

2019 SARM Annual Convention

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Planning for Intensive Livestock Operations

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Overview

- Municipal, industry, public and provincial interests in intensive livestock operations (ILOs)
- Provincial permitting of ILOs
- Municipal bylaws and decisions for ILOs
- Benefits of planning for ILOs

Municipal Interests for ILOs

- Balance the needs of ILO developers and needs of ratepayers
- Compatibility with neighbouring land uses
- Water supply and manure application
- Road impacts - road maintenance agreements
- Public concerns, consultation and pressures
- Ratepayer late night calls to councilors
- Coordination with provincial permits
- Limited access to professional resources to address community pressures

Industry Interests for ILOs

- Need timely and predictable decisions
- Transparent municipal decision making process
- Minimize predevelopment costs until approved
- Seek conditional approvals for project certainty
- Incorporation of municipal processes into business plan
- All weather road access (some willing to contribute to road impacts and others may be resistant to paying road fees)
- Willingness to participate but not necessarily experts in community dialogue and facilitating community conflicts

Public Interests for ILOs

- NIMBY – Not in my back yard
- Water – my well will go dry
- Ground water pollution – contaminate my well or pollute my lake
- Odour and flies – effects quality of life
- Traffic and dust – disrupts rural lifestyle
- Property values will be impacted
- Council must stop ILO – don't trust the process or how their concerns will be addressed

Provincial Interests for ILOs

The Statements of Provincial Interest Regulations (SPI)

- **Agriculture and Value-Added Agribusiness**
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Land and Water Bodies
- Source Water Protection
- Transportation

SPI are objective-based (giving flexibility) and must be read in their entirety (all 14 interests are equal)

Provincial Interests for ILOs

SPI – Agriculture and Value-Added Agribusiness

Appendix, Subsection 6.1, ...Planning documents (official community plan and zoning bylaw) and decisions (development permits) shall, insofar as is practical:

1. Recognize the value of agricultural land for sustainable growth in agricultural activities
2. Provide opportunities for growth, diversification and expansion of agricultural and value-added agribusiness development
3. Consider the compatibility of neighbouring land uses in the approval of agricultural activities and value-added agribusiness

Provincial Permitting of ILOs

Agriculture

- Manure Management
- Water supply and protection
- Mortality
- Lagoon

Water Security Agency

- Water rights
- Water supply and protection
- Shoreline permits

Rural Municipality

- Zoning – permit
- Locational factors
- Servicing - Road haul agreement
- Public engagement

Parks, Culture and Sport

- Heritage resources

Government Relations

- Review of zoning changes
- Subdivision
- Advice

- **Agriculture coordinates manure management plan with others**
- **Rural municipalities can utilize information gathered from others**
- **Ministries available to explain provincial requirements**

Municipal Bylaws and Decisions for ILOs

- *The Planning and Development Act, 2007 (PDA)* provides council authority to address municipal, industry and public interests by:
 - managing ILO through official community plans and zoning bylaws and development permits
 - establishing a fair and transparent process for council decisions
 - establishing development standards/criteria
 - entering into servicing agreements as part of the subdivision process
 - entering into development levy agreements as part of the development permit where a development levy bylaw has been adopted and approved

Municipal Bylaw Criteria

- Type of operation
- Size of operation – Number of animal units
- Phasing for future expansions
- Coordination/conditional on provincial approvals
- Consider potential impacts – availability of water, water protection, and manure
- Services

Municipal Bylaw Options

- Permitted Use with conditions
 - Create a separate intensive zoning district
 - Area recognized for future ILO opportunities
 - Development standards can be applied
 - Conditions can be appealed
 - Public notice at time of zoning the area for potential ILO development
- Discretionary Use with conditions
 - No need to rezone – at council's discretion
 - Development standards can be applied
 - Refusal of discretionary use cannot be appealed
 - Development standards can be appealed
 - Public notice for the specific proposal

