



May 1, 2024

Natural Resources Conservation Board
#303, 4920 – 51 Street
Red Deer, Alberta
T4N 6K8

Attn: Lynn Stone
Approval Officer

Re: Application RA23022 – Determined Complete (Mitchel Kroetsch) NW 15-42-16 W4M

Thank you for notification on the above noted application. The application is consistent with the requirements of Flagstaff County's Municipal Development Plan 10/18 (MDP), dated August 2018.

There are no planning-type documents associated with the area with regards to this application; and the subject lands and the lands within a 1.5 mile radius of the proposed site are zoned "Agricultural Land Use District".

Confined feeding operations and manure facilities are not regulated by our Land Use Bylaw but by the Agricultural Operations Practices Act and the regulations under the Act. Further, our MDP states that the minimum distance separations for CFO's will conform to standards set out in the Agricultural Operations Practices Act.

Flagstaff County's setback requirements for a structure of this nature is a minimum of 40.0 m (131.2 ft) from the front line of the property and a minimum of 5.0 m (16.4 ft) from the side and rear yards.

If you have any questions, please do not hesitate to contact me at 780.384.4102 or by email at rhoyland@flagstaff.ab.ca.

Sincerely,


Rosemary Hoyland
Development Officer

FLAGSTAFF COUNTY PO Box 358, Sedgewick, Alberta T0B 4C0

Phone: 780-384-4100

Fax: 780-384-3635 Email address: county@flagstaff.ab.ca

May 1, 2024

sent by email

Rosemary Hoyland, Development Officer
Flagstaff County
Box 358
Sedgewick, AB T0B 4C0

Dear Rosemary:

**Re: Application RA23022 – Determined Complete
Mitchel Kroetsch
NW 15-42-16 W4M**

Please be advised that the enclosed application has been reviewed by the NRCB and was determined to be complete today, May 1, 2024. The application is for an approval to construct a new 2,500 head beef finisher and 2,500 head beef feeder confined feeding operation (CFO) as well as to build catch basins and feedlot pens.

As the municipality in which the applicant proposes to build, Flagstaff County is a directly affected party. As a directly affected party, you are entitled to provide evidence and written submissions relevant to the application. Please provide our office with your written comments, including any concerns, by May 30, 2024. A time extension, if required, may be requested by contacting me.

In your written comments, please address the following specific items relating to land use planning:

- Is the application consistent with the land use provisions of your municipal development plan (MDP)?
- Are there any intermunicipal development plans or area structure plans that apply to the area covered by the application? If yes, is the application consistent with those documents?
- What is the land zoning of the application site, and surrounding lands within 1.5 miles, under your Land Use Bylaw?
- Does the application meet the required municipal setbacks?

Please note the date(s) of the most current version(s) of your above-mentioned documents (MDP, IDP, ASP, LUB).

If you have any questions or concerns, please contact me at 403-340-5358 or lynn.stone@nrcb.ca.

Yours truly,



Lynn Stone
Approval Officer

Encl. Determined Complete Application