Sound land use planning is an essential part of building healthy, prosperous and sustainable communities. It’s a process that allows agricultural communities to decide the future course of their growth and development and ensures agricultural producers are involved in the decision-making.

Why Get Involved?

Land use plans can have a significant impact on the agricultural industry, and in particular, livestock operations. For instance, re-designation of a parcel of farmland to non-farm use can affect:

- your farm management practices
  - Loss of farmland, and the presence of non-farm development, may reduce your ability to adapt to changing economic and market conditions.

- land assessment values
  - Increasing residential development in agricultural areas often leads to higher land assessment values and property taxes.

- the potential for land-use conflicts
  - The more non-farm uses in agricultural areas, the more likely land-use conflicts will arise.

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  - The creation of a rural residential lot may impose a minimum separation distance that could prevent you from expanding your existing livestock operation or establishing any new operations.

Understanding Land Use Planning in Manitoba

Under The Planning Act, municipal governments have the authority to regulate land use and make planning decisions at the local level. This is done through development plans and zoning bylaws. The Provincial Land Use Policies guide local and provincial authorities in preparing plans and making land use decisions. The development plan is the core document in the local planning process. It sets out objectives and policies to guide future land use. For example, on an area of land most suitable for sustainable food production should be designated ‘agriculture area,’ making it off-limits for anything other than agriculture and agriculture-related uses.

A municipality implements its development plan policies through a zoning by-law, which contains the rules and regulations that control development. A zoning by-law then divides the municipality into land use zones and sets out criteria for each zone’s development and operation (ex: minimum site area, separation distance requirements, etc.). The zoning bylaw also establishes permitted and conditional uses within each zone.

TABLE 2: RECOMMENDED CRITERIA FOR SITING LIVESTOCK OPERATIONS

<table>
<thead>
<tr>
<th>ANIMAL UNITS (AU)</th>
<th>MAXIMUM NUMBER OF RESIDENCES WITHIN 1600 m</th>
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</tr>
<tr>
<td>401 – 800</td>
<td>12</td>
<td>500</td>
<td>250</td>
</tr>
<tr>
<td>801 – 1600</td>
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<td>300</td>
</tr>
<tr>
<td>1601 – 3200</td>
<td>8</td>
<td>700</td>
<td>350</td>
</tr>
<tr>
<td>3201 – 6400</td>
<td>6</td>
<td>800</td>
<td>400</td>
</tr>
<tr>
<td>6401 – 12800</td>
<td>4</td>
<td>900</td>
<td>450</td>
</tr>
<tr>
<td>12801 and greater</td>
<td>2</td>
<td>1000</td>
<td>500</td>
</tr>
</tbody>
</table>

Source: Farm Practices Guidelines for Livestock Producers in Manitoba

- The separation distances are graduated, so that the larger the livestock operation, the greater the minimum separation distance.
- The separation distances apply only to new and expanding operations.
- Number of residences within 1600 metres of the centre of the facility applies only to new facilities. Expansion of existing facilities and the proponent’s residence are excluded.
- The distance to buildings includes barns, solid manure piles and non-earthan manure storage such as above or below-grade structures, which may be covered or uncovered.

For further information contact your local Manitoba Agriculture, Food and Rural Initiatives office.
How do Permitted and Conditional Uses Apply to Livestock Operations?

As a permitted use, a livestock operation has a basic right to establish or expand. As long as it meets the requirements established in the zoning bylaw, a permit should be issued. As a conditional use, a livestock operation must meet further conditions the municipal council feels are necessary. For example, a livestock operation may receive a conditional use permit that requires the operator to use a cover on the manure storage facility to reduce odour.

Before deciding on a conditional use, the municipality must first notify the public and the adjoining landowners, and then, hold a formal public hearing.

As a Producer, How Can I Influence Land Use Planning?

Be aware. Know the planning process and local planning documents. Notices on amendment bylaws, development plans and zoning bylaws must be published prior to public hearings.

Get involved. Check your local newspapers and message boards for notices of proposed land use changes in your area. Contact your local municipal council or planning district board for full details of the proposed changes.

