From: [redacted]
To: Kelsey Peddle
Cc: Sylvia Kaminski
Subject: Fwd: Scan File Attached - Do Not Reply
Date: May 9, 2024 8:01:44 PM
Attachments: 2812_001.pdf

Dear Ms. Peddle,
Please see attached my Statement of Concern regarding Van Huigenbos Farms Ltd. App LA24002 as owner of NE 23-9-26-W4 and recipient of your notification letter dated April 11, 2024. I live in the town of Fort Macleod, but the widow of my deceased son, lives on the NE 23 with her 2 children. A ranch worker and his family also reside on the NE 23. My other Son, Marc McNab and his family live on the ranch also, at SW 25-9-26-W4M which is about 2 miles from the subject site and is jointly owned by Marc and me. Marc is battling a 6 year long illness and may not be actively engaged in opposing this application. Our ranch land East of Hwy. 811 where the 2 pivots are located (SW 24-9-26-W4), downstream from the subject property, is owned by McNab & Co. Ltd. and the shareholders are myself, Marc, and the two grandchildren of my deceased son, Matthew and Paris who reside at NE 23. This application concerns all of us as you will see in the attachment; my concern is for those who come after me. Please excuse my need to detail all of this.
Thank you.
Bernadette McNab

May 9, 2024

NRCB

Attention: Kelsey Peddle

Statement of Concern re: Application LA24002 – Notification Letter
Van Huigenbos Farms Ltd.
SE 21-9-26-W4M

Dear Ms. Peddle

Please add this to my first statement of concern, sent May 2, 2024, in response to your letter dated April 11, 2024, in which I did not adequately address the following concerns:

1. **Grandfathered water wells – Registration for Traditional Agriculture Use under the Water Act.** Our 1800 acre ranch which lies within 1.5 – 3 miles of the subject subject property registered 5,025.0 cubic meters of water (March 13, 2003), under the name of my late husband, David K. McNab. The source of 3 wells is the Oldman River, the remaining 8 wells draw from the Aquifer and Willow Creek. We oppose the subject application. It is known that in the past, the Willow Creek has stopped flowing. Does this mean then, it is an intermittent or ephemeral stream and as such, sections of the stream may receive groundwater? And conversely, in certain seasons and conditions, does the creek flow charge the groundwater? This raises serious questions and concerns about the management of a CFO of this size to be located so near the Willow Creek and on a very important Aquifer. **The risk of pollution/contamination of the Creek and Aquifer requires very close scrutiny and consideration. 2 of our drinking water wells located on NE 23-9-26-W4 (identified within 1.5 mile range), serve 2 residences with families. How can I protect their water quality and quantity?**

2. **Lic. No. 00079415-00-00 McNab Aquifer Well** is located within 2 miles of the subject property, at 04-25-009-26-W4 (McNab & Co. Ltd. well). Before we obtained a licence, we were required to engage qualified personnel to conduct testing with continuous pumping for 'drawdowns' of neighboring wells (The applicant's well was one of those wells). We have in our possession comprehensive studies completed by Matrix Solutions Inc. to include lithography, chemical and bacterial water analysis as well as calculated impact on the immediate aquifer and reaching as far as Pearce and Orton. It cannot be overstated that this is a very large, important aquifer and must be protected at all cost. **In 2001, through a Matrix Sol. search of the archives of the GIC, a total of 141 wells were identified within a 5 km. radius of the McNab Well.** Assuming interconnectedness of Willow Creek and the Aquifer, has it been determined as to what the impact on Willow Creek and the Aquifer will be with pumping from the Willow Creek, to supply 7 gal. of water per animal/per day for 16,500 animals?

3. **Lic. No. 00210959-00-00 for irrigation, SW 24-09-26-W4M** (McNab & Co. Ltd. Land). There are 2 operating pivots now with a third planned. Our pumpsite is about 2 miles as the crow flies, downstream from the applicant's site. Ours may be the last licence to divert out of Willow Creek for irrigation before it empties into the Oldman River. Will we run out of water for our pivots because of increased demand from the Feedlot upstream? I understand that watering cattle will take priority over watering crops, however looking at the larger picture, how is it that watering cattle is more important than feeding cattle? **We need the irrigated pasture and irrigated hay land to support the 200 cow/calf operation, which provides for the livelihood of 3 families.** Are we expected to bear all the risk and catastrophic consequences of having an irrigated farm turn into dryland pasture? What would be our recourse should this occur?

