

SITE ASSESSMENT

For Large Livestock Operation Proposals (300 Animal Units or more)

Purpose

The set up, or expansion, of a livestock operation that has 300 Animal Units or more is subject to **Part 7 of The Planning Act**. This includes consideration as a conditional use by the municipal council or planning district board. It also includes a review by the Technical Review Committee (TRC) appointed by the Minister of Local Government. The **Technical Review Committee Regulation** requires a site assessment to help the committee do its review and allow people who will be affected by the livestock operation to comment on the proposal.

Description of Operation

Operation name: FRIENDLY FAMILY FARMS

Operation location (project site):

Rural Municipality (RM) of HANOVER

Legal description: section, township, range or river lot(s)

SE-18-7-6E

Municipal tax roll number(s) 0089900.000

Show the location of the operation (project site) on a location map. (See **Location Map** for example).

For help with mapping, contact your **Community and Regional Planning Regional Office**.

Location Map attached

For links to resources, click on the **highlighted underlined items**.

For definitions, click on the **Glossary of Terms**.

For additional help, contact the **Technical Review Coordination Unit**.

MUN. OF HANOVER

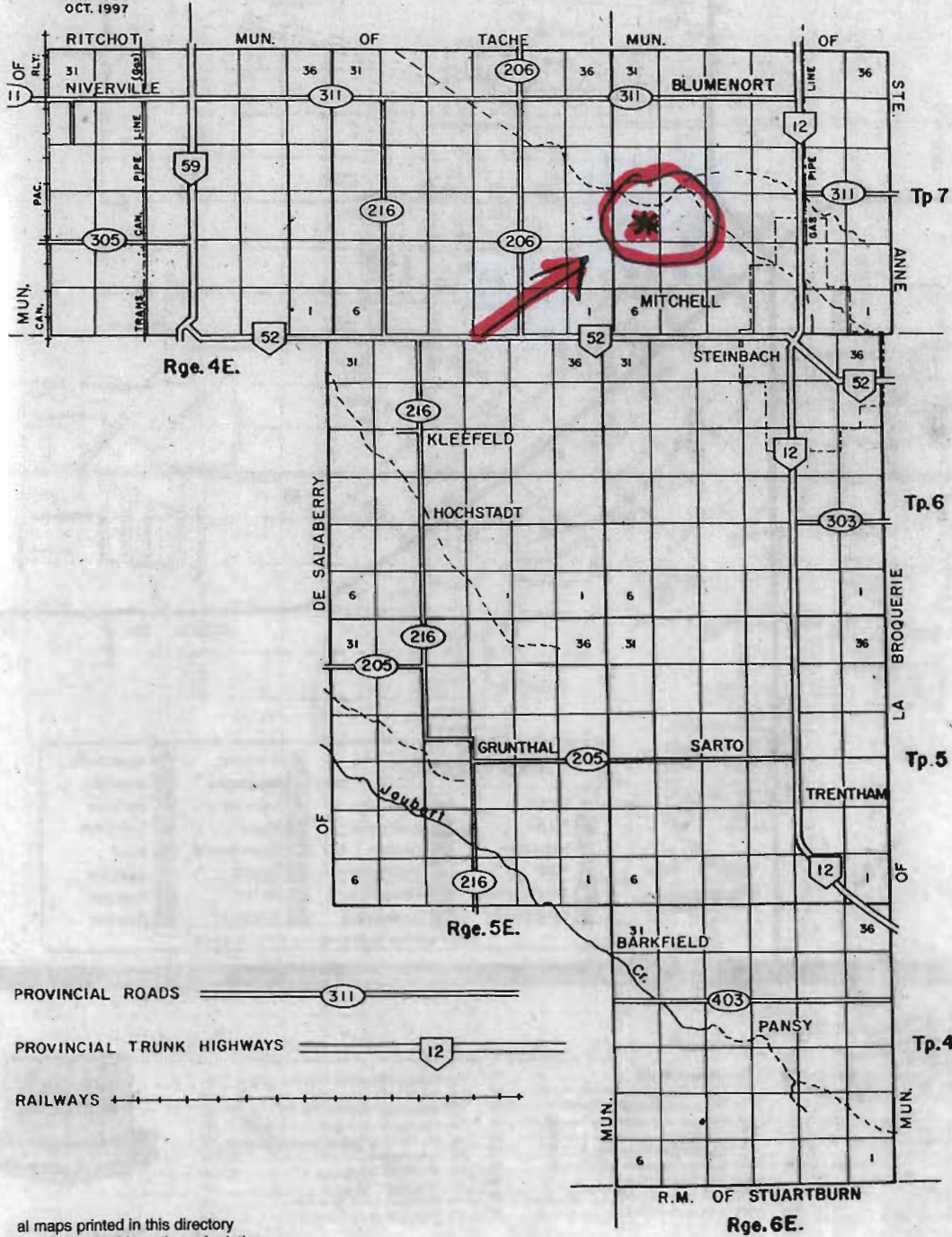
PROVINCE OF MANITOBA
HIGHWAYS DEPARTMENT

DESIGN OFFICE
WPG, SEPT. 1968

SCALE: 1" = 3MI



REVISED - NOV. 1978
MAY 1979
MAY 1986
MAY 1991
JAN. 1992
JAN. 1997
OCT. 1997



LEVER WERN

Nature of Project New operation Expansion of existing operation

State if any existing buildings will be replaced or demolished. If existing buildings will be reused, state how they will be reused.

replacement barn for existing barns
on different location

Replacement of barns on section NW-30-6-6E
barns on NW-30-6-6E will be demolished

Proposed Type and Size of Operation