Location Separation Distances

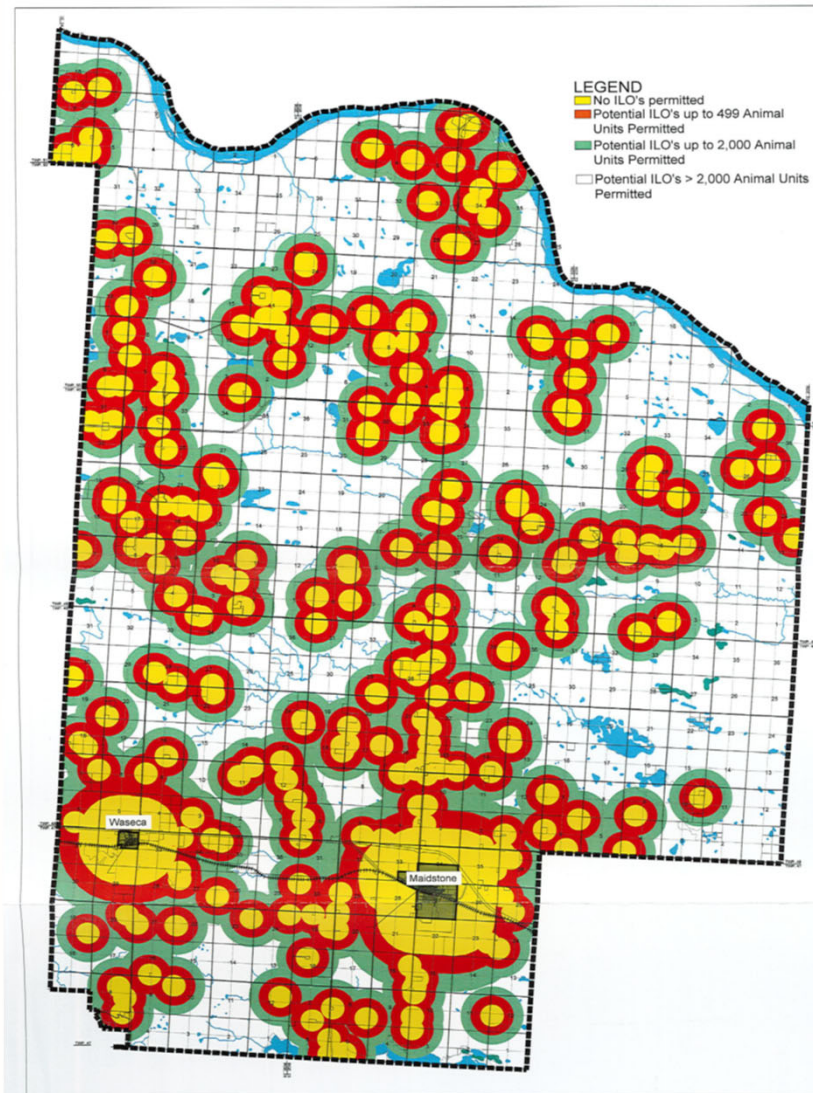
- Secures expansion opportunities for ILOs by limiting the location of residential development from existing ILOs
- Minimize land use conflicts by limiting the location of ILOs from existing residential development
- Distances should balance interests of industry and residents
- Distances should be consistent or within reason of the recommended separation distances
- Decision to relax distances rests with Council and established criteria in bylaw

Location Separation Distances

Specific Use	100-299	300-499	500-2000
• Residence	300m	400m	800m
• Hamlet (less than 100 pop)	400m	800m	1200m
• Urban Mun. (100-500 pop)	800m	1200m	1600m

Recommended minimum distances

Areas Identified for Potential ILOs



Rural Municipality of Eldon No. 471 Official Community Plan
Map 4 - ILO Separation Distances
CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING



Additional Considerations

- Water supply and protection
 - Projects should demonstrate that an adequate water supply is available and the operations will minimize the risk of pollution
- Manure spreading
 - Council may reduce land use conflicts by specifying which land may or may not be used for spreading
 - Important to recognize normal agricultural practices
- *The Agricultural Operations Act* and other provincial legislation applies
- Consult applicable agencies for advice

Benefits of Planning for ILOs

- Sets out council's policies to the ratepayers and developer
- Assists in decision making for council by following the prescribed criteria
- Establishes a process to consider interests of the community, developer, and municipality
- Creates certainty for investors and the public on how council will make ILO decisions
- Minimizes potential land use conflicts
- Facilitates investment opportunities in Saskatchewan

Questions?

Community Planning Branch general inquiry:

- Regina office: 306-787-2725
- Saskatoon office: 306-933-6937

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