

From: Jill Dakers [REDACTED]
Sent: February 27, 2026 1:59 PM
To: Public Hearings
Cc: JD
Subject: Public Hearing March 4, 2026 - Proposed Amendment to Land Parcel PTN SW 06-20-01-W5

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern;

> We are located within one-half mile of the subject property and hereby oppose the subject subdivision involving two (2) new five (5) acres country residential lots.

>
> The reasons for the opposition are as follows:

>
> 1. 96th Street West roadway has a dead-end feature immediately south of the proposed subdivision.

>
> 2. Over the course of the past several years this same area has experienced a number of new subdivisions.

>
> 3. Vehicle traffic, including school busses, has become increasingly busy and noisy, which is a detriment to safety, convenience, and property values.

>
> 4. A number of residents use our road for exercise, including pets and children.

>
> 5. Adding another 4 vehicles to the road traffic is significant.

>
> 6. There are already two families and two houses on said property with approximately 5 vehicles. As the teenagers are expanding at that end of the road, our traffic has more than doubled.

>
> We are unable to attend in person but will attempt to connect via Zoom.

> Thank you..

>
> Yours truly,

>
> John & Gillian Dakers

> [REDACTED]

>
> [REDACTED]

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From: [Kent Maurer](#)
To: [Public Hearings](#)
Subject: in-person participation notice with letter
Date: February 24, 2026 2:38:06 PM

You don't often get email from kekmaurer@gmail.com. [Learn why this is important](#)

February 24th, 2026

To: Foothills County

Attention: Kari Furnell

RE: Public Hearing on Wednesday, March 4th 2026 at 10:00 AM

Concerning Proposed Amendment: Legal Description of Subject Parcel: Ptn. SW 06-20-01 W5M

From: Kent and Krista Maurer...landowners in opposition to the application

We will be attending the hearing.

[REDACTED]

[REDACTED]

[REDACTED]

Kent [REDACTED],

Krista [REDACTED]

We are neighbours on 22 acres just adjacent to the property in question and will be severely affected by the proposed changes. My husband Kent, a retired Police officer (VPD) and I (a retired high school art teacher) came to the area specifically choosing this property based on the privacy and peacefulness of the setting. We specifically chose the farthest spot from the road and built our new home on the highest point of our property surrounded by open fields.

I am an artist. My studio and Gallery are on site. Higher ground Art is named and based on the surrounding environment and setting of my work and display space. My vision for "Higher Ground Art" was to become a peaceful, open, hilltop destination and oasis for art lovers...a local "Leighton Art Centre" style studio and Gallery out in the country. The proposed changes to the property next door will by nature of its configuration and site plan, profoundly affect the views, outlook, inspiration and function of my life as an artist and the experience visitors have when visiting my studio and gallery. The two / three proposed building sites will be meters away from our home and severely obstruct and change the vistas from our home and my studio and gallery. Look me up at hgartbykrista.com or on Instagram. Most of my posts celebrate the natural farmland setting.

Changing our farmland setting to a subdivision feel and appearance is the opposite of what we envisioned, chose and spent our life savings creating. When our neighbours approached us with their intentions to subdivide, we voiced our concerns and attempted to purchase a buffer portion of land via a border adjustment. We presented an offer

based on our assessment of the raw land value. i.e. no water, utilities or driveway. We thought we had come to an arrangement but did not hear back.

It is our belief that the likelihood of finding water in the small lots that exist in this plan is very slim. We understand that finding water in this particular spot is notoriously difficult.

We also believe that the cost of installing these long driveways and services is prohibitive relative to the size of the building sites.

We are not against development. We understand that the beauty of the Foothills is a draw but the importance of maintaining the integrity of these rural tracts of land surely has great value and we hope and expect our officials to recognize the great value to the community that these areas provide. Surely there are better choices for subdivision developments. Our fear is as one approval is given for this type of subdivision in our area so the dominoes will fall and our farmland setting will soon be urban sprawl.