State the proposed type and size of the operation. (See Animal Units Calculation Table.)

Type of operation (Column B from Animal Unit Calculation Table)	Existing number of animals (Column C from Animal Unit Calculation Table)	Total Animal Units (Column F from Animal Unit Calculation Table)
BROILERS	270 A.U.	60 000
	300 A.U.	300 A.U.
	TOTAL	570 animal units

 Animal Units Calculation Table attached**Animal Confinement Facilities**

To ensure a confined livestock area can be built in a way that ensures the environment is protected, a permit is required for operations with 300 Animal Units or more. Permits are required by the Livestock Manure and Mortalities Management Regulation, under *The Environment Act* (MR 42/98).

Type of housing: barn outdoor seasonal feeding area feedlot

Show all existing and proposed buildings on the project site plan. See Project Site Plan example and the Project Site Plan Guide for help creating your site plan.

 Project Site Plan attached

Animal Units Calculation Table

Animal Type	Type of Operation	Existing Number	Proposed Additional Number	Animal Units per Head	Total Animal Units	Annual Confinement Period (Days)
Dairy	Cows - milking cows			2	-	
	Beef cows including associated livestock			1.25	-	
Beef	Backgrounder			0.5	-	
	Summer pasture / replacement heifers			0.625	-	
	Feeder cattle			0.769	-	
Pigs	Sows - farrow to finish (234-254 lbs)			1.25	-	
	Sows - farrow to weaning (up to 11 lbs)			0.25	-	
	Sows - farrow to nursery (51 lbs)			0.313	-	
	Boars (artificial insemination units)			0.2	-	
	Weanlings, Nursery (11-51 lbs)			0.033	-	
	Growers / Finishers (51-249 lbs)			0.143	-	
Chickens	Broilers	54000	60000	0.005	570	-
	Roasters			0.01	-	
	Layers			0.0083	-	
	Pullets			0.0033	-	
	Broiler breeder pullets			0.0033	-	
	Broiler breeder hens			0.01	-	
Turkeys	Broilers			0.01	-	
	Heavy Toms			0.02	-	
	Heavy Hens			0.01	-	
Horses	Mares			1.333	-	
Sheep	Ewes			0.2	-	
	Feeder lambs			0.063	-	
Other Livestock	Type:				-	
	Type:				-	
				Total AU's	570	267

