

Maxine McArthur

Owner SW1/4-Sec 32-TWP 28-Rge 3 Mer5

December 9, 2020

### **Appeal of the Planning Development**

Property: 285049 Range Road 35 (SE-31-28-03-W5M)

Of development permit for a campground (81 RV stalls) and tourism uses/facilities (recreational), the construction of a tourist building including accommodation units that is compatible with available servicing 16 rooms.

My land is on located on the east side of the of the road from the proposed project.

I was born and raised in the community as was my sister who also has farm land in the community to the South of the said project. As so many people do on the farm the land is passed down from one generation to another.

#### **Is this Recreation area required?**

I am trying to justify why such a proposal is a necessity in the farming area we live in.

There are campground facilities at Dog Pound, Water Valley, Fallen Timber, Madden, Big Hill Springs, Airdrie, Tooth of the Dogpound, Bottrel, Cochrane plus many more.

Included at these sites are golf courses, restaurants, rivers, etc.

Restaurant and Bars located at Cremona, Water Valley, Cochrane, Airdrie, Crossfield these are family owned and trying to survive do they need more competition? No.

Why do we need an RV park in the middle of farm land no river, no lake, no hiking trails, no swimming pool, no fishing no boating in fact no water at all?

The recreational facilities that exist now in our counties are more than adequate and sufficient for the areas.

## Access to this planned Development

Our Roads are narrow, dusty, narrow, busy with farm machinery, large hay hauling trucks, fuel trucks, fertilizer trucks other farm equipment, cattle liners, gas and oil tankers, as well as local vehicles. These roads are not built for the massive expansion and use that is described in the proposal.

My property is on the east side of RR 35, the road is a small gravel road that gets very dusty and narrow all of this dust and traffic noise dirt straight into my home and all along my property. If you are to meet a farmer moving machinery on these roads the vehicle if larger has to actually pull into the ditch and stop to meet the equipment. An increase in traffic will make it unbearable for families and stock that live along these roads

The county road running east and west to Bottrel is a gravel road that is very, very dusty, has washboard and gets worse when the county trucks are hauling gravel, there are gravel pits west of Bottrel that are used extensively. These roads cannot support and increase in traffic of 81 Motor homes and 500 guests as well as hotel guests.

In the proposal the applicant is responsible for the maintenance of the road for **2 years** then the responsibility passes to the County of Rocky View to maintain. I for one as a tax payer am not in favor of this use of tax dollars being used to maintain a road for a private business.

It is my opinion no costs should pass to the tax payers this is a private business then they pay all costs for any infrastructure costs not the Tax Payers.

## Water/Sewage issues

Ms. Cartwright refers to her aquafer as distinct and confined. The water throughout Alberta is owned and governed by the Province of Alberta and works with the County of Rocky View. To assure proper use and maintaining of water to assure other persons water supplies are not affected by the overuse of said water.

The studies and well testing of water from neighbors this water testing is just telling us the quality of water and minerals in the water. Running water underground picks up different mineral, based on the rock and soil formations it runs through. This water could be coming from Ms. Cartwrights aqueduct, but the minerals picked up from different formations it runs through changes the mineral balances, thus will test defiantly with each well tested. This report does not have anything to do with over use of what she calls her aqueduct, that could result in neighboring farms wells drying up or lowering the volume of water from their existing wells on their property.

My land to the east of the said project **had** excellent water but now that weather conditions have changed, we as well do not have a lot of water after having to drill a new well. My Home now has a sistren system and limited water to maintain the home. Our wet lands all around us are drying up or dry. We had two artesian wells on our property that no longer run they dried up. Dad build a large dugout in the north east corner of the property. There was a large quantity of wet land around it, the dugout and wetland fed by underground springs with the overflow running down into the Dog Pound coulee, the

wetland is smaller surrounding the dugout the dugout no longer runs into the Dog pound coulee which is also slowly drying up, water levels in the dugout are far less than they were 20 to 40 years prior.

Without water a farm cannot continue working, this proposal of an RV Park and Motel (recreational facility will cause further drain on the already low water levels that are still getting lower. We cannot ignore the fact that our water is precious and this proposal does not have the water to sustain such a project especially when it is surface water that we depend on to keep out wells and wetlands from drying up.

