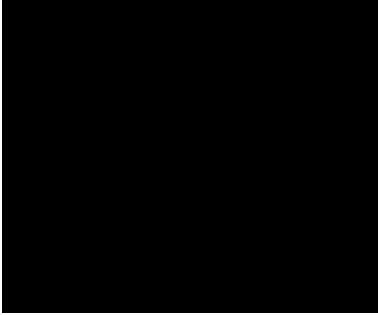

FROM THE DESK OF DR. GARY & CHRISTIANNE KLAUDT



www.contemplative.ca

May 14, 2021

Rocky View County
Building and Planning Department
Calgary, Alberta
PSDAB@rockyview.ca

Dear Rocky View Development Appeal Board Officials,

RE: PRDP20210935
CHRISTIANNE KLAUDT
Item B-4 scheduled for 2:30 pm.

Thank you for reviewing this letter in opposition of the appeal placed by neighbour Sharon Foster. I have compiled: photos, testimonials, copy of email sent to our neighbour, cited information on flies, and a letter from a local, well established Realtor regarding livestock and property values in support of our desire to bring a third horse onto our property.

Our acreage (4.89 acres) is 0.05 acres smaller than the allowance for a third animal unit (horse), and as such, we have made appropriate application for a variance, which was approved in the meeting of April 14th. We currently have two horses, approved by Rocky View County in 2014. As noted by the appellant in her appeal as well as friends and neighbours as outlined in the attached testimonials, we consistently remove manure. We also keep our land fire-smart, clean and up-kept to exceed expectations for any horse owners. Horses and the work involved to keep them is not difficult for us, it is a lifestyle we embrace. We are passionate about horses, I have worked with them for 45 years. They eat before we do, and are ridden or hand walked every day, more on weekends.

Our home has people residing full time on the property. We have wee riders that come, most with special needs that, particularly during COVID, desperately needed time in the country, and spending it with our horses has been deeply rewarding for every one involved.

We have only one to two vehicles that come per day to bring a child who will take riding lessons. Application has already been made and paid for, to register our property as an Equestrian Centre.

Regarding the horse that we wish to include into our family, his name is Cadfael Brego, and he was born in June, 2020, gelded in April, and has been weened from his own herd in wait of us. Horses are highly social creatures, and we feel the

urgency to bring him home as soon as possible because he has been isolated pending this appeal.

The appellant has brought forward specific concerns on the Notice of Appeal, that I would like to address. I understand that our one neighbour is concerned, and I've addressed these concerns in an email to her as well, which is also attached.

Regarding the 6 concerns that the neighbour directly east of our property, Sharon Foster has provided in dispute of our application:

#1 The subject properties are in a high altitude pine and spruce forest with a moss ground cover.

RESPONSE: *Our horses and trees are thriving. Mosses such as springy turf or hypnum, though not protected, grow all over our property. We do not take down trees between our properties, though this is permissible, instead we cherish our land, firesmart and plant trees yearly (150 saplings planted in the last two years), and protect waterways. I work on the "Green Acreage program" because land sustainability is very important to us.*

#2: There are few native grasses. Since the horses have been here I have noticed an increase in weeds, oats and non-native grass species, on and around our property.

RESPONSE: *Grasses and weeds happen everywhere. We do not feed oats (high glycemic index), grow no noxious weeds, and do not plant non-native grasses. Of interest, we are planting native fescue in our meadow to support native grass growth there.*

#3: Our property is often down wind of the horse corral. Although the manure removal has been ongoing, I still smell the horses. I believe this may decrease our property value and/or made resale more difficult.

RESPONSE: *The smell of manure happens everywhere in country living. One more horse has no proven statistic in odour increase. We have a proven record for caring about our property and our neighbourhood. In support of land value, we upgrade our property yearly to enhance property values all around us; full rail and ripped plank fencing and cross fencing, manicured lawns, pathways, meadow, exterior upgrading and roofing. We enhance privacy and view by not removing trees between our properties. The planting we do of new spruce trees replenishes dying Lodgepole and Aspen trees, and increases the value of neighbouring properties.*

Our land is completely fire-smart - fallen and dead trees have been felled and bucked up or mulched. As to the value of our properties, this is well established as country living with livestock and animals.

Real estate sales for acreages all through Bragg area and Rockyview county have been excellent, without prejudice toward properties with or near livestock or horses. A letter from Megan Stuart, a local, well established Realtor is included in this package of information.

#4: I have noticed an increase in the number of black flies in and around our house. More horses will only exacerbate this issue.