For all other livestock or operation types please inquire with your Manitoba Agriculture, Food and Rural Initiatives GO office to determine the animal units per head.
www.gov.mb.ca/agriculture/contact/agoffices.html

SE-18-7-6E

2640'

PROPERTY LINE

PROPERTY LINE

200' 100' 200' 100' 220'

EXISTING
EARTHEN MANURE
STORAGE

PROPOSED
EARTHEN MANURE
STORAGE

200' 100'

520'

EXISTING
BARN
310' x 100'

PROPOSED
BARN
400' x 100'

310'

400'

27'-6" x 18'
OFFICE +
UTILITY

27'-6" x 18'
OFFICE +
UTILITY

200'

EXISTING
WELL

820'

Municipal Road

64' feet from barn



Panfor
Construction

Box 20 Blumencourt, Manitoba R0A 0C 0
Phone: (204) 326-3781 FAX: (204) 346-1313
Toll Free: 1-800-461-9133

Environmental Farm Planning

Environmental farm planning is a voluntary, confidential self-assessment process designed to help farm managers identify the environmental strengths and weaknesses of their operations.

Do you have an Environmental Farm Plan yes no

Water

Project Sites Unsuitable for Development

To protect water quality, the Nutrient Management Regulation (MR 62/2008), under *The Water Protection Act*, prohibits the set up or expansion of nutrient generating facilities in Nutrient Management Zone 4 (Agriculture Capability Class 6, 7 and unimproved organic soils) and Nutrient Buffer Zones. This includes barns, confined livestock areas and manure storage facilities

The Nutrient Buffer Zone is an area of land along water bodies (ex: rivers, lakes, streams, drains) that varies, depending on the waterway.

The proposed barn and/or manure storage facility:

is

is not

located within Nutrient Management Zone 4 (Class 6, 7 and unimproved organic soils) or any Nutrient Buffer Zone.

Determine the agriculture capability class (es) of the project site, and its limitations. (See Agri-Maps.)

Water Source

To be sustainable, a livestock operation must have access to a sufficient quantity and quality of water for livestock.

Water source for operation:

- pipeline (public) river
 lake
 dugout (dimensions : _____ x _____ x _____)
 proposed well existing well

If using an existing well, provide a copy of the water well log and logs for other wells on the property. Logs can be obtained from Manitoba Water Stewardship by calling 204-945-7418 in Winnipeg; 1-800-214-6497 toll free.

Friendly Family Farms.txt

Line
 Well PID: 159872
 Location: SE18-7-6E
 UTMX:661909 UTMZ:246 XY Accuracy:3 ACCURATE [50-350M] [WITHIN
 1/4-SECTION]
 UTMZ:246 Z Accuracy:4 FAIR [5-10M]
 Owner: FRIENDLY FAMILY FARMS
 Driller: Echo Drilling Ltd.
 Well Name:
 Date completed: 2010 Sep 17
 well Use: PRODUCTION
 Water Use: Domestic
 well Status: ACTIVE Aquifer: LIMESTONE OR DOLOMITE

REMARKS:

WELL LOG (Imperial units)
 From To(ft.) Log
 0.0 18 CLAY
 18.0 58 TILL
 58.0 72 SAND AND GRAVEL
 72.0 91 TILL
 91.0 237 LIMESTONE

WELL CONSTRUCTION

From	To(ft)	Const.Method	Inside Dia.(in)	Outside Dia.(in)	Slot Size(in)	Type	Material
0.0	95.0	CASING	5.0			INSERT	PVC
95.0	237.0	OPEN HOLE	4.8				
10.0	80.0	CASING GROUT					CEMENT

Top of casing: 2.0 ft. above ground

PUMPING TEST

Date : 2010 Sep 17 Pumping 75.0 Imp. gallons/minute
 Water level before test : 6.0 ft below ground
 Water level at end of test : 80.0 ft below ground
 Test duration: 1:00:00

Source Water Analysis Reports

Annual, livestock, source water monitoring analysis reports must be submitted to Manitoba Conservation, for existing operations with operations of 300 Animal Units or more.

