May 3, 2022

I have re-attached my concerns list initially sent in as it still pertains to this application, along with captured concerns to potentially any and all surrounding landowners, not just within a 1.5 mile radius.

1. This is not a suitable location for an intensive livestock operation, mainly due to the following points:
 - a. The ground is sandy/rocky in the area with a high water table, at high risk for contamination to move down easily
 - b. The aquifer isn't just affected on A&D Cattle Ltd. Lands. It would affect anyone within the area pulling water out of that aquifer. The majority of the people in the area have lower refresh rates. 5 Star Cattle's operation directly to the west pulls water for probably near 1,000 head of livestock, out of numerous wells. With adding even further CFO development, this will affect the amount of water in that aquifer and could affect water wells, along with depletion throughout this zone.
 - c. This aquifer is over a large area, and with how sandy and rocky this area is, we have an extremely high leaching rate. Any leaching can affect numerous landowners and acreages in the area, even as far as locations directly near the Town of Fort Macleod, or possibly miles in any direction, not just 1.5 as per the setback. Farming practices are a normal part of the rural zone, but there are definitely better locations than others for such operations.
 - d. The north half of the quarter for the NE 27-008-26 W4M is already a wetland with ground water just below the surface. Leaching would be extremely high in this area
 - e. The Intermunicipal Development Plan (IDP) was first in discussion and being written prior to A&D Cattle Ltd. submitting their first application. They still proceeded to complete work on the property and prepare for their application to be approved, never thinking they would be denied. This is the way they all do it now. Purchase the property, get infrastructure set up, knowing they won't be turned down if they are already active. In my opinion, if you were going to purchase land and infrastructure, would you not be in discussion with the county zone you are involved to ensure they have no concerns or notes for zoning in that area. Would you also not think about surrounding development such as the Town of Fort Macleod being so close. I think it should be up to A&D Cattle to do their homework and phone calls prior to jumping into things. THE IDP had been started early 2021, months prior to A&D Cattle Ltd. Submitting their application. Just because the IDP was approved after their application was submitted should have no weight. It was already a working document.
 - f. I contacted the MD of Willow Creek to discuss application LA 21037, along with any CFO applications/operations in the MD and they told me they play a neutral party and do not

get involved at all as they don't have a say. Everything from applications to operations is up to the NRCB to approve and monitor, and unless it affects the MD's property or works, they stay out of things. With this question, why is the MD of Willow Creek picking a side and submitting a Letter of Support stating they were disappointed that Mr. Van Huigenbos' application was denied and should be approved to have his request reviewed again. Maybe they should remain where they said they stand on these matters and completely stay out of it. Why does the MD work to propose an IDP to work with neighbouring towns, but then decide to go against their own proposed plan. Does this not diminish the entire reason of creating an IDP framework?

- g. Also, should some of the council members for this zone not be present at the council meeting, or at minimum, notified of the decision? I read through some of the MD meeting minutes, and maybe I am missing where it states Johnny Van Driesten was notified, but he was not present at the meeting where this Letter of Support was decided as he is the councillor for this division.
- h. If looking to start up a CFO, why would you look to set up southwest of a community when our prevailing winds come from the southwest. Residents in the Town of Fort Macleod already complain about manure smell in town. The Town of Fort Macleod is looking to expand southward, already having streets and all services installed, and future development planned around the highway relocation. The smell of the CFO, the stockpiling of manure and heavier applications of manure on fields would cause many complaints in and around the town, along with the concerns around leaching into the aquifer. Numerous town residents have complained about smell of the auction market alone, and it is on the southeast side of town. A&D Cattle chose a location only 1 mile south of the Town of Fort Macleod property where the air strip is located, 1.5 miles from the Town acreages in town limits, 2 miles from the Towns future development, and 2.5 miles from the nearest town residential neighbourhood. Even without an IDP being present, this is not a good location for this style of operation.
- i. We live SW of the feedlot, but even we have been affected from the smell when the wind blows from the north or east.
- j. We have had a tough time with water in the area, not having enough to water our lawn or the odd animal we have on site. Now looking to pull an additional large sum of water out of the ground, along with what 5 Star Cattle is pulling out already, worries us. Our well has more sediment in it since 5 Star Cattle has started up, and we worry that addition taxation of the aquifer may cause wells to lose quantity and/or quality, along with the potential of sluffing in and running out of water.

