



**TECHNICAL REVIEW COMMITTEE**

**A TECHNICAL REVIEW REPORT**

**PREPARED FOR THE**

**RM OF KILLARNEY - TURTLE  
MOUNTAIN**

**HYLIFE LTD. - PINOT FARMS**

**SW  $\frac{1}{4}$  15-2-16-WPM**

**TRC 12-100**

**January 18, 2024**

## **A. INTRODUCTION – THE TEAM**

The Technical Review Committee (TRC) is supported by the following department personnel:

### Agriculture (AGR)

- Agricultural Engineer
- Business Development Specialist
- Veterinarians
- Livestock Environment Specialist
- Nutrient Management Specialist

### Economic Development, Investment, Trade and Natural Resources (EDITNR)

- Crown Lands Manager
- Fish Habitat Specialist
- Habitat Mitigation Biologist

### Environment and Climate Change (ECC)

- Environmental Engineer
- Environment Officer
- Water Rights Licensing Technologist
- Land-Water Specialist
- Groundwater Specialist

### Manitoba Transportation and Infrastructure (MTI)

- Senior Development Review Technologist
- Senior Flood Protection Planning Officer

### Municipal and Northern Relations (MNR)

- Community Planners

And any other specialist or department that may have an interest, which may be consulted during the process.

## **THE TECHNICAL REVIEW COMMITTEE (TRC) REPORT**

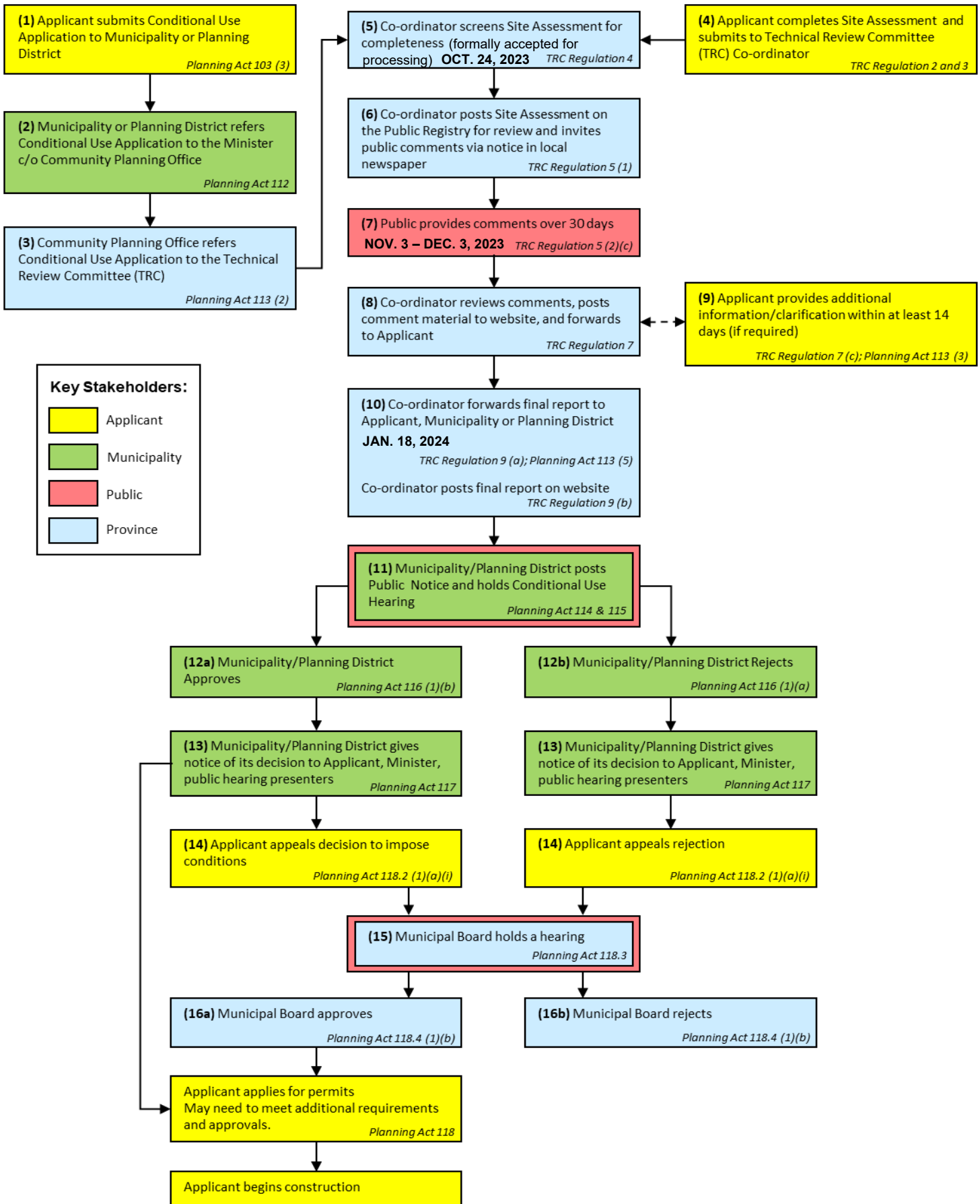
### Purpose of TRC Reports

To provide objective, credible, technically-based assessments that:

- a) Enable municipal councils or planning districts to make informed Conditional Use Permit decisions;
- b) Create a common stakeholder understanding of a livestock proposal, potential impacts and related regulatory requirements and safeguards;
- c) Provide a vehicle/forum that enables the sharing of public concerns and proponent responses;
- d) Offer recommendations to both municipal councils, planning districts and proponents; and
- e) Represents the fulfillment of the TRC's role as per 116(1)(b)(i) of *The Planning Act* – to determine, based on available information, that the proposed operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, measure and safeguards.

Should the municipal council provide conditional approval of the proposal, the project proponent may be required to obtain various permits and licenses from the province to address in greater detail environmental aspects of the proposal. As of November 1, 2019, a proponent may appeal a municipal council's rejection of their application or appeal a condition imposed related to municipal council's approval. Appeals are made to the Municipal Board.