Kent and I are approaching 70. We intend to maintain the character of this beautiful rural setting as long as we live here but we cannot promise that our descendants or subsequent owners of this property will feel the same way. If this subdivision proposal is approved so slowly will go the rest of the area. That is not what we want to see on 96th Street and we hope that this application is denied.

Thank you for your time and the opportunity to voice our strong opposition to the subdivision of the land next door.

Sincerely,

Kent and Krista Maurer

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From: [Kent Maurer](#)
To: [Public Hearings](#)
Subject: Kent Maurer, public hearing letter
Date: March 1, 2026 12:44:08 PM

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March 1st, 2026

To Foothills County

Attention: Kari Furnell

Re: Public Hearing on Wednesday, March 4th, 2026, at 10 am.

Concerning proposed Amendment: Legal Description of subject Parcel:
Ptn. SW 06-20-01 W5M

From Krista and Kent Maurer. Landowners in opposition to this application.

Our address is 418100 96 St West

Foothills, Alberta. T1S6A5

[REDACTED]

Kent [REDACTED]

Krista [REDACTED]

My wife Krista and I moved to Alberta in April 2023. We were living in British Columbia, and decided it was time for a change. I was born in Calgary, but moved away when I was 4 years old so knew very little about the area. We had flown out 5 times to look for a home on an acreage, or property to build a home. We looked in the area west of Calgary, Bragg Creek, De Winton, South of Calgary and Foothills between Okotoks and Black Diamond. We fell in love with the area South of Hwy 7 and were fortunate enough to find the perfect piece of land on 96 St West. We bought the land and found a local builder, who started the process in June 2023. We were living in Turner Valley while the build proceeded.

We had chosen a piece of land that was 22 acres as we wanted a home that was going to be peaceful, quiet and away from other homes. The area seemed tranquil with a mixture of farmland and very large acreages. We were not thinking that it was possible for a neighbour to subdivide and add 3 more homes so close to our new home.

Our neighbours, who are proposing this subdivision, did approach us soon after we moved in. The owner, Nuno, did advise us that it was his wish to subdivide and add some homes to his property. This was very

disturbing to us as we had just put all our dreams and money into our property. Over the next few months, we had three very polite and friendly meetings with Nuno and Cherie. We related our feelings about wanting seclusion. We were willing to buy some of their land before they subdivided as we wanted a buffer. Nuno, over the three meetings, had come up with different proposals as to where the lots would be in relation to our home. He would have better records than us, but the last proposal from us included a land adjustment that would go south from the fence line. This was about 3 acres of their land. It would have guaranteed some distance between us and any new home. The price we offered was \$350,000. And up to \$400,000, if the subdivision was approved, as that would have made the land more valuable. That amount of money we were willing to pay shows how much we value our peace and tranquillity. As that would have been the bulk of our life savings. We did not hear back after our last offer.

We appreciate our neighbours wanting to profit; however, this is a high price all the neighbours in this area will have to pay. Lifestyle and space between neighbours is very important to us. We paid \$758,000 for our 22 acres thinking we would be able to enjoy the lifestyle we had worked our whole lives for. The proposed site configuration is not in keeping with the feel of the area.

