

The R.M. of Corman Park is considering policy changes to the Intensive Livestock Operation (ILO) section of its Official Community Plan (OCP). The proposed amendments change Council's decision-making approach when considering an application for subdivision and development within the required separation distance between specific land uses and an ILO. ILO's are a discretionary use, which means that Council makes approval decisions on a case by case basis both for new ILO's or expansion of existing ones. The R.M. is also contacted for referral comments and a recommendation on subdivision applications from the provincial Ministry of Government Relations where separation distances are taken into account.

An ILO is an intensive agricultural operation for the rearing, feeding and confinement of animals, such as a dairy, hog or poultry barn, where the space per animal unit is less than 371.6 m² (4,000 sq. ft.). An ILO needs R.M. approvals to operate over 100 animal units. An animal unit is a tool to help equalize the impact of different species, based on animal size and manure production meaning the number of animals that equals one animal unit will vary. For example, one cow or 100 hens are both equal to one animal unit. Overwintering sites for cattle are not considered an ILO as they are seasonal in nature.

Currently, the OCP specifies a required separation distance between a wide variety of land uses and ILO's, with the separation distance increasing as the number of animal units increases. However, the OCP also includes a mechanism to allow Council to approve development applications, even if they are less than the required separation distance by requiring the ILO operator/landowner and the affected landowner to enter into a written "co-existence" agreement, stating that they will allow a relaxation to the separation distance. The agreement is then registered on the titles of both properties. The need for a co-existence agreement can be for an ILO operator/landowner wanting to establish or expand within the separation distance of a nearby land use, however the separation distances and need for co-existence agreements also works the same in reverse. For example, if a landowner wants to subdivide a new parcel off their land

and they are within the separation distance to an ILO, they will require a co-existence agreement from the ILO operator/landowner in order to subdivide and develop.

While this process has been in place for a number of years within Corman Park bylaws, the Ministry of Government Relations has suggested that they have concerns with this approach, as it amounts to Council giving its decision-making power to land owners, and has asked the R.M. to revisit those policies. Another reason for considering the proposed amendments is due to enhancements in animal welfare and handling measures supported by recent updates to the Codes of Practice by the National Farm Animal Care Council (NFACC). The codes set both requirements and recommended practices for the responsible and ethical care and handling of farm animals. The NFACC code update process involves many stakeholders concerned about farm animal care and welfare including farmers, producer organizations, animal welfare agencies, government representatives, processors and food companies. Recent updates have resulted in the industry looking for better ways to raise animals which has required a number of producers to renovate or build new facilities to enhance animal welfare. Corman Park has seen a number of producers come forward in recent years for ILO approvals related to these evolutions in the industry and in some cases the ILO application could not be given full approvals as a co-existence agreement was unable to be negotiated.

Corman Park has discussed options with various provincial agricultural producer organizations as well as the provincial Ministries of Agriculture and Government Relations. Through these discussions Council has developed a set of factors they will consider when making their decision on a discretionary use or subdivision application. These factors, which are not intended as requirements for an approval but rather to frame Council's deliberation, are:

- a) written comments from any landowners within the required separation distance;
- b) proposed mitigation measures to minimize impacts;

- c) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;
- d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
- e) watershed and drainage patterns, and how runoff from the Intensive Livestock Operations is to be managed;
- f) the method of manure storage management and any mitigation proposed to minimize odours;
- g) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
- h) the land use designation and future land use of the lands within the separation distance; and
- i) other factors that Council deems relevant.

When an application is made and it is within the recommended separation distance, information on the above noted factors will be required by the applicant to provide a rationale and supporting material for consideration. As with all discretionary uses, notification and a minimum 21 day comment period will be provided to all landowners within 1.6 km (1 mile) of the proposed site. All submitted information and comments are then provided to Council, and based on the specifics of the proposal, Council will make a decision if a use is appropriate to locate within the recommended separation distances. The requirement to enter into a co-existence agreement will no longer be needed however the R.M. may register a notification interest.

First reading of the proposed bylaw to make these changes to the OCP was held at the August 19, 2019 Council meeting. As part of the bylaw amendment process Council must hold a public hearing to hear any person or group that wants to speak for or against the proposed amendments, before considering final readings of the bylaw. The public hearing will be held on September 30,

2019 at 11:00 a.m. in the boardroom at the Henk Reys Soccer Centre at 219 Primrose Drive in Saskatoon (the meeting is being held at this location as the R.M. Office is undergoing renovation and expansion). Anyone wanting to speak to Council about the proposed changes will have an opportunity to do so at that time; written submissions to be included in the Council agenda package will also be accepted until 5:00 p.m. on Tuesday, September 24, 2019. Written submissions can be dropped off at the temporary R.M. Office at #15-2220 Northridge Drive in Saskatoon or emailed to planning@rmcormanpark.ca. You can also stop in to the temporary R.M. Office to speak to planning staff or to review the proposed bylaws; they are also posted on the R.M. website at www.rmcormanpark.ca.