# Livestock Technical Review Process (November 1, 2019)



## **B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION**

Further information can be found at [https://www.gov.mb.ca/mr/livestock/public\\_registries.html](https://www.gov.mb.ca/mr/livestock/public_registries.html)

**Applicant:** Hylife Ltd. – Pinot Farms

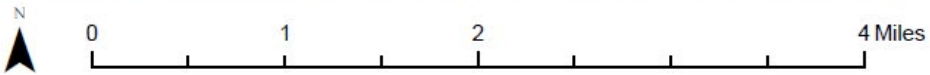
**Site Location:** SW-15-2-16-WPM. Refer to map below.

**Proposal:** Existing pig operation. The intention of the operation is to obtain a new conditional use agreement with all existing agreements minus the requirement of a synthetic cover on the lagoon.

This will involve the following:

- No change in use of buildings.
- Earthen manure storage
- Estimated daily water use of 22880 imperial gallons from an existing well.
- Rendering mortalities
- Truck haul routes as shown in map below

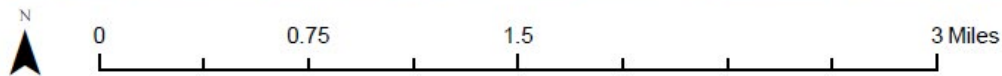
## Pinot Site Location



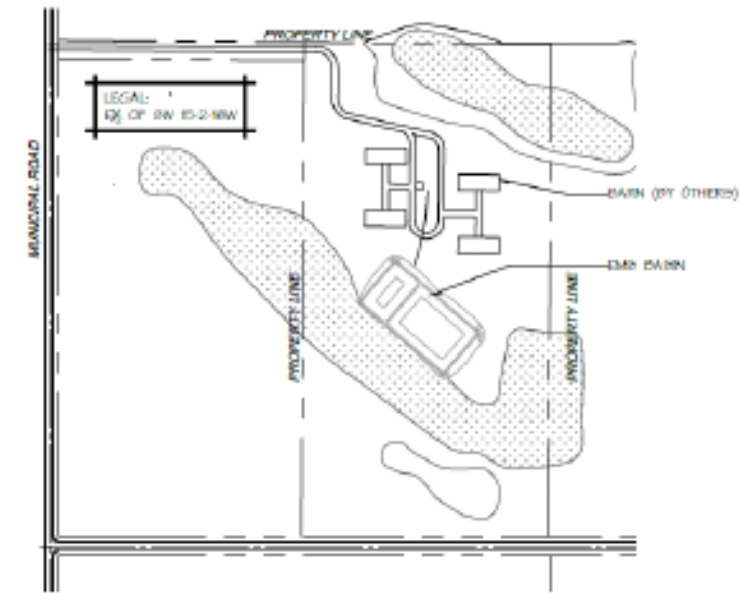
Prepared by:  
Kieran Hamm  
Nutrient Management Coordinator  
HyLife Ltd.




# Pinot Land Use Map

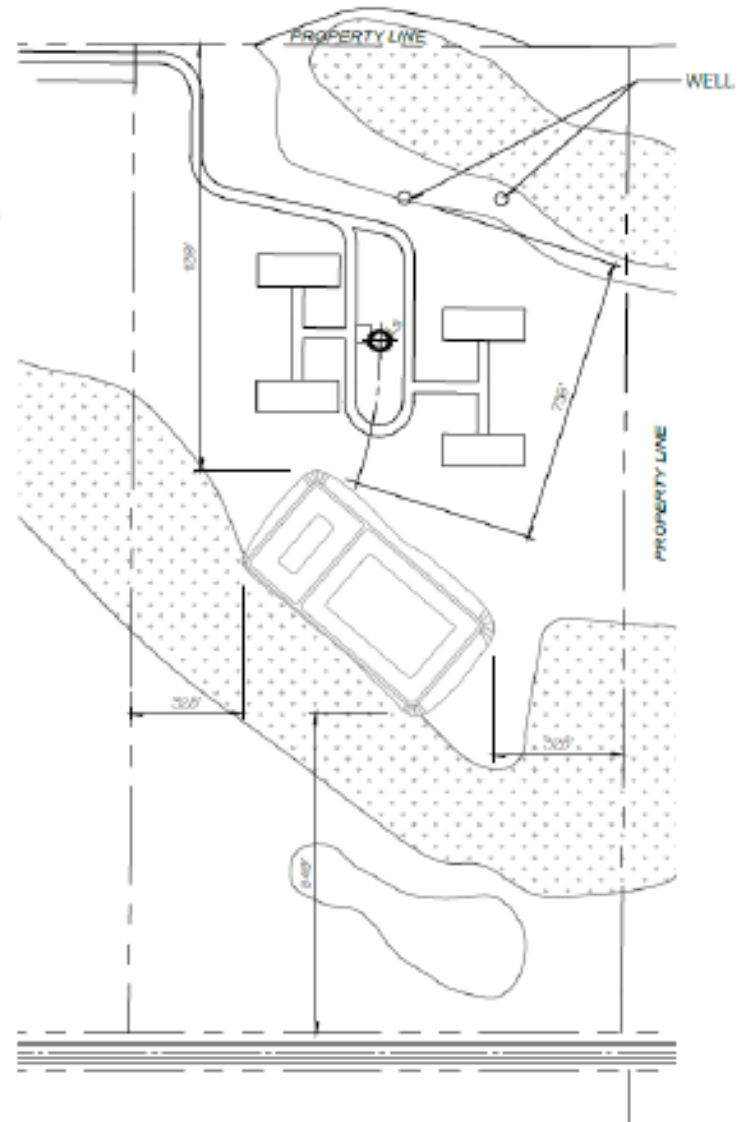


Prepared by:  
Kieran Hamm  
Nutrient Management Coordinator  
HyLife Ltd.