4. **Lion's Park, Well, NW 24-9-25-4** lies within 2 miles m/l of the subject property. It supplies campers' needs in the Park. Also, campers frequently swim in the Willow Creek waters adjacent to the Bridge, directly downstream from the application for a 16,500 head feed lot. **How can the public be assured that the waters of Willow Creek are safe to swim in, within such close proximity to a very large CFO?**

5. **Lic. L.O. 5715 M.D. of Willow Creek #26 Well, located NW 24-009-26-W4M. This is a non-profit MUNICIPAL COMMUNITY WELL that has been in existence since 1973 to serve domestic water to area farmers and residents. Many Families rely on this source.** We wish to register our concern that the volume, pressure and potability of the well could be compromised due to the feedlot expansion proposal.

6. **WATER QUANTITY AND QUALITY/AIR QUALITY** are issues which we will stand up for. Although, we too manage agricultural holdings and believe in Ag. Pursuits, this expansion is unsuitable for this location. **Air borne Bos d2 allergen, ammonia and hydrogen sulfide particulates are very serious health concerns to those living within 4 miles.** This is a densely populated area, just outside the Corporate limits of Fort Macleod, and as the Broker of a local Real Estate Brokerage, engaged in agricultural property listings and sales over the past 50 years, I can say with no equivocation or hesitation "No client ever had a wish-list, desiring to purchase a property within 3 miles of a 16,500 head CFO. Never." The devaluation of 'close-in' properties and consequential drop in market prices SHOULD BE considered, in my humble opinion, because it is substantial. Nearby property owners should not be subject to this kind of brutality. Both the M.D. of Willow Creek and the Town of Fort Macleod should expect to see sale prices drop, causing a corresponding decrease in revenues from property taxes.

7. **Inter-Municipal Boundary Land.** I would strongly suggest that both the MD of Willow Creek No.26 and the Town of Fort Macleod should be registering Statements of Concern regarding this Application.

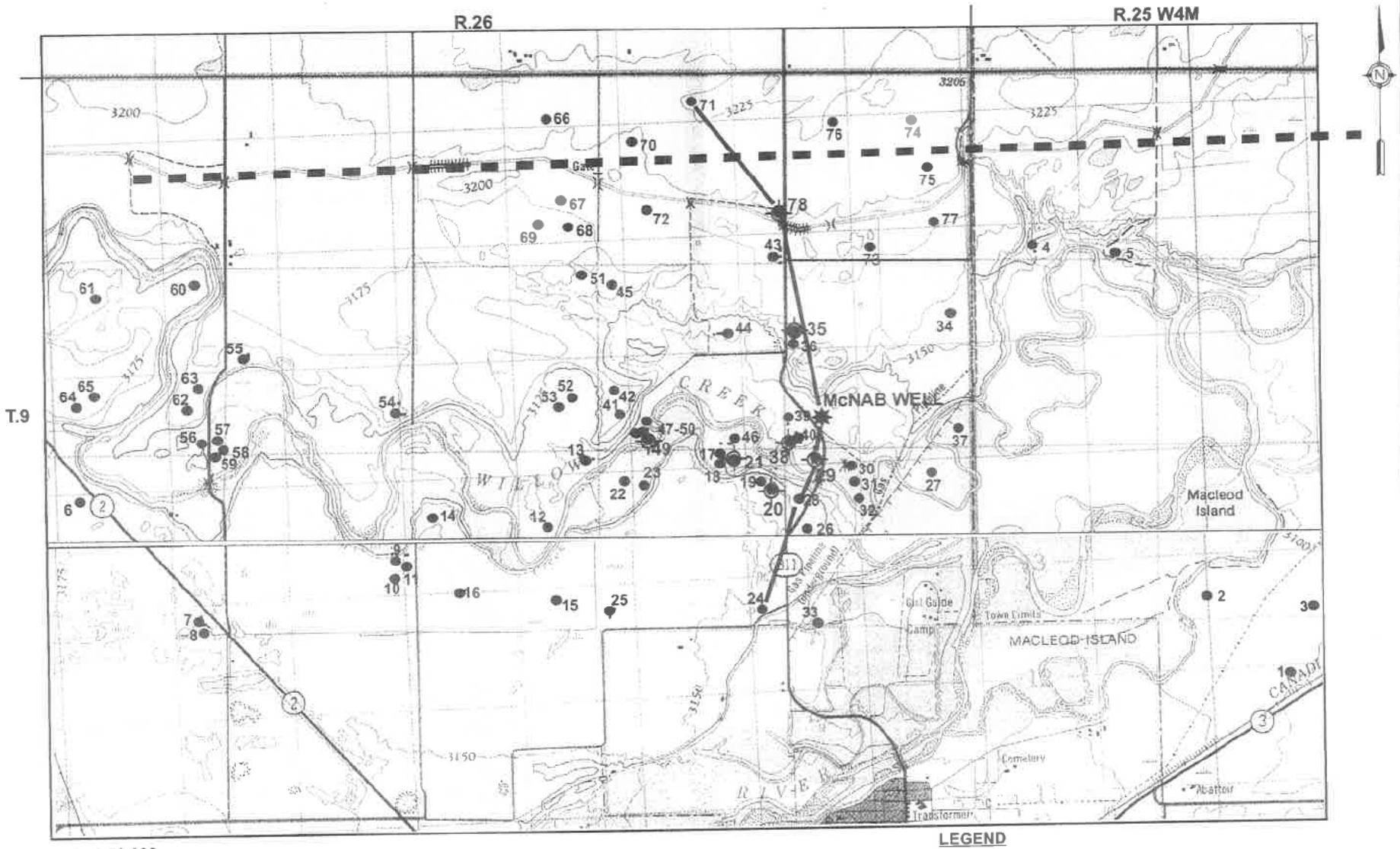
8. **FLIES....AND ODOR....**do we need to elaborate? If you have ever visited someone who lives within 1 mile of a CFO, you will understand. If you have not, PLEASE, just ask someone who does. There will be many days, if not all, that you cannot enjoy a summer BBQ outdoors. I have seen the exterior wall of a house 'totally black with house flies' and we had to enter through the back door when visiting, as it was simply impossible to enter through the front door. This area is densely populated and through no fault of theirs, near-by residents find themselves facing this life-changing circumstance if this application is permitted to pass. Albertans should care about the well-being of one another. We should be fair in our dealings with those who may be adversely affected by our 'wealth growing' initiatives.