RESPONSE: *Flies happen everywhere. We reside in the country, and directly around our property (Forestry Way, Range Road 54, Hawkeye, Saddle and Sirloin) are acreages with horses, donkeys, sheep, cattle and chickens. Cattle have grazing rights 0.7 km from our property on a 100 year lease, and the quantity of these herds alone encourage flies. Our neighbours have log homes and will experience cluster flies, which are small black flies. (We did as well, until we changed our siding to hardiboard in 2014). Any other flies are innate to country living, and not predominate with two or three horses. We do experience mosquitos, due to high amount of wetlands surrounding us, but do not have a fly problem.*

#5: More horses will obviously mean more people taking riding lessons and using our shared driveway. I believe the maximum allowed for a Type 1 home business is four vehicles per day. They sometimes have more than this already. With increased traffic more maintenance is required to the gravel driveway.

RESPONSE: *Regarding the amount of traffic coming to our property for lessons that I offer to special needs kids: The number of cars determined by the appellant that come to our property with people riding our horses in lessons is incorrect. At present, the maximum vehicles for riders per day is 2, though the allowance is higher. Any other vehicles that come to our property are our family or visitors. Our family of five people has six vehicles, and the appellant has three vehicles. Increased traffic or not, this is a shared roadway. This roadway is maintained as a roadway for four properties. Only the appellant and ourself are in full time residence here. The third lot is empty, and the fourth is a second residence, occupied on average of one night every two weeks. We assist with the appellant's husband in road maintenance, and arrange for gravel drops twice per year. The other two lot owners do not participate in road maintenance. Of note, the traffic along RR 232 is on average 200 vehicles per day heading to the trailhead. This road runs adjacent to our shared roadway, and traffic is a way of life along our road.*

#6:When we purchased the property the country rules allowed 1 horse per lot. The neighbour requested 2 and It was approved. The county has not raised the limit to 2 animal units on a property of this size. They have requested 3 animal units, even though when you subtract the area taken by the stream and riparian zone from the total acreage, it is not even close to the lot size required for 3 horses.

RESPONSE: As we all know, the number of horses allowed on any property in Rockyview County is determined by County bylaw, and this has evolved to accommodate R-RUR designation in our area. We are a mere 0.05 acres short of bringing the horse home without requiring the application, appeal, or taking time from all involved to address this matter.

Regarding 'riparian zone and stream that affects the size of our land - as seen on arial footage - our the man-made creek for land run-off to our pond and small section of wetland to the southwest encompass a very small portion of our acreage, though I realize that this is not factored into the bylaw determination for square footage for a horse. We have been at this property for 8 years and the land, trees, water and grasses have proven to thrive even as the horses do. They are an integral part of our family and lifestyle.

Thank you for your time and consideration of this rebuttal to the appeal in place.

Respectfully,

Christianne Klaudt
54161 TWP Road 232 West
Bragg Creek, AB T0L0K0

May 21, 2021

To: Gary & Christianne Klaudt

Re: Property value relating to livestock

Hi Gary & Christianne,

As requested, I am happy to provide my thoughts on property values in the rural Bragg Creek area as it pertains to owning livestock. Having been a realtor for over 11 years working throughout Rockyview County and Foothills County, I have worked extensively with clients pursuing the dream of country living. A core component of this dream, is predominantly the ability to own livestock.

The first question I will ask a prospective buyer who is considering rural living, is whether or not they would ever want a horse. In rural real estate, this is more important to my search than how many bedrooms or what style of home they prefer. Location and land size cannot be changed, but the development on a property can be. With this in mind, there is a defining line between properties that “can” or “cannot” have livestock. If my client wants to have a horse or two, my search begins with the 3.46 acre minimum parcel size and will exclude subdivisions where livestock is not permitted. Alternatively, if my client has no interest in horses, my search will identify both horse and non-horse properties. With this perspective, properties where livestock are permitted are considered “less encumbered” and will always have a larger audience among buyers. I have never heard a client complain about an extra out-building, even if they didn’t want livestock!

As it pertains to value, Bragg Creek has an amazing mix of properties, each of which is truly unique as is its’ value. The combination of land, house, outbuildings, location, etc. all factor in. Having horses on a property effects its’ value and neighbouring values no differently than if a car is parked on the property. If I am selling a property where the neighbour has a derelict car up on blocks, it will detract from the value. If that same neighbour has a polished sports car in the driveway, it will increase appeal. Livestock is no different – If a neighbour has a bull with an attitude, and the fences look in disrepair, this would be a deterrent. If that neighbour had a well maintained acreage with a horse and foal who are friendly, it would add appeal. Buyers are more influenced by the overall picture than any one piece. The effect of horses on a property or neighbouring property’s value depends not on the animals, but on the appearance of the property and the level of care. Buyers want to know that their neighbours are attentive to their homes and stock, as that means they will be attentive to their neighbours as well. Having viewed your property, I have no doubt that it would offer appeal to buyers in the area as it is well maintained, as are your horses, and you have made continual improvements.