SITE PLAN - OVERALL

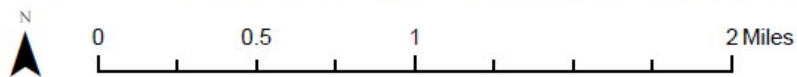
LEGEND	
	INDICATES MANURE LIFT STATION LOCATION



SITE PLAN - DETAIL



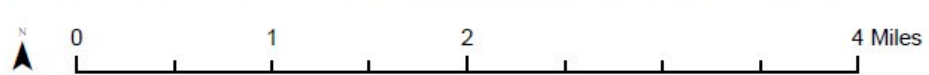
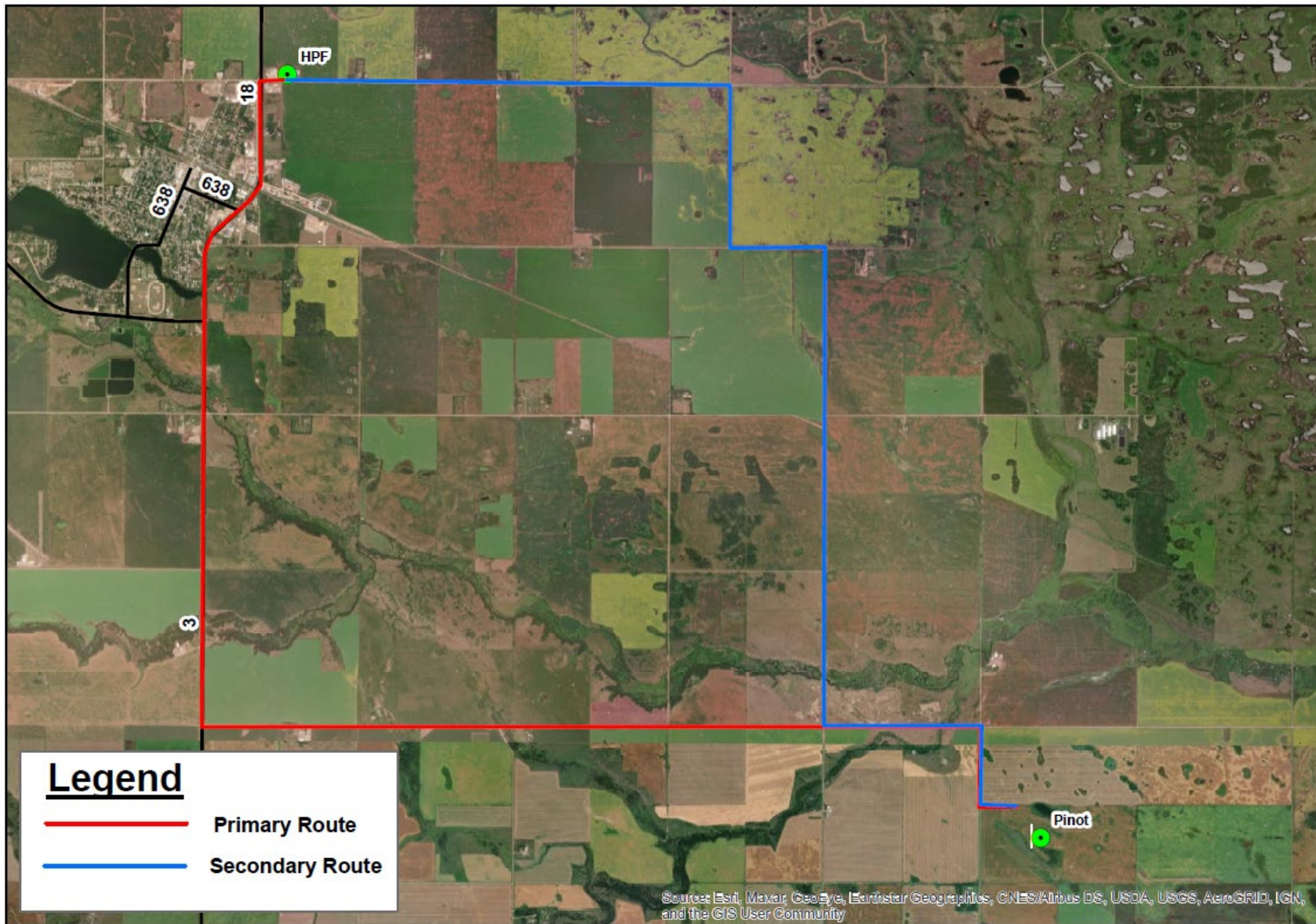
## Pinot Ag Capability + Spread Acres



Prepared by:  
Kieran Hamm  
Nutrient Management Coordinator  
HyLife Ltd.



# Pinot Truck Haul Route



Prepared by:  
Kieran Hamm  
Manager of Agronomic Services  
Hylife Ltd.

## C. SITE ASSESSMENT OVERVIEW

Provincial Technical Overview of TRC 12-100 – HYLIFE LTD. – PINOT FARMS				
Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
1	Submitted complete site assessment	X	Technical Review Committee Regulation 119/2011 requires an applicant to submit a completed site assessment.	MNR
2	Clearly identified the current and proposed type and number of animals and animal units	X	HyLife - Pinot is seeking to amend the condition for a synthetic cover on the earthen manure storage facility of their 10,400 head (1487 animal unit) grower-finisher operation located at SW 15-2-16W.	AGR
3	Project clearly defined as:  <b><u>animal confinement facility – Existing Barn</u></b>	X	The applicant has indicated that this proposal does not include construction, modification or expansion of a confined livestock area, as defined under the Livestock Manure and Mortalities Management Regulation.	ECC
		X	Four existing conditionally approved grower / finisher hog barns (each 22,470 sq/ft in size) holding a combined 1,487 animal units. No increase in size of confinement facilities is being proposed.	MNR
4	Identified all existing and proposed buildings and structures and related separation distances	X	Existing livestock confinement and earthen manure storage facilities meet Municipality of Killarney-Turtle Mountain Zoning By-law No. 2-2016 minimum required separation requirements between unrelated residences and designated areas, and the facilities of this existing livestock operation.	MNR
5	Demonstrated project site is not located within Nutrient Management Zone N4 or any Nutrient Buffer Zone	X	Project site is not located within Nutrient Management Zone N4 or any Nutrient Buffer Zone	ECC
6	Identified suitable water source:  <u>Existing Well</u>  and a water consumption rate of <b><u>22880</u></b> imperial gallons per day	X	No concerns from the department.	ECC