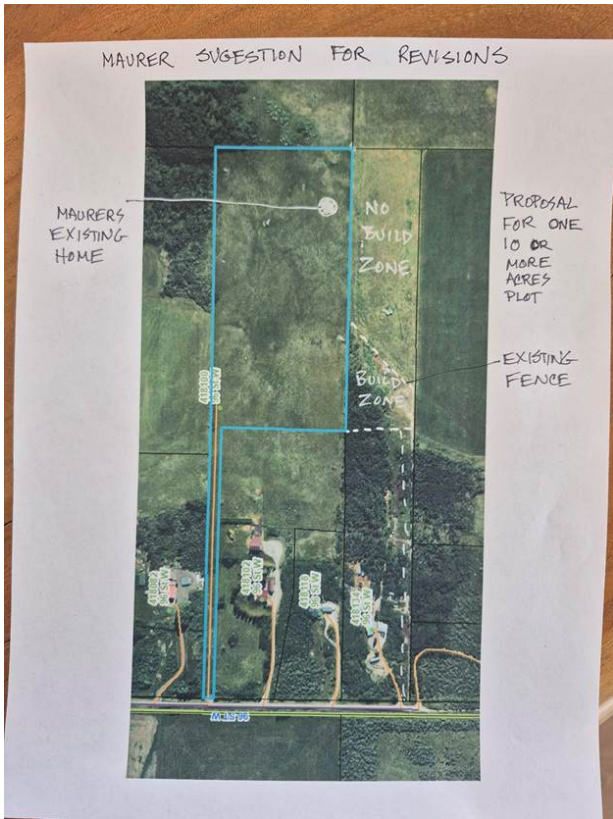
We request that the council consider one 10–12-acre parcel, with the designated build site to be confined to the wooded area as indicated in the attached map. A distance of 250- 300 meters from our home would maintain our privacy while providing The Canario's a desirable lot to sell. We request that a no build covenant within those distances would be considered as this would be a reasonable compromise. One new home would not be as disturbing to the feel of the neighbourhood and would not be as disruptive to traffic and noise as 2-3 new homes would be.

We request that the council reject this subdivision proposal as it stands.

We are very concerned that if this proposal is approved it sets a dangerous precedent for other subdivisions to follow suit.

Thank you for the opportunity to voice our strong opposition to this subdivision proposal.

Kent and Krista Maurer



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February 28th, 2026

Foothills County
309 Macleod Trail, Box 5605
High River, Alberta
Phone: 403-652-22341

Attn: Mr. Luke Waldner proposed Amendment SW 06-20-01W5M

Introduction:

As a neighbor who jointly owns agricultural property at legal land description of NE 6-20-1W5 I am opposing Mr. Waldner's application. My family has lived in this area for 55 years. We have raised cattle for almost 40 years. I am objecting to this application for the following reasons:

- **Fire safety**
Our family has been exposed to 4 recent fires within the past 10 years, all of which were started by people with property directly adjacent to ours or very close by. One of the fires came right to our property, directly threatening our property which includes livestock. Additionally, this puts increased stress on our local fire department to have to undertake putting out the fires. This specific application by Mr. Waldner involves a gradient that creates a challenge for a firetruck to conduct operations in the event of a fire. Mr. Waldner has provided no details in his application for risk mitigation in the event of a fire. In my opinion, safety of all members in our community should be a core principle in approving these applications.
- **Fence conflicts**
Unfortunately, with recent developments we have had issues with other neighbors not properly fencing in their animals & as a result cattle have encountered our herd which exposes us to having our bull breed their cows. This can lead to Bovine trichomoniasis which is a sexually transmitted reproductive disease of cattle. Mr Waldner has provided no plans to ensure fencing will be completed to quality standards to keep livestock apart.
- **Views**
In this specific case, our view will be ruined at the sight of a new development. If Mr. Waldner worked with us, it is possible an additional home could be put closer to his home & out of our sight.
- **Loose dogs and pets harass or injure livestock**
We have had issues with neighbors' dogs coming onto our property and chasing our cattle. This has been a reoccurring problem.

- **Safety & firearm discharge near homes**

It is not uncommon to be out riding a horse checking our cows and hearing repeated shooting on 96st. The shooting in the past has at times been unsafe and I have concerns this could intensify with future development.

To summarize, I am concerned about increased fire risk, firearm discharge near homes, risk to our cattle operation and aesthetics. Thank you very much council for listening to my concerns.