Sewage waste is an issue holding tanks sound great, but what if there is a spill, guess whose water will be contaminated, the neighbors. We heard that the land owner was putting in a system that most industry cannot afford and released into the property underground. The land can only take so much before there is ecological changes and further studies should be sought to determine if this proposal is viable. Will this cause serious damage to the surround farm lands.

## **Fire Hazards**

81 RV's with fire pits, 16 Hotel Rooms and a 500 guest Castle: When you look at the total number of persons in the proposal.

Fire is one of our biggest fears on the farm, it causes total destruction. It can not only destroy our homes but our living and what we produce on the farm that is in storage as well as stock and crops waiting to be harvested.

Farmers carry fire extinguishers in their equipment at all times, this can help but if the fire is severe enough, we have seen where farms have been lost due to fires started by a piece of equipment hitting rocks causing sparks resulting in loss of crop/building /homes.

Chances of Fires from this proposal are like playing with dynamite, one spark in any direction can result in burning down the other farms around them. What is to stop the fires? Nothing, there are crop field, tree lines with dry grass and deadfall, hay fields surrounding this proposed recreational area.

We do have a volunteer fire department at Madden, Cremona, Cochrane which is 30 minutes or more away. We know if something starts on fire there probably won't be much left by the time the fire department gets to us in our area.

## **Security**

Farmers are an easy target as we are all getting to know too well, our homes in the communities are being vandalized, homes being robbed, fuel theft, animals stolen, or killed or mutilated. With the influx of people there is also an increase in crimes.

The RCMP have their hands full and to make it to the area would take 30 or more minutes, by then it is far too late. When farmer try to protect their land/property they are the ones that end up in court not the crooks. This proposal is going to change this quiet farm community into a community where no one wants to live, or always afraid of what is going to happen next.

## Emergencies

What should happen if there was a disaster, one of the well sites that are around us blows and releases CO2 gas, or a fire. How are 81 RV units 16 room hotel guests plus 500 party hotel guests, as well as the farmers family surrounding the said project to get out of danger? On the Road we are on or even an upgraded road could not support a massive evacuation of that number of vehicles and people. Proposed getting out as well as the local families.

Helicopter pad was suggested for emergencies on the property, there has been for many years Stars air Ambulance which is designated specifically to help with emergencies in the rural communities it can land in any of our fields, this is what it was designed for.

## Liability and Extra Expense to the surrounding farms.

I have talked with Insurance Brokers that specialize in farm insurance. They were very concerned regarding the proposed plan of an RV park and motel and restaurant in the middle of farming country.

The risk factors. Liquor, Fire, discharge of firearms, accidents, people trespassing on property/ getting injured by stock etc. I was advised that posting my land, putting up a sign to prevent trespassing-- if a person does enter the property is injures, we the farmers can personally be sued even if the property is posted.

If my horses or cattle are grazing in the field someone crosses over into the pasture and that person is injured, I can be sued.

The surrounding farms are all at risk as a result of children and yes adults who do not respect the fact that they are going onto private property, get injured or worse gets killed, we the farmers will pay.

There is also risk of the family pets that these RV's bring with them nobody wants dogs running on their property or chasing the stock. We have lost stock to stray dogs chasing the stock.

Why do we have to pay extra in liability Insurance for someone to have a private party house on their property creating more hardship to the people in the surrounding area this is a serious problem that will run from east to west and north to south throughout the entire country.

## Ecco System and Environment

### Wildlife/Farm Animals/Farmers Families

Through clearing our lands, we have lost a lot of the forests areas to grow crops. The wildlife that used to stay in our areas has depleted greatly. We no longer see wild rabbits, pheasants, grouse are a few examples.

National Agricultural and food center study of Effects of noise on performance, stress a Behavior of animals.

Scientific sources indicate that noise in the farm animals and native wildlife environment is detrimental factors to animal health, especially longer lasting sounds can affect the health of animals. This can result in changes in mating, less successful reproduction, loss of weight, mental changes being aggressive, lethargic, fearful, defensive and in some studies, it has shown

that wild animals have killed their young. And yes, even frogs and other aquatic animals will be affected.

Investigation of the Noise and the effects on wildlife and farm animals as well as people are still ongoing today. By country all over the world.