## Provincial Technical Overview of TRC 12-100 – HYLIFE LTD. – PINOT FARMS

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
7	Proposed project site meets development plan, zoning by-law	X	<p><i>The Planning Act</i> requires that development plans must include a livestock operation policy that guides zoning by-laws dealing with livestock operations.</p> <p><i>The Planning Act</i> requires municipalities to issue development permits for any development on a site. All development must comply with the Zoning By-law and Development Plan. Any proposed development that does not meet the separation distances or setbacks requires Council approval and a public process to vary those requirements.</p> <p><b>Designation</b> This livestock operation, located in the SW ¼ 15-2-16WPM in Municipality of Killarney-Turtle Mountain, is designated RURAL AREA (Killarney-Turtle-Mountain Development Plan Bylaw No. 3-2016) and the proposal complies with Development Policies <b>PART 3, Policy 3.3.3</b> (Livestock Policies).</p> <p><b>Zoning</b> The site of this livestock operation is zoned "<b>AG</b>" <b>Agricultural General Zone</b> (Municipality of Killarney-Turtle Mountain Zoning By-law No. 2-2016) and has a minimum site area requirement of 80 acres with a minimum site width requirement of 1,000 feet.</p> <p>The proposed project complies with the Municipality of Killarney-Turtle Mountain Zoning By-law.</p>	MNR
8	Identified any unsealed abandoned wells on the project site or spread fields	X	<p>The proposal identifies that the water use for the proposed livestock operation is from the existing well located on the SW 15-2-16W. The provincial water well database contains information for a well associated with the proposed livestock operation.</p> <p>The proposal indicates no abandoned wells present on the site or spread fields, however if abandoned wells are later located these shall be properly sealed and a sealed well report filed with the Groundwater Management Section of Manitoba Environment and Climate Change. Information on well sealing and well sealing reports are available from Agriculture and Resource Development (204-945-6959) or: <a href="https://www.gov.mb.ca/water/groundwater/wells_groundwater/index.html">https://www.gov.mb.ca/water/groundwater/wells_groundwater/index.html</a>. A well drilling professional should seal all but the most basic wells. A list of currently licensed well drilling professionals can also be accessed from the above web page.</p> <p>During manure spreading, the set back distances to all groundwater features as prescribed under the Environment Act Livestock Manure and Mortalities Management Regulation should be considered as a minimum distance.</p>	ECC



## Provincial Technical Overview of TRC 12-100 – HYLIFE LTD. – PINOT FARMS

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
9	Identified suitable manure storage methods	X	<p>The applicant will modify or expand an existing manure storage. Under the Livestock Manure and Mortalities Management Regulation, the applicant must obtain a permit from Environment and Climate Change to modify or expand the storage. Once in operation the applicant must:</p> <ul style="list-style-type: none"> <li>• Ensure there is sufficient capacity to store all manure through the winter.</li> <li>• Maintain the structural integrity of the storage. Operate the storage so that it does not pollute surface water, ground water or soil.</li> </ul>	ECC
10	Identified acceptable manure application methods	X	<p>Under the Livestock Manure and Mortalities Management Regulation, the applicant must:</p> <ul style="list-style-type: none"> <li>• Operate with an annual manure management plan which includes: <ul style="list-style-type: none"> <li>• Manure type, volume, and nutrient values</li> <li>• Spread field location and soil class</li> <li>• Soil tests showing nitrogen and phosphorus levels</li> <li>• Crops to be grown</li> <li>• Manure application rate</li> </ul> </li> <li>• Ensure manure does not pollute groundwater, soil or escape the operation's boundaries.</li> <li>• Follow requirements for the land application of manure, including nitrogen limits and phosphorus thresholds.</li> </ul>	ECC
11	Mortalities disposal methods identified <u>rendering</u>	X	The applicant will render mortalities, which is an acceptable method of disposal. The applicant must keep the carcasses secure from scavengers, and ensure they are delivered to a rendering plant within 60 days after death unless refrigerated or frozen.	ECC
12	Proposed suitable setback distances from water and property lines for manure, livestock and mortalities	X	The applicant has indicated that all setback distances meet minimum requirements set out in the Livestock Manure and Mortalities Management Regulation.	ECC
13	Indicated if proposed project site is within designated flood area or is otherwise at risk of flooding	X	The property and spread fields are <b>not</b> within the Designated Flood Area. We do not have any information regarding the flood risk for this property.	MTI

## Provincial Technical Overview of TRC 12-100 – HYLIFE LTD. – PINOT FARMS

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
<b>14</b>	Proposed acceptable odour control measures	X	<p>Manitoba Agriculture has published an Odour Booklet under the Farm Practices Guidelines for Livestock Producers. It can be found at: <a href="http://www.gov.mb.ca/agriculture/farm-practices-guidelines-for-livestock-producers-odours">Farm Practices Guidelines for Livestock Producers in Manitoba: Odours (gov.mb.ca)</a></p> <p>The Farm Practices Guidelines recognizes synthetic manure storage covers as effective in reducing odour from manure storage facilities. The use of these covers requires a higher level of management, especially during manure agitation and pump out. Synthetic covers are very difficult to remove without causing costly damage. For these reasons, the odour guideline recognizes that synthetic covers should be limited to situations where they do not require removal such as secondary and tertiary cells of multi-celled storages. The use of a cover will not eliminate all of the odour associated with a pig operation. Odour will also emanate from the barn and will be created during land application.</p> <p>Should odour become a problem for neighbouring residents, there is a complaints process under The Farm Practices Protection Act. A person who is disturbed by any odour, noise, dust, smoke or other disturbance resulting from an agricultural operation may make a complaint, in writing, to the Manitoba Farm Industry Board. The Act is intended to provide for a quicker, less expensive and more effective way than lawsuits to resolve nuisance complaints about farm practices. The Board may create an understanding of the nature and circumstances of an agricultural operation, as well as bring about changes to the mutual benefit of all concerned, without the confrontation and the expense of the courts.</p>	<b>AGR</b>
		X	<p>The purpose of this conditional use application is to amend the existing conditional use order by removing the requirement to place a synthetic cover over the existing earthen manure storage facilities. As an alternative to the synthetic cover the operation is proposing the use of a straw cover. The operation has identified an existing shelterbelt.</p> <p>As per section 116(2) of <i>The Planning Act</i>, council can require a cover or shelterbelt as a condition of approval.</p>	<b>MNR</b>
<b>15</b>	Proposed sufficient and suitable land for manure spreading with minimum setbacks from water sources	X	The required land base for HyLife Pinot is 1776 acres. HyLife Pinot has exceeded the land requirement by demonstrating that they have access to 2585 suitable acres. Additional detail can be found in Appendix A.	<b>AGR</b>
		X	Under the Livestock Manure and Mortalities Management Regulation, manure spreading must meet setback distances to all surface watercourse and groundwater features.	<b>ECC</b>

