

NO 1 - REQUEST FOR REVIEW: BA25008 / Amin Valji

Filed By:

Kim and Earle Genik

Deadline for RFRs:

September 8, 2025

Date RFR received:

August 23, 2025

Status of Party as per Decision Summary:

Directly Affected Parties

## Request for Board Review (RFR) of an Approval Officer CFO Application Decision



### Instructions

1. **Eligibility.** Only those parties listed as “directly affected” in the approval officer’s CFO application decision or those parties requesting reconsideration of their status (see page 2, section #3), are eligible to request a Board review (RFR).
2. **Jurisdiction.** The Board’s jurisdiction in Alberta to review a decision by an approval officer is set out in sections 20(5), 22(4), and 23(3) of the [Agricultural Operation Practices Act](#) (AOPA).
3. **Deadline.** The NRCB must receive an RFR by the deadline specified in the approval officer’s decision cover letter. The AOPA Administrative Procedures Regulation does not allow consideration of time extension requests or late submissions.
4. **Public Documents.** RFRs and attachments are public documents.
5. **Submission.** Submit this form and any attachments by email to Laura Friend, Manager of Board Reviews at [laura.friend@nrcb.ca](mailto:laura.friend@nrcb.ca). Contact her at 403-297-8269 for assistance.

### 1. Confined Feeding Operation (CFO) Application Details

NRCB Application No.	BA25008
Name of Owner/Operator or Operation	Amin Valji
Type of application (if known)	<input type="checkbox"/> Approval <input type="checkbox"/> Registration <input type="checkbox"/> Authorization
Location (legal land description)	SW 12-55-27 W4M
Municipality	Sturgeon County

### 2. Status Declaration

I hereby request a Board review of the approval officer’s decision:  
(You must check one)

- ☐ I am the owner/operator
- ☐ I represent the owner/operator
- ☐ I represent the municipality
- ☒ I am listed as a directly affected party in the approval officer’s decision
- I am **not** listed as a directly affected party in the approval officer’s decision and therefore I am requesting my status be reconsidered (see page 2, section #3)

### 3. Request for Reconsideration by Board of “Not” Directly Affected Status

**Instructions.** Only those parties **not** listed as directly affected in the approval officer’s decision are to complete this section.

- The Board can only consider RFRs submitted by "directly affected" parties. Those parties not listed as directly affected in the approval officer’s decision must first request the Board to reconsider their status. If the Board grants a party “directly affected” status, it will then consider their RFR.
- Upon receipt of a CFO application, the approval officer sends a notification letter to the “affected” parties. Affected parties are owners or occupants of land residing within a designated distance from the applied-for CFO. Operators and the municipalities located within the designated distance always have “directly affected” status.
- An affected party must apply for “directly affected” status by providing a written response to the approval officer’s notification letter by the deadline specified. The Board cannot reconsider the status of a party unless they had first responded to the approval officer.
- The approval officer determines the "directly affected" parties to the application based on the responses received and includes this determination in their decision.

**My grounds for requesting a reconsideration of my “not” directly affected status are:**

## 4. Request for a Board Review (RFR)

All parties or their representative must complete this section. If you need more space, include an attachment.

- Approval officers must ensure that a CFO application meets the Alberta legislative requirements before they approve it. Conversely, approval officers must deny an application if the requirements are not met. (Sections 20 and 22 of the [Agricultural Operation Practices Act](#) (AOPA)).
- If you believe the **approval officer failed to adequately address an issue** (or issues), state the issue(s) and provide your reasoning below.
- The issue(s) must have been in front of the approval officer at the time they made the CFO application decision; the Board will not consider any new issues.
- Include how the decision affects you, such as any damage or bias you believe would occur to you because of the approval officer's decision.

**My grounds for requesting a Board review of the approval officer's decision are:**

**Subject: Concerns Regarding Proposed Development by Amin Valji**

**I am writing to express my concerns regarding the proposed operations by Mr. Amin Valji, which includes the development of multiple structures to transition from beef production to a chicken operation near my property. I received notice of this development because my residence is within 1.5 miles of the property, and I believe the proposed changes may have a substantial impact on our community.**

**I am requesting that appropriate studies and assessments be conducted to ensure that the change does not negatively affect the environment, local infrastructure, or the well-being of the community. My main concerns are outlined below:**

**Traffic and Infrastructure Impact:**

**The scale of operations will likely result in a significant rise in heavy truck traffic for transporting feed and animals, which could strain our local roads and infrastructure. I would like to request a comprehensive traffic volume study to evaluate the potential impact and identify measures to mitigate congestion or damage to the local road network. The traffic increase is concerning as my daughter with disability rides her bike daily and could be put at risk of being injured with increased large truck traffic. As well her bedroom is at the front of the house the potential increase in traffic noise potentially will impact her quality of life for sleep or rest.**

**Odour Concerns:**

The proposed facility expansion includes a manure pad, which is expected to generate strong odours. Combined with the increase in the number of animals, this raises concerns about a considerable reduction in air quality for residents in the surrounding area. We spend a great deal of time outside with our daughter who has disability, she rides her bike and her immune system is fragile.

**Public Health and Safety:**

My concerns about public health stem from previous violations of the Agricultural Operation Practices Act by the property owner, specifically enforcement order no. 03-01. To safeguard our community, I request that an Agricultural Impact Assessment and a Farm Management Plan be prepared. These documents should address the potential risks of biological contamination and demonstrate the market need for this significant change and intensification of operations

**Environmental Impacts:**

The property includes tributaries that feed into Murray Marsh and the Riviere Qui Barre, both of which are known for their ecological significance. The proposed development will alter the permeable surface area of the land, potentially increasing runoff into these sensitive ecosystems. I strongly urge a site-specific Environmental Impact Assessment to evaluate potential downstream effects, including impacts on wildlife habitats and species at risk.

Furthermore, the proposed construction on grasslands, which are known to host migratory bird species, requires careful consideration. In accordance with the Migratory Birds Convention Act of Canada, I request that the environmental assessment include migratory bird surveys and appropriate mitigation strategies before any development is approved.

I trust that you understand my concerns and agree that these issues warrant careful evaluation before proceeding with the proposed development. The community's health, safety, and environmental integrity must remain priorities.

Thank you for your attention to this matter. I look forward to your response and updates on how these concerns will be addressed.

Yours sincerely,

## 5. Board Action Requested

If the Board grants a review of the approval officer's decision (either an approval, denial, cancellation, amendment, or deemed permit), only the "directly affected" parties are eligible to participate (see section #3). A review will be in the form of either a hearing or a written review.

**If the Board grants a review, I would like it to:**

- ☒ Reverse the approval officer's decision
- ☐ Amend or vary the approval officer's decision

If the Board decides to grant a review on a permitted decision, it may decide to amend or vary the permit terms and/or conditions.

**Are there any new conditions, or amendments to existing conditions, that you would like the Board to consider?**

## 6. Contact Information of Person Submitting the RFR

Name Kim Genik

Street/Box Address 55004 Range Road 271

Town/City/Postal Code Sturgeon County T8R1W4

Legal Land Description SE244-27-4

Telephone Number [REDACTED]

Email Address [REDACTED]

Date August 23/2025

## 7. Contact Information of Legal Counsel or Representative (if applicable)

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_