Have you submitted an annual, source water monitoring report for the current calendar year? yes no

Will livestock have direct access to surface water? yes no

If yes, identify:

Name of the water body _____

Steps that will be taken to prevent direct access of livestock to the water body.

Water Requirements

To protect the sustainability of water sources, all operations using more than 25,000 litres (5,499 imperial gallons) per day must have the Water Rights Licence required by the Water Rights Regulation (MR 126/87) under *The Water Rights Act*.

For more information, contact the **Water Use Licensing Section** at 204-945-3983 in Winnipeg; 1-800-214-6497 toll free.

Water Use

To calculate the total water use, go to the **Water Requirement Calculation Table**.

Maximum daily use: 3990 imperial gallons or litres
Maximum annual use: 1181040 acre-feet or cubic decameters

includes washing barns

Water Requirement Calculation Table attached

Ground Water (Contamination Risk Protection)

Improper storage and handling of manure or mortalities increases the risk of contaminating groundwater. Beneficial management practices (BMP), mitigation measures and requirements for the permit process reduce this risk. Soil testing, manure management planning and proper engineering, along with construction and management of manure storage structures reduce the risk of contaminating groundwater.

Check the mitigation measures used for the existing components of the operation that may pose a risk of contamination. Also check any measures that may be used with the proposed components for this expansion, if applicable:

Water Requirement Calculation Table

Livestock	Number	IG/day per animal in summer	IG/day per animal in summer	IG/day
Beef/Dairy/Bison				
Feeder/heifer/steer (600 lb.)		5	9	-
Feeder (900 lb.)		7	12	-
Feeder (1250 lb.)		10	15	-
Cow/calf pair		12	15	-
Dry cow		10	12	-
Milking cow		25	30	-
Bison		8	10	-
Horses				
Horses		8	11	-
Hogs				
Sow (Farrow/wean)			6.5	-
Dry Sow/Boar			4	-
Feeder			3	-
Nursery (33 lb.)			2	-
Chickens				
Broilers	114000	0.035	3990	-
Roasters/Pullets		0.04		-
Layers		0.055		-
Breeders		0.07		-
Turkeys				
Turkey Growers		0.13		-
Turkey Heavies		0.16		-
Sheep/Goats				
Sheep/Goats		2		-
Ewes/Does		3		-
Lambs/Kids (90 lb.)		1.6		-
		TOTAL	3990	- per day
		TOTAL	1181040	- per year

Enter this number on page 4 of the Site Assessment

includes washing horses

Notes:

(Imperial gallons per day – IG/day)

For beef, dairy, bison and horse enterprises:

Use summer numbers if appropriate for the operation. Otherwise base projections on winter values. Always use the greater of the two values.

Water Rights Licences are issued to a specific legal land description. Obtaining a Water Rights License or information as to the licensing requirements can be obtained through Manitoba Water Stewardship at (204) 945-3983 or 1-800-282-8069 Ext 3983.

Other consumption values:

Normal household consumption, 40-55 imperial Gallons per day per person
(180-250 l/day/person)

Hydrant flow, 10 imperial GPM (45 l/min)

Conversion Factor: 1271,470 Imperial Gallons = 1 acre-foot

	Exist	Proposed
Manure is stored in a storage facility built by permit or registered by Manitoba Conservation.	<input type="checkbox"/>	<input type="checkbox"/>
Storage includes leachate collection.	<input type="checkbox"/>	<input type="checkbox"/>
Earthen storage has between 400 and 500 days' storage.	<input type="checkbox"/>	<input type="checkbox"/>
Steel/concrete tank has between 250 and 500 days' storage.	<input type="checkbox"/>	<input type="checkbox"/>
Manure storage facility meets required setbacks.	<input type="checkbox"/>	<input type="checkbox"/>
Field storage (solid manure) locations are changed annually.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Field storage meets required setbacks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All application fields are soil tested annually for nitrate-N and Olsen phosphorus.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All manure is applied according to a manure management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Licensed commercial manure applicator is used to apply manure.	<input type="checkbox"/>	<input type="checkbox"/>
Abandoned wells have been properly sealed.	<input type="checkbox"/>	<input type="checkbox"/>

Other:

there are no abandoned wells.