#### Air Pollution:

##### Wood Smoke Toxic Pollution

Wood smoke contains thousands of chemicals, including known irritants, carcinogens, suspected carcinogens, mutagens, teratogens (substances that are linked to birth defects and metals, as well as toxic and irritant gases such as carbon monoxide, nitrogen oxides and sulfur dioxides.

##### **We tend to think that substances that are natural are harmless but they aren't.**

Particles from a wood fire linger in the air up to 10 days after a fire is out. Think what 81 or more fires will do and how long the effect will be in the air and as you said it will all go to the east which in onto my property and your other neighbors' property. This will affect everyone living in the area especially those with asthma and even without asthma will suffer, particles in the air affect people who do not suffer from Asthma. It does not just affect people it affects and the wild animals and farm animals in the community, birds and aquatic animals as well as there are also acids produced, as a result the concern of cancer risk goes up.

Burning wood for a week can produce more toxins than the smoke from a million cigarettes. (this is based on one fire)

There are multiple studies of wood burning smoke causes many health problems in humans and animals.

As well wood burning stoves were banned in Montreal from April 28 2009 to present day because of the toxins being released into the air. That also produce acids into the environment. And cancer-causing agents.

My Land is directly east of the project all the noise, smells, smoke will be coming directly in the direction of my home and land. The project proposed for anyone living on the east side or windward side of the project as well as further properties in the community will result in livestock as well as family having to live in a Toxic environment. Causing health issues and worsening already pre- existing health issues in people and wildlife/domestica animals.

I have renters in my home and also a farmer that is farming the land professionally now for many years.

This project if approved could result in financial hardship of my renters moving, my loss of income that is required to cover tax expenses, insurance etc. as well my property will dramatically go down in value due to the location of the project.

Due to pollution from fires, noise, loss of water, privacy, economic loss due to productivity with farm animals, environmental dictators as a result of negligence, we may not be able to stay on the family farm, and worst yet who would purchase a piece of farm land when this project is across the road.

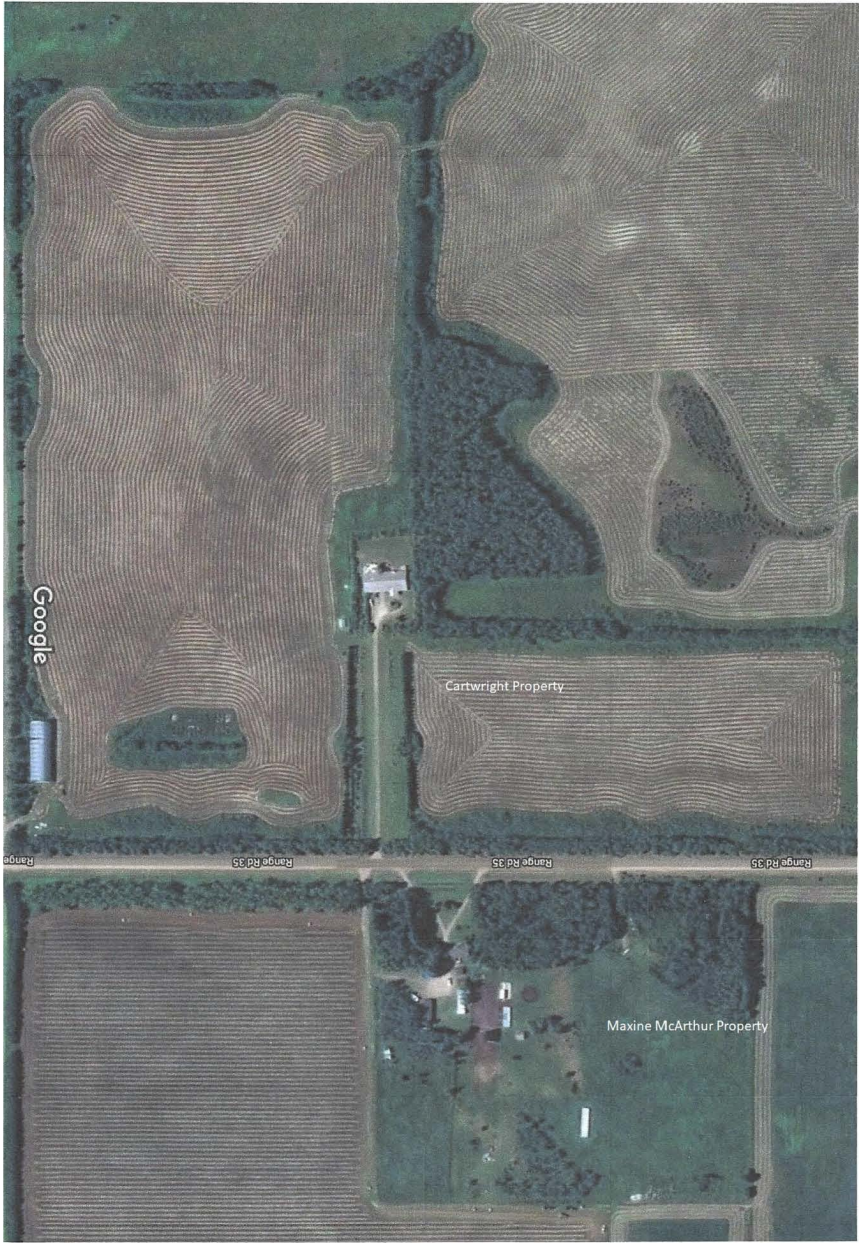
Please consider when you are making your decision that you consider the impact on the people that have lived in this community as families all our lives.

