



THE RURAL MUNICIPALITY OF BROKENHEAD

UNDER THE PLANNING ACT

CONDITIONAL USE ORDER NO. **C-81-22**

WHEREAS, Council sat as a Conditional Use Board August 16th, 2022, to hear representation(s) in regard to an application submitted by Westfarm Holding Co. Ltd to establish a livestock operation of 200+ Animal Units or greater on the property located at NW ¼ 33-14-08 E, R.M. of Brokenhead – File No. C-81-22, and;

After careful consideration of the application and any representations made for or against it; The Council of The Rural Municipality of Brokenhead, in meeting duly assembled, this 11th day of October 2022.

APPROVE the said application with the following conditions:

1. Approval of this application shall expire if not acted upon within twelve months, as per section 110(1) of *The Planning Act*.
2. The Owner/Applicant must comply with all federal and provincial regulations regarding this type of development, including municipal zoning provisions.
3. The Owner/Applicant must install a manure storage cover before any animal occupancy occurs. The cover must be maintained and in place at all times.
4. The Owner/Applicant must construct and maintain a shelterbelt as described in the Development Agreement.
5. The Owner/Applicant must enter into a Development Agreement, as per Section 116(2) and 107(1)(c) of *The Planning Act*, with the Municipality to deal with the affected property and any contiguous land owned or leased by the owner/applicant, on one or more of the following matters:
 - i. The timing of construction of any proposed building
 - ii. The control of traffic
 - iii. The construction or maintenance – at the owner’s expense or partly at the owner’s expense – of roads, traffic control devices, fencing, landscaping, shelterbelts or site drainage works required to service the livestock operation
 - iv. Contribution by the Owner/Applicant toward the Municipality’s costs of operating and maintaining municipal roads

- v. Contribution by the Owner/Applicant toward the Municipality's dust control work costs
6. The Owner/Applicant agrees to take immediate action to mitigate concerns/complaints received by the Rural Municipality of Brokenhead.
7. The Owner/Applicant agrees to use the newest best acceptable farm practices.

MINUTE REFERENCE: 350-22

BROKENHEAD RIVER PLANNING DISTRICT

CERTIFIED TO BE A TRUE AND CORRECT COPY
OF CONDITIONAL USE ORDER C-81-22 OF
THE BROKENHEAD RIVER PLANNING DISTRICT
DATED OCTOBER 11TH, 2022.

Stacey Breton
DEVELOPMENT OFFICER