

August 16, 2026

Re: Proposed Amendment: SW 06-20-01W5M

My name is Conor MacLean, and I am an owner of an offsetting quarter section (NE 06-20-01W5M) to the proposed amendment. In April 2026 I attended a council meeting objecting to the proposed amendment. At this meeting I sited concerns regarding proximity to our established agricultural business and concerns surrounding infringement of the natural integrity of prime agricultural property. My position is unchanged and I am objecting to the proposed application by Mr. and Mrs. Canario. My objections remain focused on:

- **Agricultural fragmentation:**

This is prime agricultural property and has been for over 100 years. My family has preserved and ranched it for more than 50 years. Each new subdivision poses unique threats to the sustainability of this property. New subdivisions introduced new homes and new neighbours who often deviate from the traditional values in which this agricultural business is rooted in. In April, Mr. Canario indicted that the property is poor quality based on glacial deposition. I assure to council, it is in fact, highly productive and would welcome a site tour.

- **Communication and consultation:**

At no point in time has Mr. or Mrs. Canario approached me to explain their proposal. I have never met Mr. or Mrs. Canario. It is a common curtesy to meet with neighbors when there is a significant proposal being presented. If Mr. or Mrs. Canario were to approach me, I would ask what research they have initiated with respect to ground water on the ridge. I have extensive experience in subsurface evaluations as a geologist with more than two decades of experience. Ground water on this ridge is a major concern. Existing neighbours to the proposed amendment have every reason to worry about ground water with the addition of two prospective dwellings. Have the Canario's hired a hydro geologist to present a risk assessment?

My objection to the proposed amendment is to request council to encourage the Canario's to revise their proposal to a better alternative. Either an outright denial to the plan or reconsider plans to develop, at most, one new parcel, downslope, adjacent to their existing dwellings. If this were to occur, the fragmentation to existing agricultural property would be minimized, and risk mitigation of ground water could be better managed.

Regards,

Conor MacLean

August 16th, 2026

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

Attn: Kristi Beunder proposed Amendment SW 06-20-01W5M

Introduction:

As a neighbor and joint owner of agricultural property located at NE 6-20-1W5, I continue to oppose the application submitted by landowners Nuno and Cherie Canario. To respect Council's time, I will not repeat the objections outlined in my original letter dated February 28th, 2026. My additional comments are provided for the following reasons:

- **Communication**

Since the original public hearing on Wednesday, March 4th, the Canario's have not contacted me, either formally or informally. To date, I have never spoken with Nuno or Cherie Canario. I would have appreciated an effort to establish communication and work together on a solution that minimizes agricultural fragmentation within Foothills County. Unfortunately, no courtesy consultation has been offered by the Canario's.

- **Subsurface**

As a Geologist and member of the Association of Professional Engineers and Geoscientists of Alberta (APEGA) for nearly 20 years, I am concerned about the unintended consequences that further agricultural fragmentation could have on future water well development in this area. In particular, water wells located on higher ground generally have lower flow rates and may lead to additional water wells required to serve current and future occupants and livestock. While groundwater falls under the jurisdiction of the Government of Alberta, I believe the potential impacts are also germane to Foothills County. Available area data suggests that water well deliverability on higher ground, such as this parcel, is generally poorer than in lower-lying areas closer to the Sheep River. Completion lithology is important, as water production and drainage area can vary significantly depending on factors such as fractured porosity sandstone versus tighter sandstone. In my opinion, well drainage radius in this area could range from approximately 200 m to 460 m, depending on lithology, production rate, depth, and cumulative production time. Without a clear plan for the number and location of future wells, further land fragmentation may result. I would therefore like to understand the proposed plan for future water well placement and access so that surface disturbance and fragmentation can be minimized for all stakeholders in the area.

Thank you very much council for listening to my concerns.

Sincerely,

Kyle MacLean



February 28th, 2026

Subdivision - SW 06-20-01 W5M - 20 acres. File F2001-06SW Appeal August 18, 2026 1:00pm

Lori Rogers [REDACTED]
Draft To: appeals@foothillscountyab.ca
Bcc: [REDACTED]

Sun, Aug 16, 2026 at 11:05 AM

To: Appeals Board Foothills County,

I am formally objecting to the proposed subdivision appeal application noted above submitted by Kristi Beunder for landowners Nino and Cherie Canario.

The 20 acre parcel of land is one property south of my family's property which we originally purchased in May 1966.

Over the last 60 years 96 Street has seen many additional small subdivisions approved, increasing road traffic on a dead-end road.

This proposal will now double the residential density on this parcel, adding more road traffic, noise, and strain on our precious water supply. Historically, drilling water wells further south of this property was abandoned and cisterns are used.