## Provincial Technical Overview of TRC 12-100 – HYLIFE LTD. – PINOT FARMS

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
16	Indicated if spread fields are located in the Red River Valley Special Management Area or any other regularly inundated area	X	The applicant has indicated that no spread fields are located within the Red River Valley Special Management Area or any other regularly inundated area.	ECC
17	Proposed spread fields that meet development plan and zoning by-law requirements	X	All lands identified for manure spreading are designated "RURAL AREA" and zoned "AG" Agricultural General Zone.  Said land use designation and municipal zoning district (above) allow spreading of manure.	MNR
18	Proposed acceptable manure transportation methods  <u>dragline</u>	X	No comment from the department.	ECC
		X	Please be advised that any structures placed within the controlled area of PR 458 or any provincial road (PR) and PTH 3 (125 feet from the edge of the right-of-way) requires a permit from our office. For permit information, please contact Erica Paulo at 431-338-9897 or by email at <a href="mailto:Erica.Paulo@gov.mb.ca">Erica.Paulo@gov.mb.ca</a> . Permit information can also be found at <a href="https://forms.gov.mb.ca/highway-permits-application/index.html">https://forms.gov.mb.ca/highway-permits-application/index.html</a> .  The placements of temporary drag lines or any other temporary machinery/equipment for manure application within the right-of-way of PR 458 or any provincial road (PR) and PTH 3 requires permission from our regional office in Brandon. Please contact the Regional Planning Technologist, Brian Hickman at 204-726-6822 or <a href="mailto:Brian.Hickman@gov.mb.ca">Brian.Hickman@gov.mb.ca</a> . In addition, please notify the Regional Planning Technologist for the placement of temporary draglines or other temporary equipment for manure application within the controlled area of PR 458 or any provincial road (PR) and PTH 3 (125 feet from the edge of the right-of-way).	MTI
19	Identified suitable trucking routes and access points	X	The truck route utilizes existing municipal roads connecting onto PTH 3. We do not anticipate any significant increase in use and have no concerns.	MTI
20	Identified proposed trucking routes – local roads	X	The proposed site is accessed primarily by PTH No. 3 with secondary access using local municipal roads.  As per Section 116(2) of <i>The Planning Act</i> , municipalities as a condition of approval may require proponent to enter into a development agreement regarding the condition and upkeep of local roads used as truck haul routes.	MNR



**Provincial Technical Overview of TRC 12-100 – HYLIFE LTD. – PINOT FARMS**

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
21	Known rare species will not be impacted on new sites/lands	X	<p>The information provided in the assessment suggest that there will not be any conflicts with species protected under the <i>Endangered Species and Ecosystems Act</i> and/or <i>Species at Risk Act</i> or designated as rare or uncommon by the Manitoba Conservation Data Centre (MBCDC).</p> <p>This review is based on existing data known to the MBCDC of the Wildlife Branch at the time of the review. These data are dependent on the research and observations of our scientists and reflects our current state of knowledge. An absence of data does not confirm the absence of any rare or endangered species. Many areas of the province have never been thoroughly surveyed, however, and the absence of data in any particular geographic area does not necessarily mean that species or ecological communities of concern are not present. The information should, therefore, not be regarded as a final statement on the occurrence of any species of concern. All future observations of rare or endangered species made by the proponent should be reported to the MBCDC for further review.</p>	EDIT NR

**Provincial Departments:** Agriculture (AGR); Environment and Climate Change (ECC); Transportation and Infrastructure (MTI); Municipal and Northern Relations (MNR); Economic Development, Investment, Trade and Natural Resources (EDITNR)