Sincerely,

Kyle MacLean



February 28th, 2026

FOOTHILL COUNTY SUBMISSION OBJECTION

We are opposed to Nuno and Cherie Canario's application proposing an Amendment to the Country Residential District land use rules to allow for future subdivisions. When a subdivision is proposed, it is our opinion that the people who are applying for the subdivision should always contact neighbors that the Foothills County thinks could be affected, well before the MD hearing. The communication is a matter of courtesy and may also be an opportunity for neighbors to make suggestions that may improve the subdivision in terms of addressing concerns neighbors might have. The Canarios did not contact us about their subdivision proposal and we are assuming that they don't care what we think or how their proposal might affect our ranching operations and our family. Proposing two lots as far away as possible from their home, clearly demonstrates that they are focusing on their own personal gain with no consideration for the MacLean families. Our property has been in our family since 1970 and we have lived on this ridge for forty-eight years. We have always respected our neighbors and made a sincere effort to understand their points of view. When we moved to this ridge, on the western slope of NW-6-20-1W5 there were four forty acre parcels. Now there are nine subdivisions. We did not object to any of those subdivisions. The Canarios live on a legacy 20 acre parcel. They have two homes on the parcel and from time to time a trailer may be used as an additional habitation. When they purchased the property they would have had a clear understanding of the development potential. Their subdivision proposal is alarming and self-serving and we are firmly opposed to the application.

Objections:

1. We have read and understand that the Foothills County values pristine mountain views and beautiful scenery. Such a subdivision of two parcels would contradict the Foothills County vision for protecting pristine areas and the skyline.
The two proposed lots are at the highest point of a three mile long ridge that trends south to north. The ridge starts north of 434 AVE west and ends about a half mile south of HWY 7. If the Foothills County allowed two lots as proposed, the pristine skyline would be destroyed. From our land, looking west, the beautiful mountain views would be altered forever. We would likely see two new homes, additional barns and shops, and a number of night lights. The natural views of the mountains and foothills would be destroyed and that would be devastating to our family.
2. In forty eight years, our family has had to deal with many challenges; such as water wells going dry, no spring runoffs to fill dugouts, beef prices collapsing, and drought conditions. The most devastating risk, by far, to our property and others is fire. In the last 10 years there have been three major fires on NW-6-20-1 W5. In one fire, a residence burned down. Last year fire departments put out a fire. Although I did not see the entire fire, I saw it from our ridge when it was under control and there were still four fire trucks on site. On March 5 2016, a fire nearly destroyed our homes and ranch property. The Okotoks fire department and along with other departments, with 30 fire fighters and 3 big trucks stopped the fire and saved our ranch and homes. There was a fire wall set up a half mile west of our home. If the fire had jumped the fire wall there was nothing that anybody could have done to stop the fire for half a mile to the east, heading towards our houses. There was steep terrain and timber where cattle wintered, which stopped all motorized firefighting. While houses can be rebuilt, forests such as ours, about 120 acres would be irreplaceable. Once the wind blows and the fire takes off, the speed at which the

fire moves is staggering. Our biggest fear is the safety of our family, which includes 5 grandchildren and the safety of our animals and other neighbors. All of these fires were preventable, because they were caused by human error. I have discussed these fires in detail because I would like the councilors to understand high density subdivisions in areas where there are high hills, steep gullies and draws are not suitable for subdivision. They are dangerous because fire trucks cannot access these areas. High density subdivisions should be built with proper infrastructure and year round access for fire and other emergency personnel.

If the Canarios had communicated with us, we would have suggested that they consider just 1 lot, with the eastern boundary of the lot about 160 meters west of the north-south boundary of their proposed lot 2. The lot would have trees and would provide shelter from the wind. There would still be beautiful views of the surrounding country. That lot would be at a lower elevation, easier for emergency vehicle access and would not dominate the skyline. It would be far enough away from our pasture lands that I would expect to have minimal problems with our grazing cattle.

We hope that the council recognizes that, although we object to the proposed application, we are providing a thoughtful and fair alternate proposal.

Respectfully submitted,

Frances and Brent MacLean