If this operation is approved, I believe this will affect numerous acreages and farm operations in the area via water concerns, contamination and odour, along with opening the door to other potential CFO's to fall back on this decision in order to get started.

Wade & Kaitlyn Conner

NE 21-008-26 W4M

██████████ Fort Macleod, AB TOL OZO

██████████

████████████████████

I have reviewed the application for A&D Cattle to construct the Beef Finisher Confined Feeding Operation (CFO) on the NE 27-008-26 W4M and have concerns in relation, directly and adversely:

1. The water table in this area is close to ground surface, being anywhere from 8 feet to 30 feet down, depending on the location. I would assume being the NE 27-008-26 W4M, the water table would be on the closer side to ground level as they are approaching a large wetland on the North end of NE 27-008-26 W4M, along with a large area on the NW 26-008-26 W4M and SW 35-008-26 W4M. This is very sandy soil in the area and has a high leaching rate, which carries a high risk of water aquifer contamination. This has the potential to affect numerous properties in the area, along with portions near the Town of Fort Macleod.
2. Many farm yards and acreages in the area have a low water rate, most near us being around the 4-7 gallons per minute. With an additional 2,000 beef CFO being added to what is already being raised and fed on the W 27-008-26 W4M and the existing dairy on the NW 26-008-26 W4M, this runs a high risk of putting more pressure on the aquifer in this area. We have had problems in the past with our well rate diminishing over the past few years and I believe taxing this aquifer further will put many at risk of lower refresh rates on already existing farms/ranches, along with the potential of causing permanent damage. The W 27-008-26 W4M already has hundreds of head and hundreds of calf huts on the property and they have been running water trucks around and pumping out of numerous wells on the property to supply all their animals. Another 2,000 head will cause more stress on the water table.
3. A feedlot was applied for back in the 80's or 90's just a few miles southwest of here and was denied due to water table proximity to ground surface, along with the low limit of water in the area and the potential of taxing the aquifer too much. Another was applied for just south of Fort Macleod and was also denied due to the area.
4. Some further wind farms in the area have been shut down as numerous landowners have raised concerns of the risk to water in the area as it is hard to come by.
5. The landowner directly around us attempted to drill a few wells in 2018 and all came up dry. They ended up having to bring water in from the neighbouring lands to the south in order to water their cattle.
6. I understand the rural area is an agricultural area and agree it should stay agricultural, but I think high scrutiny needs to be implemented for this area when reviewing higher risk operations such as CFO's to avoid water contamination, soil degradation, aquifer depletion and impacts caused to nearby farms/ranches/acreages from already existing water concerns and the proposed air quality disruption.
7. The smell off the operation in the W 27-008-26 W4M has reached our residence and can definitely be strong, but with our Southwest prevailing winds, the smell is going directly towards the south end of Fort Macleod. There are acreages, ball diamonds, commercial properties, and the Town of Fort Macleod just developed a few more streets directly on the south end of town for industry and residential where the chance of smell is high. They also have commercial land for sale to develop on the SW 06-009-25 W4M and this land would also be affected. I understand this is only a 2,000 head operation being applied for, and the smell will not be as

strong due to its smaller size, but I am taking into account as once an operation takes place, the chance of adding on grows substantially.

8. The Town of Fort Macleod is working with the MD of Willow Creek to develop a setback zone from the town on any CFO's or other large developments, being the Inter-municipal Development Plan. This is just a draft copy as they are still working on details and applications. See attached. CFO's are referenced on page 7 & 8. The town's setback would include the NE 27-008-26 W4M where A&D has their application. I have also included the map from the draft Development Plan as it does not show correctly in the document that I attached.