Flooding

The **Livestock Manure and Mortalities Management Regulation** prohibits an operator from putting a manure storage facility within the boundaries of the 100-year flood plain elevation. Manure storage facilities that have protection for a flood-water level at least 0.6 meters higher than the 100-year flood water level are exempt.

The **Designated Flood Area Regulation** under *The Water Resources Administration Act* requires a **Designated Flood Area Permit** before a proposed structure (such as a barn) can be built within a Designated Flood Area.

The flood protection level for structures located within a Designated Flood Area is the 100-year flood elevation or an elevation set by Manitoba Water Stewardship. Contact the Forecasting and Flood Co-ordination Branch at 204-945-2121 in Winnipeg; 1-800-214-6497 toll free.

The proposed site:

is is not

located in a Designated Flood Area: **Red River Valley Designated Flood Area** or **Lower Red River Designated Flood Area**

Note: At the time a permit is issued, verification is needed to ensure any proposed barns are located within the 100-year flood plain elevation; or an elevation set by Manitoba Water Stewardship.

Watershed Management Planning

Integrated watershed management planning is a co-operative effort by local residents, stakeholders and governments to create a long term plan to manage water and land-based activities for watersheds.

What are the names of the watershed and sub-watershed where the livestock operation and the fields identified for manure application are located.

Name of watershed(s): SEINE RIVER INTEGRATED WATERSHED

Name of sub-watershed(s): _____

Name of Integrated Watershed Management Plan for the proposed project site, if applicable: N/A

For more on Integrated Watershed Management Planning, call Watershed Planning and Programs at 204-945-7408 in Winnipeg; 1-800-214-6497 toll free.

Manure Related

The Livestock Manure and Mortalities Management Regulation sets requirements for the use, management and storage of livestock manure in agricultural operations, to ensure it is handled in an environmentally sound manner. For more on this, call Manitoba Conservation at 204-945-5168 in Winnipeg.

Improper storage, handling and/or land application of manure can contaminate water and/or cause unacceptable odours for neighbours. The following is used to assess the manure management system.

Manure Type

The type of manure generated and used by the operation influences storage, handling and land application options available.

What type(s) of manure will be generated?

solid semi-solid liquid

Manure Volume or Weight

The quantity of manure will determine the capacity requirements for the manure storage facility or field storage area.

What is the total volume or weight of manure generated annually by the livestock operation? (See Manure Storage Calculation Table.)