9. **REFERENCES:** 1). Pump Test Results, McNab Water Well, 04-25-009-26-W4M, Report Prepared for McNab & Co. Ltd. by Matrix Solutions Inc. Calgary, Ab.
2) Supplementary Information for Groundwater Diversion Application under the Alberta Water Act for SW 25-009-26-W4M (AENV File No. 00079415) (Matrix 2385-505)
PLEASE SEE 2 ADDENDUMS ATTACHED forming part of this Statement of Concern.
In closing, I will take the liberty of changing up a quote from Hans Christian Anderson.
"Just living is not enough...one must have sunshine, freedom," clean water and a little fresh air.

Respectfully submitted,

[redacted]

Bernadette McNab, ph: [redacted] (recipient of NRCB Letter dated April 11, 2024)
I am the Landowner of NE 23-9-26-W4M which has 2 residences and is home to 2 families.
[redacted]
My Residence: [redacted]



McNAB & Co. LTD.
McNAB WATER WELL
04-25-009-26 W4M

Matrix Solutions inc.	JOB 2385-505	BY DC	REGIONAL TOPOGRAPHY AND LOCAL WATER WELLS
	DATE 07/13/01	DRWN TN/IA	FIGURE 2
	FILE 2385TOPO.CDR	CHKD JTF	

aquifer is about 5.5 m thick along the thalweg, it pinches out to the north, as it is not encountered on the flat plains beyond a few hundred metres north of the irrigation canal (Figure 2). The estimated length of the gravel aquifer probably exceeds 10 km in an east-west direction, as inferred from well driller's lithologic logs (Appendix A). The southern edge of the gravel aquifer has not been defined in this study. However, from the available well logs and the hydrogeological map of the Lethbridge - Fernie region (Tokarsky, 1974), it appears that the gravel aquifer extends at least 4 km to the south. South of the Willow Creek, there appears to be an upper gravel, as gravel is found at a higher elevation than the channel in the immediate vicinity of the McNab's well.

A geologic cross-section was constructed in the north-south direction (Figure 3), which shows the assumed location of the northern boundary of the buried channel gravel aquifer and the confining clay/shale units. The line of cross-section is shown on Figure 2. The screen intervals and non-pumping water levels (where available) of the tested well and adjacent wells completed in the same gravel aquifer are also included in Figure 3.

Groundwater infiltrated on the upper flat plains most likely discharges in the creek via the shallow sandy and silty clay till. The water in the gravel is typically a calcium+sodium-bicarbonate type, with a total dissolved solids (TDS) content usually less than 500 mg/L (Tokarsky, 1974).

3.0 WATER WELL USERS

The surrounding land is used for agricultural purposes. Through a search of the archives of the Groundwater Information Centre (GIC, 2001), a total of 141 wells were identified within a 5 km radius of the tested well, in the northern half of Township 9 and Ranges 25 and 26. Of these 141 wells, only 78 wells are located within the estimated range of influence of the tested well (Figure 2 and Table 1). The active wells are used predominantly for domestic and agricultural purposes. The daily average discharge rate from these wells is not known with acceptable certainty. There are also several abandoned test holes or flowing industrial shotholes (Table 2). All known wells are posted on Figure 2. Available driller's logs with well completion details and water chemistry data are included in Appendices A and B, respectively. The tested well is about 1,700 m south of an irrigation canal (Figure 2).