



Total permitted animal capacity from all permits for this site:
1,000 beef feeders

In consideration of Decision Summary RA23007, Approval RA23007 is issued to:

Name: Westway Farms Ltd. (the “permit holder”)
Address: Box 544 Disbury, AB T0M 0W0
Contact person: Tom Hadway

Permitted construction (based on the submitted site plan):

- Catch basin – 45 m x 45 m 3.8 m
- Additional feedlot pens and previously constructed feedlot pens – 320 m x 160 m (total combined area)

The permit holder shall comply with the requirements of the *Agricultural Operation Practices Act* (AOPA) and the regulations passed pursuant to that Act.

The permit holder shall adhere to the descriptions, the site plan, building plans, engineering reports and other attached documents included with filed Application RA23007.

The permit holder shall contact the NRCB at least 10 working days in advance of the desired inspection date to schedule the inspection in conditions 2 and 5.

The permit holder is responsible for all costs associated with monitoring, sampling, testing, recording, and reporting requirements (this includes post construction reports).

Construction conditions

Additional feedlot pens

1. The permit holder shall complete construction of the manure collection and storage portions of the feedlot pens prior to November 30, 2025. Upon request, this deadline may be extended by the NRCB in writing.
2. The permit holder shall not allow livestock or manure in the feedlot pens, until the pens have been inspected by NRCB personnel and confirmed by them, in writing, to have been constructed in accordance with the terms and conditions of this permit.

Catch Basin

3. The permit holder shall provide the NRCB with a written construction completion report for the new catch basin. The report shall be stamped and signed by a “professional engineer”, as defined in the Standards and Administration Regulation, and shall:
 - a. Certify that the catch basin was constructed at the location specified in the site plan provided with the application.



- b. Certify that the liner material used in the catch basin is the same material that was proposed in the March 8, 2024 Envirowest Engineering report.
- c. Certify that the catch basin was constructed according to the recommended construction procedures in the August 2, 2023 Site and Soil Assessment by Envirowest Engineering Inc.
- d. Provide the constructed catch basin dimension, including elevations below and above grade, liner thickness, berm height, and side slopes.

This report must be provided to the NRCB before the inspection referenced in condition 5 below, or a later date stated by the NRCB.

4. The permit holder shall complete construction of the manure collection and storage portions of the catch basin prior to November 30, 2025. Upon request, this deadline may be extended by the NRCB in writing.
5. The permit holder shall not allow manure impacted runoff into the catch basin, until the catch basin has been inspected by NRCB personnel and confirmed by them, in writing, to have been constructed in accordance with the terms and conditions of this permit.

Decommissioning of existing unauthorized CFO pens

6. The existing northernmost feedlot pens were constructed over the property line and into the NW 10-31-01 W5M quarter section, (see page 5 of 91 of Technical Document RA23007). These pens must be decommissioned. The permit holder shall decommission these pens in accordance with Technical Guideline Agdex 096-90, "Closure of Manure Storage Facilities and Manure Collection Areas". This shall be completed by September 1, 2024. Upon request, this deadline may be extended by the NRCB in writing. The applicant is required to notify the NRCB within 7 calendar days of the completion of the decommissioning. The pens must be decommissioned in order to meet the property line setback requirements under Mountain View County Land Use Bylaw #21/21 (updated June 21, 2023) of a minimum 15.0 m (49.2 ft) from the property line to the facility. As described in condition 8, the permit holder is required to submit documentation that the decommissioned pens (as well as the proposed new pens and catch basin) meet the setback requirements.

Right of way verification

7. The permit holder shall provide a letter, signed by a qualified third party, that the existing and proposed feedlot pens, and the proposed catch basin, are not built within the Town of Didsbury's utility right of way, and meet the right of way setback requirements. This letter must be provided before the proposed feedlot pens and catch basin can be used. The permit holder is encouraged to consult with a qualified third party on the location of the town's pipeline and the required setbacks prior to the start of construction.



Property line verification

8. The permit holder shall provide a letter, signed by a qualified third party, that the existing and proposed feedlot pens, and the proposed catch basin, meet the property line setback requirements as described in Mountain View County's Land Use Bylaw #21/21. This letter must be provided before the proposed feedlot pens and catch basin can be used.

This approval becomes effective immediately. The approval conditions will remain in effect unless amended in writing by the NRCB.

April 10, 2024

(Original signed)

Lynn Stone
Approval Officer