

From: [REDACTED]
To: [PAA SDAB](#)
Subject: [EXTERNAL] - File No: 08731001 PRDP20185188 | Our Property Legal: NE-31-28-03-05
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To: **Rocky View County Subdivision and Development Appeal Board**

This is a Letter of Appeal against the Conditional Development Permit issued.

Our Agricultural Property borders the north boundary of the applicant's property. We raise cattle and grow crops. Mixed farming faces many challenges all throughout the year.

We have several major concerns:

- #1 We don't believe that the applicant can take as much water as needed for their Trailer Park Potential Golf Course and Community Centre without affecting the water needs of the entire community. Her request for the equivalent of 5 water trucks per day (2500 gallons per load) 365 days per year is too much.

Water comes from the Paskapoo sandstone laid down by erosion and deposited in alluvial fan structures in the Pleistocene era 63 to 65 million years ago. **This sandstone structure is the ground water reservoir.** The area has been fractured, eroded and glaciated over creating a heterogeneous ground water landscape that has never been systematically studied for ground water production.

Her parking lot, road pattern and buildings are directly over that ground water recharge area for the whole region and this change in water flow patterns **would be disastrous.** Demands for project water correspond to farming cycles and in drought conditions results would be catastrophic. No water for cows and a dramatically lowered water table making crops perform poorly. Our bale production varies from 20 to 100 bales depending on rainfall.

The testing of water wells to date has not come close to proving that a confined aquifer exists, but it does confirm that water comes from the eratic Paskapoo sandstone structure that takes a long time to recharge.

This is reflected in the varying water production from Property to Property, exemplified on Ms. Cartwright's property. She drilled 11 wells to find one good one. **Her water demand at capacity would cripple the entire region.**

- #2 The waste water will be held in a septic tank and a 459 foot long open waste water pond. There is also a plan for dumping station for trailers. It is close to the recharge area and lends itself to polluting the entire ground water system if it leaks or overflows. **If this**

happens it cannot be fixed.

- #3 The roads are not adequate. We have two blind intersections on RR 35 and increased traffic is increased chance of accidents.

My major concern is the blind intersection at Hwy 22 and Township Road 29. I use it daily. There is no turn lane, no shoulder and no guard rails. The drop is 50 ft on either side of RR29. Think what turning that intersection into a major traffic bottleneck would create.

- #4 **The risk of fire from the 81-Stall RV Park is real.** The park is closed in by a 6 ft chain link fence. If there is **only one entrance** to go in and out, as shown on the plan, how do firemen get in and the campers get out? Results would be tragic.
- #5 People that hike in the area would have to cross many fences (barb wire and electric). We know it is private land but people that have dogs or kids may not recognize the boundaries and be in harms' way. What is the liability if injury happens on our land?
- #6 The more people using the area the greater the noise, the garbage, and the crime. Who pays to clean it up?

Thank you for your time.

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