## D. PUBLIC COMMENTS AND DISPOSITIONS

<b>Public Comment Summary</b>	
Brent Bjorklund	<p>Comments:</p> <ul style="list-style-type: none"> <li>• Most of the odour comes from barns rather than the lagoon</li> <li>• Commenter is of the opinion that lagoon covers do not work</li> </ul> <p>The commenter also provided general feedback regarding new technologies and methods for manure management.</p>
Brittany McLeod Holmfield, MB	<p>Concerns:</p> <ul style="list-style-type: none"> <li>• Odour</li> <li>• Quality of life</li> <li>• Community relationship with the owners of the operation if covers are removed.</li> </ul> <p>Requesting for operation to maintain the synthetic covers.</p>
Dave and Rhonda Koslowsky Less than a mile from the operation	<p>Commenters do not have concerns with covers being removed but encourage research in other ways to reduce odour.</p>
Gene and Bard Vandenberghe Killarney, MB	<p>Concerns:</p> <ul style="list-style-type: none"> <li>• The operation should be abiding by existing Conditional Use Order</li> <li>• Encourages the operation to find a more wear-resistant cover</li> </ul>
Gertie Martens	<p>Concerns:</p> <ul style="list-style-type: none"> <li>• A decrease in general well-being of the community as a result of the cover being removed</li> </ul>
Grant Rigby	<p>Concerns:</p> <ul style="list-style-type: none"> <li>• Inhalation of hydrogen sulphide by Hylife employees</li> <li>• The shelter belt contains the odour and gases to the site, therefore, harming employees of the operation</li> <li>• Maintaining the protective cover protects Hylife employees</li> </ul> <p>Suggests daily spreading and injection as an alternative to manure storage and cover.</p>
Jared Kroeker	<p>Concerns:</p> <ul style="list-style-type: none"> <li>• Odour</li> <li>• Negative impact of operation on local landowners</li> <li>• Conditions of the roads</li> </ul> <p>The commenter considered the existing Conditional Use a fair compromise between the residents and the operation at the time of implementation. The conditions were intended to alleviate the concerns from local landowners and should remain in place.</p>
Jean Harrison Holmfield, MB	<p>Concerns:</p> <ul style="list-style-type: none"> <li>• Odour</li> <li>• Encourages the operation to find a more wear-resistant cover</li> <li>• The operators were aware of the expense in advance</li> <li>• Precedent setting for other operations to apply to remove cover</li> <li>• Community relationship with the owners of the operation</li> <li>• Alternative plan for reducing odour</li> <li>• Quality of life</li> </ul> <p>Encourages research into the cause of the damaged cover.</p>
Jim and Colleen Nichol	<p>Concerns:</p> <ul style="list-style-type: none"> <li>• Hylife should abide by the conditions that were in place prior to construction or not have built if they intended to apply to amend the Conditional Use Order</li> </ul>

	<ul style="list-style-type: none"> <li>The operation's concern for neighbours</li> </ul> <p>Commenter is opposed to the removal of the condition for a synthetic cover.</p>
Kim Langen and Ian Paul Near Holmfield, MB	<p>Concerns:</p> <ul style="list-style-type: none"> <li>The current cover is damaged and currently not in use</li> <li>Odour</li> <li>The operation is too close to Holmfield to remove the cover</li> <li>Precedent setting for other operations to apply to remove cover</li> </ul>
Marilyn Kroeker Three miles from operation	<p>Concerns:</p> <ul style="list-style-type: none"> <li>Decrease quality of life for nearby residents</li> <li>Odour when the covers are not on</li> <li>The operators were aware of the expense in advance</li> <li>Hylife is not using Highway #3 which is increasing the wear on Holmfield Road</li> </ul>
Michael Unger Holmfield, MB	<p>Concerns:</p> <ul style="list-style-type: none"> <li>Odour</li> <li>Quality of life</li> <li>Community relationship with the owners of the operation if covers are removed.</li> </ul> <p>Requesting for operation to maintain the synthetic covers.</p>
Randy Dyck	<p>Concerns:</p> <ul style="list-style-type: none"> <li>Odour</li> <li>The municipality not enforcing other methods of odour mitigation unless the public complains</li> <li>Odour affecting other municipalities downwind of the operation (Cartwright-Roblin)</li> <li>The operation does not hire locals</li> </ul>
Randy Hodge	<p>Concerns:</p> <ul style="list-style-type: none"> <li>The applicant spent significant time with the municipality discussing the requirement for the cover prior to development.</li> <li>Proximity to neighbours and Holmfield</li> </ul> <p>The commenter encourages the applicant to research alternative options</p>
Robert Kroeker	<p>Concerns:</p> <ul style="list-style-type: none"> <li>Odour</li> <li>The operation should be abiding by existing Conditional Use Order</li> <li>Negative impact of poor air quality on lifestyle</li> <li>Damage to roads and trucks are not using Highway #3</li> </ul> <p>The commenter encourages the operation to find a more wear-resistant cover and for the operator to train employees to maintain cover.</p>
Wayne McDonald Cartwright, MB	<p>Concerns:</p> <ul style="list-style-type: none"> <li>Odour when cover is damaged or removed</li> <li>Health</li> </ul> <p>Opposed to removal of cover.</p>

A full copy of the public comments as well as the proponent's response may be viewed on the public registry at: [https://www.gov.mb.ca/mr/livestock/public\\_registries.html](https://www.gov.mb.ca/mr/livestock/public_registries.html)

See Appendix B for the proponent's response to the public comments.



## E. CONCLUSIONS AND RECOMMENDATIONS

### Conclusion

The information contained in the Site Assessment submitted by the proponent generally meets provincial requirements. In addition, based on available information it has been determined that the proposed operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, measures and safeguards.

### Recommended Actions to Council

1. As per Section 114(2) of *The Planning Act*, at least 14 days before the date of the hearing, Council must:
  - a) send notice of the hearing to
    - i. the applicant,
    - ii. the Minister (c/o the Brandon Community Planning Office),
    - iii. all adjacent planning districts and municipalities, and
    - iv. every owner of property located within three kilometres of the site of the proposed livestock operation, even if the property is located outside the boundaries of the planning district or municipality; and
  - b) publish the notice of hearing in one issue of a newspaper with a general circulation in the planning district or municipality or, when there is no newspaper with a general circulation in the area, post the notice in the office of the planning district or municipality and at least two other public places in the district or municipality; and
  - c) post a copy of the notice of hearing on the affected property in accordance with Section 170 of *The Planning Act*.
2. Council should specify the type(s) of operation, legal land location, number of animals in each livestock category, total animal units, and expiration date (as per Planning Act section 110(1)) in its Conditional Use Order.
3. As per Section 117 of *The Planning Act*, Council must send a copy of its Conditional Use Order to
  - a) the applicant,
  - b) the Minister (c/o the Brandon Community Planning Office), and
  - c) every person who made representation at the hearing.
4. Councils are requested to include in their resolution and/or Conditional Use Order, notification that the applicant may appeal council's decision to reject the application or appeal a condition imposed by council related to its approval as per Section 118.2 of *The Planning Act*.
  - As per Section 118.2(2)(b), an applicant may appeal the following decisions of a board or council to the Municipal Board for an application for approval of a conditional use made in respect of a large-scale livestock operation,
    - (i) a decision to reject the application,
    - (ii) a decision to impose conditions.
5. As per Section 118, no development or expansion of a livestock operation that is the subject of an application under this Division may take place until

- (a) the application is approved and the applicant complies, or agrees to comply, with any condition imposed on the approval under this Division; and
  - (b) the applicant obtains every approval, including any permit or licence, required under an Act, regulation or by-law in respect of the proposed operation or expansion, and complies with, or agrees to comply with, any condition attached to the approval.
6. Council is welcome to contact Manitoba Environment and Climate Change, Environmental Approvals Branch or Regional Environmental Compliance and Enforcement staff with respect to the Livestock Manure and Mortalities Management Regulation (M.R. 42/98) including compliance and enforcement issues.