I trust that this will bring some perspective to your question. In truth, at this time there are so few rural properties available it is almost alarming. I have been overrun with buyers looking to get out of the city, and have found that my acreage listings are selling within days and for exceptional value. It has been an interesting time in real estate to be sure, but encouraging as our rural values have been depressed for many years. Those of us who are living in the country currently, are fortunate enough to be enjoying both this lifestyle, as well as the current increase in value, at the same time.

Sincerely,

Megan Stuart
Realtor®
Greater Calgary Real Estate



From: chrstanne@rockymountainhorses.ca

Subject: Hello from your neighbors

Date: May 19, 2021 at 11:42 AM

To: jeff@fostercraft.com, sharon@fostercraft.com

Bcc: Dr. Gary Kaudt [REDACTED], Ta Kaudt [REDACTED], Charles Kaudt [REDACTED], Nevs Kaudt
nevs@rockymountainhorses.ca



We, it's a chilly morning today. And it sure feels chilly between us as neighbors, too.

The conversation we had that morning in January really hurt me, I just didn't see it coming. I know you two feel bad, too. Neither of us want stress in life, there's just plenty ready to go around without needing it right where we live.

I know we take this matter of us taking on another horse before Rocky View board next week. And I accept, you have the right to stand up and speak to the concerns you have, just like we do. But I thought I would offer any support toward your concerns that I can.

I think we have proven ourselves as good neighbors over the past 8 years. We clean up, build fences, groom our land, take care of the common road, watch out for everyone and connect as much as you allow us to. I can't do anything about manure smells other than what I am already doing - which is to remove it, and dust the paddock with diatomaceous earth. A cured manure goes good for growing, we give so much away. I'd love to bring you loads too, if you want it. It's low nitrogen and smells like earth, we use it to build up slopes, too. We bought a cultivator we've been using, it works great on growing grass in that paddock. There's no hypnum moss in it anymore, large due to the light that comes in now as dead standing trees were removed, but we have lots of it elsewhere. We don't feed oats to our horses, and it's not in hay either. I like to plant fescue and meadow grass (Kentucky blue grass, which we also use on lawns), and we will keep doing that. If you see oat-grass, it may be seeded from the east side of your property along Forestry Way, many folks do feed horses oats. We really care about ecology, and about our trees and land. We fire smart every year, a deadfall is cleaned up, bucked up, stacked up. We planted 110 spruce trees on our land the past two years, and will keep doing so. I'd like to try out columbian aspens at the front.

Fences are innate to everything around here. We used to get cluster flies all over our place until we changed out the vinyl siding to hard board, they have no where to hide inside the siding anymore. They look like small black flies, and they cluster up in bunches. Friends in Saddle and Stone have dog houses and told me that using diatomaceous earth powdered into the dogs works great. Cluster flies don't have anything to do with livestock, horses or deer, and don't live in manure or garbage. Though horse flies do, even house flies, but we just don't have those in any quantity, it's mosquitoes we battle. That comes from the wetlands around us, even our pond down below. I'm getting dragonfly nymphs this year to help us with that, and we have a bat box.

Real estate values really important to everyone. Folks can just take down all the trees if they want to, or build accessory buildings or park RV's on the road and adjacent to the neighbor. We have horses, but we sure don't want to bother you with them, I have been pretty transparent with everyone here. We live in what's called horse country, and there's a lot of farms across the street from you on Forestry Way that have them, as well as donkeys, chickens, sheep and goats within one kilometre of your land. The hundreds of cattle that graze less than a kilometre away right across the cattle guard to the west, have a hundred year lease. As that to say, and value around here has escalated, and it hasn't been negatively impacted by horses. I have statistics from realtors that will support how valuable your land is without concern that there are horses across the way, or even right behind your land on the other side, if you'd like me to send it.

