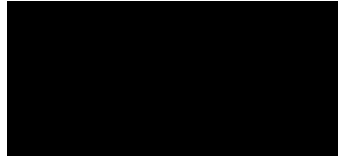


**TO:** Foothills County  
**RE:** Proposed Redesignation  
Legal Description Ptn.NW/NE 28-21-28 W4M  
**DATE OF PUBLIC HEARING:** Wednesday, April 29, 2026 at 1:30 PM

**SUBMITTED BY:** LEE-ANNE ROOK



**PURPOSE FOR ATTENDING:** Neighbouring landowner with concerns about this application

---

I have reviewed this proposal and have some concerns regarding the proposed subdivision.

Firstly, I feel that the density of this proposed subdivision is of concern for several reasons:

1. The availability of water to service this many lots;
2. The availability of electric and gas to service this many lots;
3. The requirement of sewer/septic for this many lots;
4. The size and density of the proposed lots. For instance, what is the proposal regarding large animals (horses) on these lots, is it going to be allowed and are there any restrictions of the number of large animals to be housed on each lot.
5. The proposed ER Easement. The drawing shows that the lots on top of the hill run to the roadside of 2253 Dr East. Does this mean these lots have access to that hill for pasture? Will it be fenced? Is it to be left as it is and walking access granted to the proposed lot owners or public?
6. There is a concern for the construction traffic and residential traffic these proposed lots will bring to the community. We are all very aware of the density of construction traffic to and from the water treatment facility at the Bow/Sheep River at the end of 2253 Drive and the "seasonal" traffic to the campground, Nature's Hideaway. And the proposed New Access is at the top of a hill and may propose a blind spot for those northbound up the hill. Will this be addressed?

I submit that these concerns be addressed before any proposed redesignation of this land.

**From:** [Li rider](#)  
**To:** [Public Hearings](#)  
**Cc:** [RD McHugh](#)  
**Subject:** regarding public hearing Wednesday April 29th @ 1:30pm LL NW/NE 28-21-28 W4M redesignation  
**Date:** April 26, 2026 4:10:51 PM

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Good day our names are Lisa Rideout and Kelsey Breen we are writing to express our strong opposition to the proposed development for the following reasons. These concerns reflect real, measurable impacts on existing residents, infrastructure, and the long-term sustainability of the area.

## 1. Impact on Rural Character and Existing Lifestyle

While 18 homes is not considered high-density development, it is still a significant increase for an area that has historically consisted of widely spaced country homes and agricultural land. The introduction of a new clustered subdivision changes the established rural character, increases activity levels, and alters the quiet, open-space environment that current residents value. Even moderate growth can meaningfully shift the lifestyle and atmosphere of a small rural community.

## 2. Existing Well Water Limitations

Water scarcity is already a serious issue. My well produces only **2.4 GPM**, and in 2024 I was forced to reduce water usage due to shortages. Despite the developer's groundwater feasibility study, adding **18 additional wells** is not sustainable. Groundwater is a shared and limited resource, and increased demand will place existing households at risk of further shortages.

## 3. Inadequate Road Infrastructure

112 St E and surrounding roads are already in poor condition, with posted warnings for rough surfaces and frequent repairs.

With an average of **2 vehicles per household**, and 16% owning **4 or more**, this development would introduce approximately **40 additional vehicles** making daily trips. The current road network cannot support this increased traffic load without accelerated deterioration and heightened safety concerns.

## 4. Increased Runoff, Flooding, and Erosion

The proposed development sits on elevated terrain. Seasonal melt and heavy rainfall already cause flooding along 2253 Dr E.

Adding 18 homes, driveways, and compacted surfaces will increase runoff volume and speed, worsening erosion and putting existing properties at greater risk of flooding and land instability.

## 5. Loss of Dark Skies and Increased Light Pollution

We already experience light pollution from development across the river. Additional homes

and exterior lighting will further diminish dark-sky conditions, reducing residents' ability to enjoy nighttime visibility and the natural rural environment.

## **6. Property Tax and Affordability Concerns**

The developer has indicated an intention to build a community similar to Sunset Ridge Dr., consisting of high-value, multi-million-dollar homes.

Such a development will raise assessed property values and, consequently, property taxes. This may create financial strain for long-term residents and make the area unaffordable for many current families.

## **7. Safety and Security Limitations**

RCMP response times in this area are already slow due to distance and staffing constraints. Increased density typically results in more calls for service, including theft and property crime. Without additional policing resources, this development will place further strain on an already challenged system, reducing safety for existing residents.

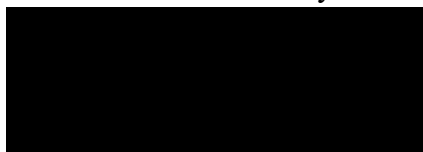
## **8. Wildlife Displacement and Agricultural Impacts**

The 112-acre parcel currently serves as habitat and migration space for local wildlife. Development and fencing will displace these animals into surrounding fields, including hay and livestock areas.

This increases the risk of crop damage, livestock stress, and human-wildlife conflict, especially as urban expansion continues to push wildlife outward.

For the reasons outlined above — including environmental concerns, infrastructure limitations, safety risks, and the incompatibility with our rural community — we strongly oppose the proposed development. We urge decision-makers to consider the long-term impacts on current residents and reject this proposal.

Cheers,  
Lisa Rideout and Kelsey Breen



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**From:** [Travis Priest](#)  
**To:** [Public Hearings](#)  
**Subject:** Redesignation A to CR  
**Date:** April 26, 2026 8:45:11 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Meeting Date: April 29, 2026  
Name: Travs and Terri Priest  
Mailing Address: [REDACTED]  
Email Address: [REDACTED]

We are writing to oppose the redesignation of 2480574 Alberta Ltd. NW/NE 28-21-28 W5M Redesignation A to CR

We purchased our property over 8 years ago to get away from excess traffic and noise. At that time we applied to open a private off leash park for dogs and was met with resistance, with the complaint that there would be excess traffic and noise.

At the peak of "business", there would have been 10 vehicles per day during summer hours and less during winter months. With the proposed resignation for development being for 18 new houses, that works out to a minimum of 36 vehicles per day, every day. Summer and Winter. This will greatly impact the integrity of Dunbow Rd and 112th Street.

The development will upset the migration route of deer and increase the number of wildlife that will be at risk of collisions with the increase of traffic. Not to mention the amount of commercial traffic that will be travelling on Dunbow Rd.

There is currently the Oxbow development on the books. What is the current status of this? There are also two developments being worked on on Dunbow Road, just off MacLeod Trail.

There is no "Need" for this development, only a "Want"; and for what? Greed?  
If this development is approved and the Oxbow development proceeds, what will happen to our current property taxes? How does the County plan on adding extra Firefighters and Policing? Where is the water coming from..18 new wells?

Davisburg promotes itself as a Modern Farming Community. Is this what a Modern Farming Community looks like?

Travis Priest

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