I ask the County uphold the decision to deny this application.

Thank you

Maxine McArthur





Google Maps Dogpound

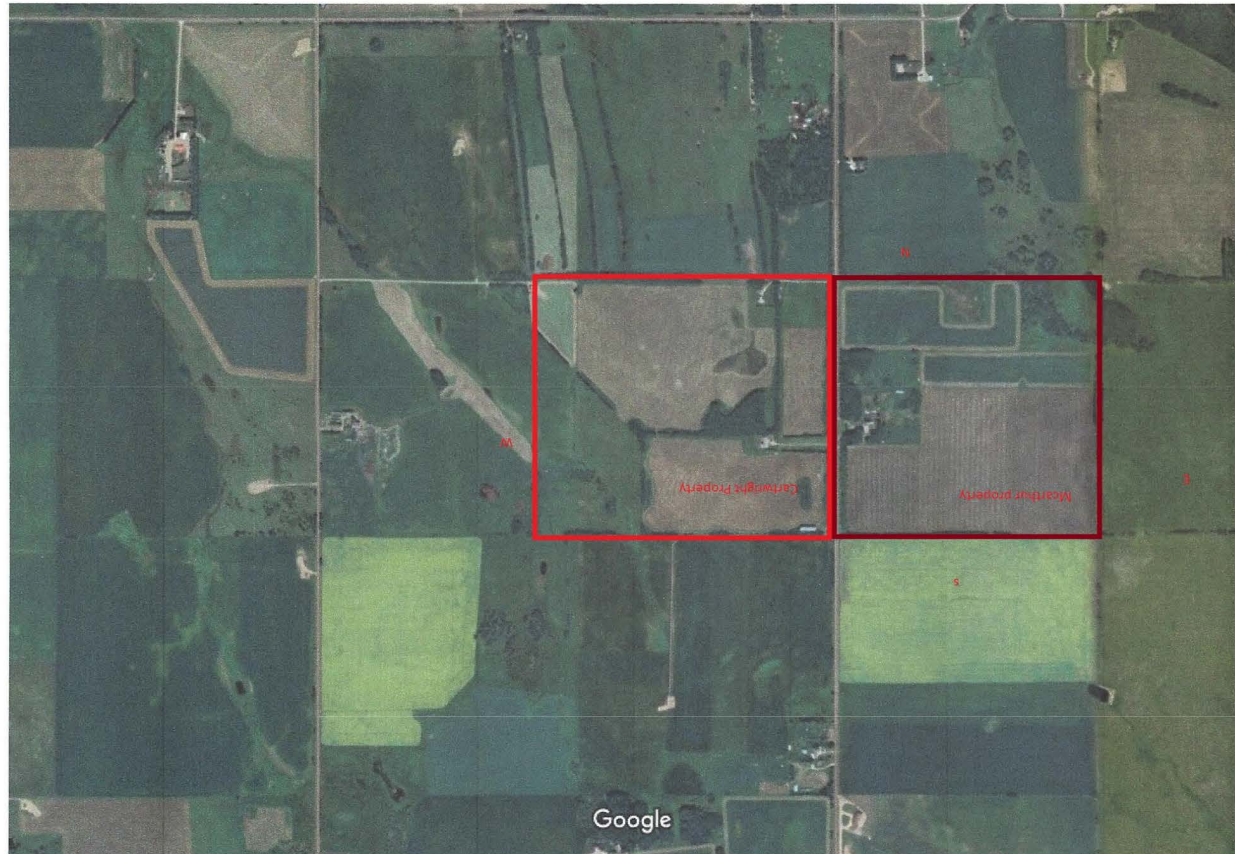