**Recommended Actions to Proponent**

1. That any additional measures identified through subsequent provincial licencing or permitting in order to minimize any identified risks to health, safety and the environment be undertaken.
2. That as per Section 118.2(2)(b), an applicant may appeal the following decisions of a board or council to the Municipal Board:
  - (i) a decision to reject the application,
  - (ii) a decision to impose any condition on the approval.

## F. TECHNICAL REVIEW COMMITTEE MEMBERS

<b>Name</b>	<b>Department</b>	<b>Title Branch</b>	<b>Contact</b>
Inonge Aliaga	Municipal and Northern Relations	Senior Planner <i>Community Planning Branch</i>	431-276-9741
Petra Loro	Agriculture	Livestock Environment Specialist <i>Land Use and Ecosystem Resilience Branch</i>	204-918-0325
Colin Murray	Economic Development, Investment, Trade and Natural Resources	Information Manager- Manitoba Conservation Data Centre <i>Fish and Wildlife Branch, Natural Resources and Northern Development</i>	204-945-7760
Richard Balog	Environment and Climate Change	Manure Management Plan Coordinator <i>Environmental Approvals Branch</i>	204-945-3078
Jeff DiNella	Transportation and Infrastructure	Senior Development Review Technologist <i>Highway Planning and Design Branch</i>	204-945-2664

# Appendix A

## Manitoba Agriculture

HyLife Pinot has met the land requirements for 10,400 grower-finisher pigs (1487 AU) as follows:

In areas of lower livestock intensity such as the RM of Killarney Turtle Mountain, it is currently the Province of Manitoba's policy to require sufficient suitable land for all of the nitrogen and half of the phosphorus generated by the livestock. This policy assumes that more land is available in the region to balance manure phosphorus with crop phosphorus removal, should it be necessary in the future.

Typical, modern feeding practices for pig production were used to estimate nutrient excretion for HyLife Pinot. Realistic, long-term 10-year crop yields from the Manitoba Agricultural Services Corporation (MASC) for Risk Area 2 were used to estimate crop nitrogen uptake and phosphorus removal rates for the crop rotation specified in the proposal.

Land suitability is determined using soil testing for phosphorus and soil survey to establish the agriculture capability. Soils must be below 60 ppm Olsen P to be considered suitable. Semi-detailed soil survey is available to determine the agriculture capability of the land. The agriculture capability of the land included in the proposal is primarily Class 2 and 3. The main limitations are lack of moisture (M), slope (T), wetness (W) and or a combination of these limitations (X).

The required land base for HyLife Pinot is 1776 acres. HyLife Pinot has exceeded the land requirement by demonstrating that they have access to 2585 suitable acres.

## Water Science and Watershed Management Branch – Environment and Climate Change

Proper nutrient management applications that avoid excess loss of nutrients to surface waters are needed on lands receiving manure in southern Manitoba because long-term trend analysis of total phosphorus and total nitrogen has shown significant increases in these nutrients in the Assiniboine and Red rivers (Jones and Armstrong 2001).

The proponent is planning to apply manure in fall. Liquid manure will be applied using partial injection which reduces the risk to surface water when compared to surface broadcast alone.

For most crops, manure contains an excess of phosphorus (P) compared to nitrogen (N) and as a result, application at N-based rates causes a buildup of soil P. Practices which reduce N losses from the manure improve the N:P ratio in the manure and help slow P buildup when manure is applied at N-based rates. The proponent is planning to apply liquid manure with partial injection which will reduce N losses compared to broadcast application.

The proponent has acknowledged the setback areas for all water features have been observed and excluded from land base calculations. Setbacks should be clearly communicated to and observed by those involved in manure application to minimize the risk of nutrients entering surface and groundwater.

Manitoba has included phosphorus as a nutrient by which fertilizer application through manure, synthetic fertilizer, and municipal waste sludge to agricultural lands may be limited. Many agricultural soils in Manitoba, especially areas with low livestock intensity (such as the RM of Killarney-Turtle Mountain), are considered phosphorus deficient and therefore, manure is an ideal fertilizer to support

crop production. However, manure application can increase soil phosphorus over time and other spread fields may need to be added to prevent excessive soil phosphorus build up. As excess phosphorus levels build up in soils, greater losses occur to surface and ground water. It should be noted that Olsen soil-test phosphorus levels of 60 ppm are well above phosphorus needs for most crops (over 20 ppm is usually considered agronomically very high). In areas of lower livestock intensity such as the RM of Killarney-Turtle Mountain, it is currently the Province of Manitoba's policy to require sufficient suitable land for all of the nitrogen and half of the phosphorus generated by the livestock. This policy assumes that more land is available in the region to balance manure phosphorus with crop phosphorus removal, should it be necessary in the future for long-term sustainability. To remain environmentally sustainable over a long-term planning horizon of 25 years or more the proponent acknowledges that 3,487 acres may be required for the operation. The proponent has identified 2,585 acres for manure application at this time. Application to meet crop N requirements is estimated to use 1,776 acres. Application at 2 times the crop removal of P is estimated to use 1,743 acres (3,487 acres is estimated to achieve P balance [phosphorus removal equal to phosphorus application] with current crop choices and yield potential).

As phosphorus levels build up in soils, the concentration of phosphorus in runoff to surface waters increases. It is important to rotate manure application across all spread fields and whenever possible focus manure applications on fields with low Olsen-P soil test levels so as to prevent excessive P buildup when applying manure at rates above P balance (P removal by harvested crops).

