

Sept 7, 2020

To: NRCB- Attn Joe Sonnenberg

Re: Application LA19032 Corner's Pride Farms Ltd.

To whom it may concern

My name is Barclay Lutz I operate a medium size grain farm in the county of Warner and live with my family on SE 5-7-20 W4 approx. 1 mile east of Corner's Pride main yard and 1.5 miles south east of the proposed build site. I have owned the land we live on for 6 years and have actively farmed it for 15 years. I am a third generation grain farmer and a second generation cattle farmer. The next generation in our family is quickly moving up the ranks and at this time appears to be driven towards agriculture and agribusiness. I feel it is important to mention that one of my concerns with writing this letter is that I will come across as having a negative view of expansion in agriculture and that is simply not the case. In 20+ years of farming I have built up from scratch a 5000ac grain farm, 150 ranch cow herd (which was recently liquidated for reasons I will explain), I have adopted gps technologies, environmental stewardship programs and sustainable farming practices.

I am concerned with the application for a CFO by Corner's Pride for a few different reasons, and would like to see it denied for reasons that I will explain.

Densely populated area- This area has experienced constant growth in the 15+ years that I have farmed here. I have received numerous notices for acreages being built and we have seen many houses constructed. Corner's Pride is one of the many people who have built new high-end homes and yards in the area. I would guess since they built the house in their main yard, another 4 or 5 have been built in the immediate area. One is actually being constructed next to their land right now. Very few of these houses are associated to large land holdings in the area, most are small acreage type homes. This area is very valuable to the local and county economies because of the many people living here paying substantially more property tax than what bare farmland or CFOs would produce. We chose to live here instead of any of our other land holdings within the county because of the proximity to Lethbridge, the paved road to our yard, the quiet and clean environment associated to the "style" of business in the neighborhood (mostly grain farms and commuters). I feel that a CFO would be completely out of place here and cause negative impact on the quality of life and land value in the area through noise, dust, smell, flies, traffic, and optics. I understand Corner's Pride's desire to grow their business, but this area was densely populated by acreage type living long before they came and I don't feel it should change direction to suit only their needs.

Infrastructure- This area has a substantial amount of personal traffic on what are at best "acceptable roads". During the spring thaw all the roads in this area are under road ban axle weight restrictions. The paved road in front of our house was completely rebuilt 2 years ago and already is full of potholes and broken areas. The road ditches around the proposed sight are steep and the roads are narrow, during the wet periods shoulders are soft and do not stand up to lots of heavy traffic. During the school year many busses go many different directions around this area (on a school morning we have 5 different busses go past our house then return in the afternoon). Corner's Pride already uses the roads in the area more than anyone else-- they farm hay on their pivots and move it out year round on semis. A typical quarter of irrigation on my farm will produce around 400mt of grain and will use about 35mt of inputs, these will be hauled on super-B trucks over the course of about 1 load in the spring and 10 loads in the fall (for each quarter). Corner's Pride alfalfa farm will produce about 850mt of produce per quarter and use about 40mt of inputs per year, this is hauled in and out on various types of trucks 12 months out of the year. Quite a difference already in infrastructure use between the applicant and myself, imagine the impact a CFO would have on the disparity in use.

Environmental impact- This area is basically a lake bottom (I have included a picture looking towards Corner's Pride main yard from my nearest pivot point to them). On my property, water actually runs all 4 directions depending on the time of year and runoff factors. Water from this area comes in from the north, west, and south and pools in a large area between Corner's Pride and myself during large rain events and spring runoff. It is a constant work in progress for all of us to mitigate flood potential. The Raymond Irrigation District is good at helping with this and in the last few years has done work with Corner's Pride and myself to help with drainage and pooling. Corner's Pride has dug ditches, taken out culverts, built up their yard, built up their stack yards and created holding areas for water because they know the impacts of the standing water. Even after all this work, pooling and flooding are still a big problem. I have actually ceased my small scale beef cow/calf operation on this land because it truly does become a swamp in the spring and it is impossible to stop manure runoff from happening. It also seems to me that research and testing for ground moisture was done during and after 2 historically dry years (easily 2 of the driest years I have experienced since 2000 and 2001 and before that 1988), this simply put will not be an accurate assessment. In the past 7 years we have had 3 major flood events in this area (like the one in the picture enclosed), I feel these should be included in the research and decision making as well as the dry years.

These points were made quickly off the top of my head one evening because I had time off during harvest due to a rain we received. I was rushed to put this all down as I was not given any notice from Corner's Pride of this expansion. That surprised me because I had actually sold them straw last year and this year, so it seems as though they could have worked it into conversation at some point if they wanted to be neighborly. The only notice I received was a letter in the mail at the same time as the other people in the area, and to this point have never heard anything about it from the applicants themselves. I farm land around many people/acreages and we try to stay in contact with them to create a relationship where we can get along. This summer due to Covid I had 2 acreages we own the land beside host wedding receptions, and we made sure that we were not spraying around their place immediately before or during the events. We also cut the grass around the perimeters of the property to help with mosquito levels and provided parking on our property. We made this simple gesture for only a small event. Couldn't Corner's Pride have made the gesture to notify the community in the area over the past year or 2 about a large scale expansion like this in the interest of being transparent and neighborly?

This is simply not the area to put up a CFO. There are plenty of areas where a CFO can be built in the county of Lethbridge or Warner where it will not affect this many local residents, and where negative environmental factors can be better mitigated.

Thank you for your time and consideration of my concerns,

Barclay Lutz

Box 556 Raymond Ab

TOK 2S0

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Coroners Pride
yard

June 20 2012