We all care about our common roadway. I've got one to two cars up for riding reasons a day, sometimes less, but not more. I didn't ever want to make a business out of riding, during COVID came special needs riders because we have many associates and friends with these kids, and they needed activity. Some pay, most don't, and they come with Aides. When they do pay, it covers hay and hoof care, nothing more. I just don't have desire or energy to make this a business, though the process to get another horse was so rigorous, it made me apply for a permit. We brought in a skid steer last summer and again now, that Ta has been using. He has put time and energy into the road, and I know that he paid you out that he moved that big snowbank you had across your driveway. I've arranged for gravel every year to be dumped at the south side of the road, too, so that we have good footing for the road during winter. I guess we need a new spot to put it now, as the new folks will be accessing the road and at that spot to start building soon.

We, I don't know what else to say to help you feel better, I wish things were nicer between us all. We all ways care about you, your dogs, and about everyone here, that's what neighbors are supposed to do. And look out for each other.

When things feel strained between us, there's a lot of extra strain the words already putting on us all with COVID. Here's to great hope that life returns to normal soon, and we all emerge happy.

Christanne and Gary.

Where the Wild Fly Roam

By Christianne Klautt

www.contemplative.ca

Say it with awe, “we live here!”

Living among the wild means to keep a soft footprint on the land, a balance between cultural control and respectful caretaking of the local flora and fauna. Yes, flies and fowl will seek to invade and wildlife will visit at perhaps the most inopportune times. That is, after all, the way the wild should be. Caring for the flora and fauna of our shared ecosystem is a privilege. We plant our gardens, walk our pathways, mow our lawns, and cherish the marshlands, creeks and river. Our wild waters are kept “wild”; pure, free of chemicals and unobstructed as they pass on, riverbanks and hiking trails are lifestyle choices and we all bless the owners who never leave their sacks of “doggie do” on the ground.

Swat or not, insects are a rather integral to country living, and a universal predicament. Birds love them, plants thrive with them and mammals deal with them. For all of us forest-dwellers, there are a few types of flies in particular. With manure, deer, humans and good weather come flies. They also propagate in and around ponds, wetlands, log homes, anything that breathes, and shiny surfaces.

Horsefly, deerfly, gadfly, it’s all the same. These big, black flies have razors for lips and rip-and-go before you can reach over to swat. Blood sucking is propagates the species, but the zooming menaces feed on flower nectar and plant exude, lay eggs in marshy soil or standing water, thrive in hot weather and hang out in vegetation waiting for flesh to walk by. While wetlands nearby harbour their insidious young, the prevalent deer population is a delectable attractant. Dragonfly nymphs are nurtured in ponds and love to eat mosquitos and flies. So do frogs. But the Cluster fly is another villain entirely.

Within a year of moving here, we changed the vinyl siding on our home to a more natural hardy-board. It was what we found crammed inside the old siding that was stomach-churning; fly bodies packed so tightly between each strip of vinyl that their carcasses were reduced to a crush of wings and abdomens, and a very bad smell. Cluster flies are very similar to the House or Bottle fly, with the exception that they arrive in droves, live in clusters and smell sickly sweet when they perish. Any home with tiny warm cracks to hide in will harbour these parasitic flies all through fall and winter, where they stay dormant until a warm day arouses them. It’s almost diabolical that the species can freeze, enter diapause and spring back to life when they thaw. They start their lives in the dirt, burrow into a unsuspecting earthworm until adulthood and then seek out a nice, warm cranny particularly in walls of homes. Check into diatomaceous earth, a white powder made up of microscopic fossils that desiccate the exoskeleton of insects and

parasites. It's used as a natural fly repellent, pest control, and deodorizer, like talcum powder, and yes, it works.

Most types of flies detest cinnamon, peppermint, lavender and eucalyptus oils; all of which make wonderful air fresheners. Tansy plant and marigolds also work to repel various "swattables", and a vacuum with a long extension is a sure-fire way to deal with an indoor cluster of flies. The (only) good news on cluster flies may be that they aren't related to livestock, don't develop in manure or garbage, and despite the streaks of yellow they leave on your walls, they don't breed or lay eggs inside the house.

Live and love in nature's sanctum within your very own backyard. Stride the pathways, breathe in the scent of a pine tree. Listen to the wind, and the clatter of water over rocks, identify a bird or a footprint and notice the presence of wildness around you. And, be gently reminded that to reside here is to move in harmony with a biome rich in flora, fauna and natural habitats.

As we live within the wild and step softly among the flora and fauna around us, may awe be our daily companion. And as the seasons become new again, might we also be reflective of our cohabitation with life, carefully reminiscent that for every mouse, fly, mammal or microorganism we may hope to control, the words of Michael Crichton in his novel, 'Jurassic Park' often rings true:
"Life finds a way."