During manure spreading, setback distances to all groundwater features as prescribed under the Livestock Manure and Mortalities Management Regulation should be considered as a minimum distance.



## Appendix B



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December 8, 2023

Technical Review Co-ordination Unit  
Municipal Relations,  
Room 604 - 800 Portage Avenue,  
Winnipeg, MB, R3G 0N4

Attn: Erin McCleery, TRC Coordinator

Re: File Nos. TRC -12-100 (Pinot Farms)

HyLife would like to acknowledge the concerns raised by residents regarding our proposed alteration to conditional use permit RCU-03-06 for our Pinot Farms pork production operation on SW-15-02-16-WPM in the Municipality of Killarney-Turtle Mountain. We respect their views and thank them for their time to comment in the Technical Review Committee's (TRC) public review process.

### HyLife – Our Company and our Proposed Pinot Farms Alteration

Our company's Manitoba roots date back to some 25 years when two farm families, Janzen and Vielfaure joined together to form what is now HyLife. Today, we are a vertically integrated pork producer that is headquartered in Steinbach, Manitoba. The majority of our farm and associated operations are located in rural Manitoba.

We manage our integrated operations from "Farms to Foods" within 2 divisions. Our HyLife Farms operations oversee the raising of hogs, including genetics and production, manufacturing and supply of feed, transportation, manure nutrient management and support services. Our HyLife Foods operation oversees the manufacturing, marketing and distribution of quality pork products to both domestic and international markets.

The HyLife Pinot Farms site has been in operation since 2018 with a synthetic manure storage cover as per condition 6 of RCU-03-06 that states "That the earthen manure storage be covered with a synthetic cover to reduce odor". The use of a synthetic manure storage cover has proven over the course of the past 5 years of operation, to be ineffective and problematic for this purpose. Persistent issues and challenges have plagued the use of this cover through the installation and ongoing operation.

The initial challenge of this type of cover is the installation whereas it can only be installed on a completely empty storage, which only occurs once per year in the fall. No removal or installations can be attempted



during any other period throughout the year. The cover also cannot be repaired or maintained throughout the season, only during periods where the storage is emptied in the fall. High winds have proven problematic for the cover and it has incurred damage on an annual basis, leaving portions of the manure storage uncovered thus defeating the purpose of the cover. HyLife has committed significant time and effort to remedy this situation, working with multiple equipment providers to find an appropriate solution to these challenges and have not found a synthetic cover product available on the market that is designed to be installed and removed on an annual basis on an operating livestock manure storage.

The solution we are proposing is implementing the use of a straw cover on this storage facility, a technology that has been proven and utilized for many years within the livestock industry for this purpose. Installation of a straw cover can occur at any period throughout the year and can be touched up and improved throughout the season to provide full storage coverage on an ongoing basis. The use of a natural, biodegradable product for this purpose is the only recommended cover for use in this scenario and is one that we at HyLife would support.

Additional rationale for applying to alter this condition:

1. Safety - installation and removal of this storage cover has been identified as an ongoing workplace health and safety challenge. Elimination of the installation and removal of this cover on an annual basis will eliminate this challenge. Third party suppliers of these covers are also not supportive of the ongoing installations and removals as it has become a safety concern for their staff and their willingness to continue with this activity may be fleeting.
2. Landfill disposal – with the need to remove the cover annually, a significant amount of single use plastic is being disposed of in the landfill. This is a negative to the landfill as far as consuming unnecessary space as well as negative to the environment as this material is not biodegradable.
3. Precedent – the Pinot Farms site is the only livestock operation in the RM of Killarney-Turtle Mountain that requires a synthetic cover on the primary cell of the manure storage. This requirement was put on this facility even though it exceeds the minimum setback requirements for all residences, which is the purpose of the setback distances. Specifically, the Pinot Farms site exceeds existing setback guidelines by more than 2.6 times the minimum setback requirement.
4. BMP – the use of synthetic covers for primary cells of manure storages is not considered a best management practice by industry professionals within Manitoba Agriculture and they discourage the use of them.

Altering condition 6 of RCU-03-06 will provide HyLife with the ability to put in place a proven, functional, repairable, biodegradable straw cover that will provide for more effective and consistent odour control at the Pinot Farms facility.

Below are additional measures that are employed at the Pinot Farms operation for odour control.



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At HyLife, we utilize a multi pronged approach to assist in minimizing odour and potential impacts on area neighbours. This initial step is carefully selecting appropriate sites in the agricultural area that will meet or exceed all local and Provincial setback distance requirements.

HyLife employs considerable focus on the in-barn environment to maintain cleanliness and hygiene with efficient barn design and current technology to maintain a comfortable barn temperature and airflow. The in-barn management has a significant and positive impact on the internal environment within the facility as well as a positive impact on the external environment.

Outside, we utilize a 3 row multi-species vegetated shelterbelt around the production facility. This not only improves the aesthetic appearance of the site, but it also creates greater lift to better dissipate and diffuse odours.

With respect to manure nutrient application, we apply manure in the fall post harvest as a once per year event. Manure nutrient application is done on an anticipated 3-year rotational basis. Manure nutrients are applied in accordance with all applicable environmental regulations and utilize industry leading technologies. Application employs equipment designed to incorporate manure during the application process increasing liquid absorption and reducing odour.

Our manure management plans are prepared by certified manure management planners and licensed manure applicators. Application equipment is equipped with GPS technology and manure nutrients are applied at agronomic rates in accordance with all regulations. Manure management activities are governed and enforced by Manitoba Environment and Climate Change.

Collectively, these in-barn and outside environmental measures and manure management practices reduce odour from our operation. We value our reputation as a good corporate citizen in the communities in which we operate.

HyLife, once again would like to thank all individuals who provided comments and appreciate the opportunity to provide a response. We respect the views and opinions of all individuals and hope we have sufficiently addressed the questions and concerns that were brought forward.

Regards,

*Sheldon Stott*

Sheldon Stott, Senior Director of Corporate Sustainability  
HyLife Ltd.