Land Use Planning Can Help Foster a Sustainable Agricultural Industry by:

- directing urban-like developments (ex. residential) away from designated agricultural areas
- minimizing subdivisions and wasteful use of productive farmland
- directing livestock operations away from developed areas
- identifying priority environmental issues and encouraging best management practices
- using separation distances recommended in the farm practices guidelines between livestock operations and development
- accommodating certain types of businesses that support agriculture within designated agricultural areas

Livestock Considerations:

Recommended setback distances for manure application are found in The Farm Practices Guidelines for Livestock Producers in Manitoba. (see Table 1)

Setback distances for manure application are different for a single residence than a designated residential area. For a surface-applied, no incorporation manure application – the setback distance from a residence is 150 metres (492 feet). For the same application method, the setback distance from a designated residential area is 800 metres (2,620 feet) or 0.8 kilometers (about half-a-mile).

Recommended Separation Distances from Individual Residences and Designated Residential Areas for Livestock Siting and Manure Application

<table>
<thead>
<tr>
<th>APPLICATION METHOD</th>
<th>N LOSS (%)</th>
<th>ODOUR SUPPRESSION</th>
<th>PROPERTY LINE</th>
<th>RESIDENCE</th>
<th>DESIGNATED RESIDENTIAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Injection</td>
<td>0-2</td>
<td>Maximum</td>
<td>3</td>
<td>15</td>
<td>75</td>
</tr>
<tr>
<td>Surface-applied incorporated within 2 days</td>
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<td>Good</td>
<td>10</td>
<td>75</td>
<td>400</td>
</tr>
<tr>
<td>Surface-applied no incorporation</td>
<td>40-60</td>
<td>Moderate to none</td>
<td>10</td>
<td>150</td>
<td>800</td>
</tr>
<tr>
<td>Irrigation</td>
<td>60-80</td>
<td>None</td>
<td>15</td>
<td>300</td>
<td>1,600</td>
</tr>
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These separation distances are based on odour concerns.
- A single residence refers to a dwelling located in an area in which the designated land use is predominantly agricultural in nature.
- In a designated residential or recreational area, the designated land use is not predominantly agricultural.
- The size relates to the number of animal units which is related to nitrogen excretion.

TABLE 1: NUTRIENT LOSS, ODOUR SUPPRESSION AND RECOMMENDED SETBACKS FOR SPREADING LIVESTOCK MANURE WITH DIFFERENT METHODS

**Legend**
- **Recommended Siting from Individual Residences for Livestock Siting:** (101-200 A.U., no earthen manure storage) and Manure Spreading (without incorporation) - 150 m (492 ft)
- **Recommended Siting from a Designated Residential Area for Livestock Siting:** (101-200 A.U., no earthen manure storage) and Manure Spreading (without incorporation) - 800 m (2,620 ft)
- **Recommended Siting from Individual Residences for Manure Spreading:** (without incorporation) - 0.8 kilometers (about half-a-mile)
- **Recommended Siting from Designated Residential Areas for Manure Spreading:** (without incorporation) - 1.6 kilometers (about 1 mile)

Source: Farm Practices Guidelines for Livestock Producers in Manitoba
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Attend public hearings. Public hearings give you, and others in your community, the opportunity to listen, ask questions and offer input into development plans and zoning bylaws affecting your surrounding land. Those who express concerns at the hearing either in writing or in-person are required to be notified when the planning document receives its second reading – before it becomes law.

Encourage others. Share information with others in your community and encourage them to attend the public hearings and participate in the planning process.

Make your views known. Municipal governments make the best decisions possible, based on the information available to them. The sooner you get involved, the more input you will have into the future of agriculture in your community.

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Map Elements

- Individual Residences
- Designated Residential Area
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The planning process involves:

- **Preparation of the Existing and Proposed Development Plans:**
  - The existing development plan identifies the current use of land and any restrictions that apply.
  - The proposed development plan sets out the objectives and policies for future land use.

- **Public Consultation:**
  - Public hearings and written submissions are held to allow interested parties to express their views on the development plans.

- **Referral Review:**
  - The development plans are reviewed by all local government authorities to ensure they are consistent with their objectives and policies.

- **Decision:**
  - The development plans are then approved by the local government authorities and are made public.

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