

Request for Decision

Title	Referral from Natural Resources Conservation Board (NRCB) for a Confined Feeding Operation (CFO) Expansion
Proposed Motion	That Council support the proposed expansion of the Confined Feeding Operation located on Pt. NW 1-57-22-W4M.
Administrative Recommendation	Given the subject lands are zoned agriculture and outside, but adjacent to the Heavy Industrial portion of Neighbourhood J, the application to expand is supportable if any notable conflicts with adjacent parcels can be mitigated.
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • The Natural Resources Conservation Board (NRCB) has provided Sturgeon County a referral letter dated August 15, 2017, for a proposed expansion to an existing Confined Feeding Operation (CFO). • The application entails an increase from 87,000 to 175,000 chicken broilers, to construct two new poultry barns, two concrete manure storage pads and one ancillary structure on an existing confined feeding operation, located on Pt. NW 1-57-22-W4M. • The NRCB is responsible for permitting CFOs and addressing complaints regarding the management of manure on agricultural operations. The County is considered a stakeholder and provides information to the NRCB related to land use districts, landowner information, setback requirements and comments. • The existing CFO is located within the broader Neighbourhood J, earmarked for heavy industrial activity as per the Municipal Development Plan. <ul style="list-style-type: none"> - The long-term potential of the neighbourhood has shifted from an agrarian community to heavy industrial development. The County is to support the long-term outcome of this area by liaising with the local agricultural community to minimize land use conflicts by “discouraging” the creation or expansion of CFOs in the neighbourhood. - The term “discourage” does not imply to “prohibit”, but rather to take the changing landscape (including changing economic conditions) “into consideration” when applications of this nature are made. As previously mentioned, the proposed expansion is not

- expected to create any land use conflicts with existing or foreseeable heavy industrial activity in the area.
- Assessment records indicate that a poultry barn was built on the property in 1968.
 - The CFO is located within Alberta's Industrial Heartland Area Structure Plan (ASP) Bylaw 1118/07, specifically within the Heartland Agricultural Policy Area. This is a 1.6 km wide area surrounding the Heavy Industrial Area. The objective of this area is to provide and maintain a diversity of land uses. Regarding CFOs, the ASP also notes subject to the required approvals from the NRCB, *existing Confined Feeding Operations will be a permitted use in the LUB subject to all pertinent agricultural management regulations and codes of practice*. As such, the proposed expansion will align with the recommendations of the ASP.
 - The CFO is also located with the Heavy Industrial Overlay in accordance with Sturgeon County's new Land Use Bylaw 1385/17.
 - This overlay restricts future development of residential uses, limiting risk to public safety and nuisances associated with heavy industrial development.
 - The expansion does not involve any new residential dwellings - only the CFO expansion.
 - The proposed barns will meet the building setback requirements of Land Use Bylaw 1385/17.
 - The Land Use Bylaw has no setback requirements for a new, an existing or an expanding CFO, from existing residential uses. The setback requirement is deferred to the approving authority, the NRCB.
 - The NRCB applies a Minimum Separation Distance (MDS) which is a measurement from the outside walls of neighbouring residences to the point closest to an applicant's livestock facility.
 - In this instance, the NRCB requested the names of landowners within 800 m (0.5 mile) radius of the existing CFO. The 800 m radius includes a number of residents within the subdivision of Juniper Hills.
 - The impact of the proposed expansion on the County's infrastructure, such as roads, is a main concern, however, the County has no record of complaints regarding the truck traffic related to the existing operation. In this regard, it should be noted that the proposed expansion will increase the existing truck traffic of 9 in-and-out trips every 8 weeks to 16 trips out (broilers) and 19 trips in (chicks and feed) every 8 weeks.
 - The property is 1.5 miles from Twp. Rd. 570, which is paved.

External Communication

- In their correspondence, the NRCB indicated that they have received a couple of letters from affected parties (a person who resides or owns land within 0.8 km) regarding the expansion related to an increase in odour.
- The proposed expansion was advertised by the NRCB in *The Morinville Free Press* and *The Redwater Review* newspapers on August 15, 2017. The closing date to receive comments is September 13, 2017.

	<ul style="list-style-type: none"> The NRCB also indicated that although the County may be in support of the expansion, the NRCB may interpret the wording of the MDP, to “discourage” as non-supportive or to prevent. Landowners have an opportunity to appeal a decision of the NRCB to their Board. <p><u>Relevant Policy/Legislation/Practices:</u></p> <p><i>Agricultural Operations Practices Act, RSA, 2000 c.A-7</i> Section 1.4.4, Municipal Development Plan, Responsible Governance Section J.1.e, Municipal Development Plan, Neighbourhood J Section 5.5, Alberta’s Industrial Heartland Area Structure Plan</p>
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Strong Local Governance and Regional Leadership – We promote consistent and accountable leadership through collaborative and transparent processes.</p> <p>Bringing this item to Council for a decision portrays accountable leadership and a collaborative approach in supporting agricultural activities in the County.</p> <p>Planned Growth and Prosperity – The County has a positive business environment that supports a strong economic foundation.</p> <p>Goal 2.1.2: Pursue and respond to targeted sectors <i>i.e.</i> value-added agriculture, advanced energy, manufacturing, and logistics.</p> <p>Supporting this motion demonstrates Council’s support for adding value to existing agricultural enterprises while considering the neighbourhood context.</p> <p><u>Organizational:</u></p> <p>None.</p> <p><u>Financial:</u></p> <p>None.</p>
Alternatives Considered	That Council not support the proposed expansion of the existing CFO located on Pt. NW 1-57-22-W4M.
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <p>Given the MDP discourages expansion of existing CFOs in Neighbourhood J, a decision of non-support could be considered to be in alignment with planning policy but could be viewed as not supporting the prosperity of existing agricultural operations if all offsite impacts can be mitigated.</p>

	<u>Organizational:</u> None. <u>Financial:</u> None.
Follow up Action	1. Administration will prepare a written response to the NRCB in accordance with Council's decision.
Attachment(s)	1. NRCB Referral Letter 2. Map 1600 m Radius
Report Reviewed by:	 Clayton Kittlitz, Manager, Current Planning and Development Services  Stephane Labonne, General Manager Integrated Growth Division  Peter Tarnawsky, County Commissioner - CAO

Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Consistent with neighborhood role (see MDP), master plans, policies 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers fiscal stability and sustainability 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Has a positive impact on regional and sub-regional cooperation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Compliance with Provincial and Federal regulations and/or legislation 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ensure effective environmental risk management 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Promotes and/or enhances residents' identification with Sturgeon County 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Enhances service provision through community partnerships 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports Sturgeon County's cultural history 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers cumulative costs and long-term funding implications 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Targets growth around current or planned infrastructure 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Positive impact on residents' quality of life 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports and promotes volunteer efforts 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Provides programs and services that are accessible to all residents 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Staff have the knowledge, skills and capability to perform their jobs 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Streamlines operational processes and policies 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Promotes engagement and professional interaction with stakeholders 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>