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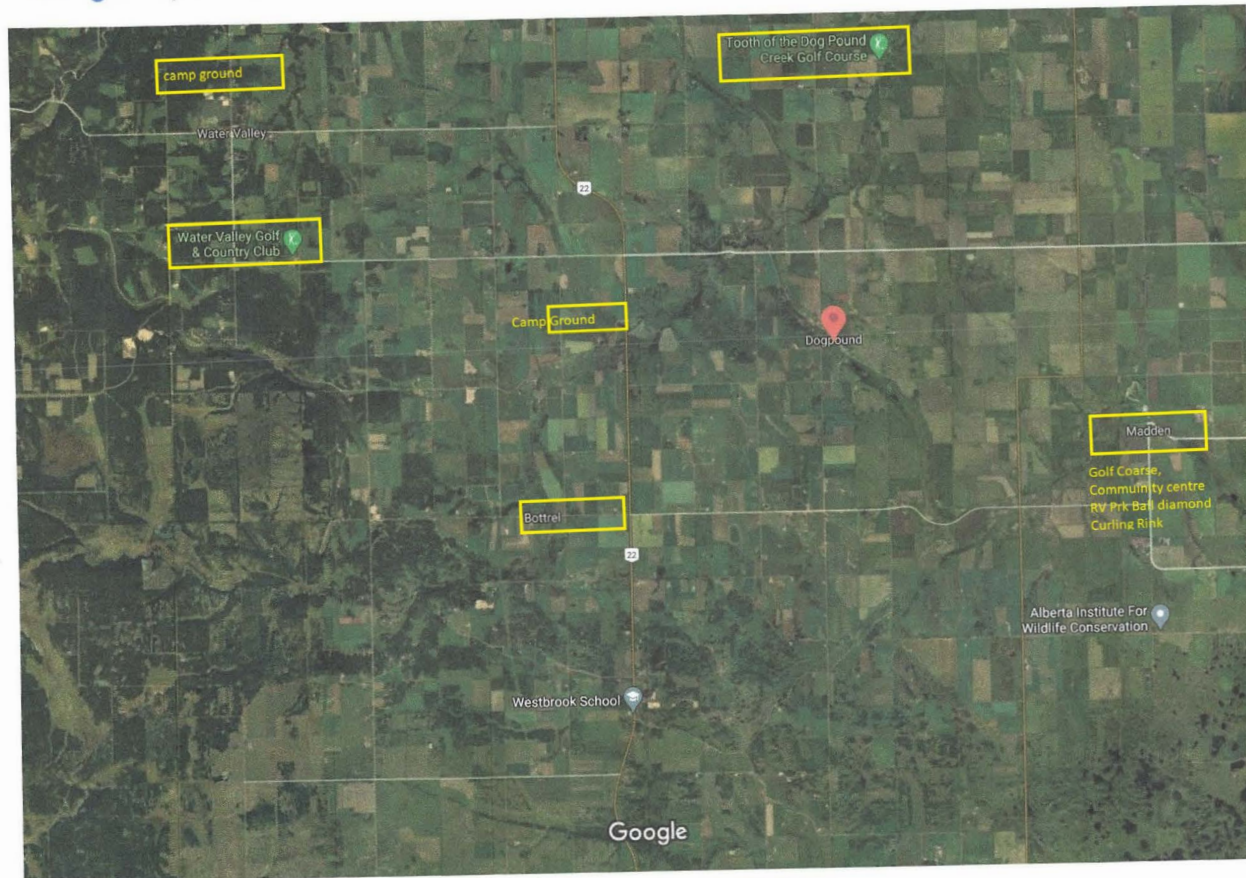
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