A couple of years ago my property was impacted by a fire that started on the adjacent property when a resident was starting a burn pile. This was a first for me in my 60 years. The more we increase the density along with our drier climate, the more this scenario becomes a worry.

My property as well as this proposal, borders sections of raw agricultural land to the east and across 96 Street to the west.

The country character of the area—stunning views, wildlife, and quiet—were all qualities we have enjoyed for 60 years. Adding more developments on this street only undermines this.

Many estate-style developments are available in the area on smaller parcels of land for those wishing to live there; however, fewer 20- to 80-acre parcels remain available for those who want to own livestock.

For these and other reasons I respectfully urge you to uphold your original ruling to turn down this application.

Sincerely,

[REDACTED]
Loreen Rogers
Legal Description - NW 6;20;1 W5 N660' of S1320
Civic address - [REDACTED]
Mailing address - [REDACTED]
[REDACTED]

Aug. 14, 2026

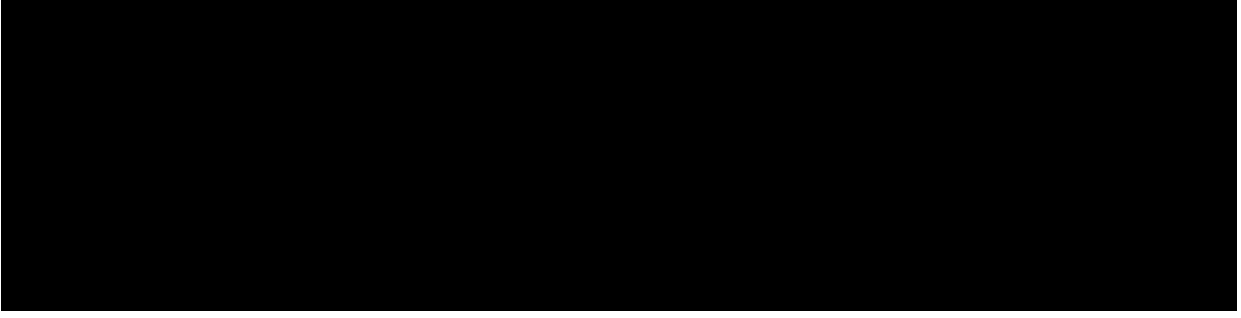
To whom it may concern;

I am a farmer and neighbors with Nuno and Cherie. Nuno and I have helped each other ~~now~~ and then with livestock and other work projects. I am in support of their subdivision application. Their country residential property is well suited for more development. What the Coxario's are asking for is well within the bounds of what has previously been approved and completed in this district.

Thank you for your consideration,

Elliott Todd

Long time
Foot hills Resident!
Since 1981.



From: Kent Maurer [REDACTED]
Sent: April 25, 2026 2:16 PM
To: Kari Furnell <Kari.Furnell@FoothillsCountyAB.ca>
Subject: adjacent land owner objection letter re: Canario file

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

April 25th, 2026

To: Foothills County
Attention: Kari Furnell

Re: Appeal by Nuno and Cherie Canario
Concerning subdivision of Ptn. SW 06-20-01 – 20 Acres
From: Krista Maurer, adjacent landowner

[REDACTED]
[REDACTED]
[REDACTED]
Foothills AB. T1S 6A5
[REDACTED]

Krista Maurer [REDACTED]

We are neighbors on 22 acres just adjacent to the property in question and would be severely affected by the proposed subdivision. My husband Kent, a retired Police Officer and I, a retired secondary 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. We designed our home with all the features of the landscape and views in mind.

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” is for this 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.

Changing our farmland setting to a subdivision feel and appearance is the opposite of what we envisioned, chose and spent our life savings creating. The size of the properties surrounding the property in question are large agricultural tracts of land. This proposed subdivision is totally out of character and completely inappropriate for this area in my opinion. I know that the surrounding homeowners feel the same. Also, it is our belief that the likelihood of finding water in the small, proposed lots is very slim. We understand that finding water in this spot is notoriously difficult. Our well is a low producer (under 2 gallons per minute) and is over 300 ft deep.

The configuration of these lots will bring two new houses within meters of our home completely changing forever the character of the farmland setting to a subdivision feel. We feel strongly that it is of utmost importance to maintain the integrity of these rural tracts of land, and we hope and expect our officials and representatives to recognize their value and fight for and maintain them in all their splendour and function.

Kent and I are approaching 70. We intend to maintain and celebrate the character of this beautiful rural setting as long as we live here.

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

Sincerely,

Krista Maurer

[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.