liquid volume: _____ solid weight: 73800 lb³/yr

Manure Storage Calculation Table attached

Manure Storage Calculation Table

Animal Type	Type of Operation	Storage Volume (ft ³ /day/animal)			Confinement Period (Days)	Number of Animals	Total Storage Volume (AxBxC)
		Semi-solid	Solid	Liquid			
Dairy	Milking cows, including heifers						-
	Free stall	3.43	2.47	1.06			-
	Tie stall	3.53	2.44	1.10			-
	Loose housing		2.65	0.42			-
	Milk house wash water			0.60			-
Beef	Beef cows including associated livestock		1.20				-
	Backgrounder		0.73				-
	Summer pasture / replacement heifers		0.85				-
	Feeder cattle		1.10				-
Pigs	Sows - farrow to finish (234 - 254 lbs)			2.30			-
	Sows - farrow to wean (up to 11 lbs)			1.00			-
	Sows - farrow to nursery (51 lbs)			0.80			-
	Weanlings, Nursery (11 - 51 lbs)			0.10			-
	Grower / Finisher (51 - 249 lbs)			0.25			-
		Storage Volume (ft ³ /year/bird space)			Number of Birds	(A x B)	
Chickens	Broilers - floor ²			1.23	60,000.00	#####	73800
	Broiler breeders - floor ³			2.33			-
	Broiler breeder pullets - floor ²			0.98			-
	Roasters - floor ²			1.16			-
	Layers - cage ¹			2.33			-
	Layers - floor ³			1.69			-
	Layers - solid pack						-
	Pullets - cage ¹			0.70			-
	Pullets - floor ²			0.74			-
	Pullets - solid pack						-
Turkeys	Broilers - floor ²			2.85			-
	Heavy toms - floor ²			5.57			-
	Heavy hens - floor ²			3.31			-

¹ Manure removed from barn at 90% moisture content with a density of 2,094 lbs/35 ft³.

² 50 mm wood shavings or 100 mm of straw placed on floor. Manure and litter removed from barn at 25% moisture content, with a density

³ One-third litter floor, two-thirds slatted floor. Manure and litter removed from barn at 40% moisture content, with a density of 881 lbs/ft³

Manure Storage Type and Capacity

The type of storage system used will affect the capacity requirements for the manure storage facility or field storage area.

What type of manure storage system will be used by the operation?

- under-barn concrete earthen concrete/steel tanks
 field storage confined livestock area

Provide the dimensions of the existing and/or proposed manure storage facilities, if applicable. (See Existing and Proposed Manure Storage Facility Dimensions Table.)

N/A Existing and Proposed Manure Storage Facility Dimension Table attached

Odour Control Measures (project site)

Barns and manure storage facilities can be significant sources of livestock odours. The use of manure storage covers and shelterbelts can reduce this, particularly for the neighbourhoods close to the operation.

What odour control measures you are planning to use?

Manure storage cover: yes no

Type of cover: _____

Shelterbelt planting: yes no existing shelterbelt

Other measures (specify): _____

Manure Treatment

The Livestock Manure and Mortalities Management Regulation states that nobody can expand a confined livestock area or a manure storage facility for pigs, unless it includes anaerobic digestion or other environmentally sound manure treatment that is the same or better than anaerobic digestion. The alternative treatment must be approved by the Manitoba government.

Does your proposal include anaerobic digestion or another environmentally sound treatment for manure? yes no not applicable

Manure Application Method

The Livestock Manure and Mortalities Management Regulation requires the registration of annual manure management plans for new or expanding operations with 300 Animal Units or more.



Farm Division

*Box 1600 Steinbach Manitoba R5G 1N3
Phone (204)-326-6706 Fax (204)-326-7681*

Manure Hauling & Usage Agreement

Between

Friendly Family Farms and Loveday Mushroom Farms Ltd

Loveday Mushroom Farms Ltd. agrees to pick up all the manure from Friendly Family Farms poultry operation located on SE-18-7-6E. Loveday Mushroom Farms Ltd, agrees to load and pickup manure after each production cycle from the existing barn and from the proposed barn, approximately 180 tonnes per cycle.

Loveday Mushroom Farms Ltd. pays for loading and hauling.

This is a 5 year agreement. There is no fee for the manure.

Aug 6 / 13
Signed on

Neil Penner

Neil Penner
Farm Manager
Friendly Family Farms

Ian Watson

Ian Watson
Production Manager
Loveday Mushroom Farms Ltd.

Does the operation currently file an annual manure management plan with Manitoba Conservation? (For operations with 300 Animal Units or more, only)

yes no

Manure application methods and the season they're applied in affect odour, nutrient availability, crop response, land base requirements and the risk of water contamination.

Application method: broadcast broadcast and incorporation within 48 hours
 injection

The Livestock Manure and Mortalities Management Regulation prohibits new operations and existing livestock operations 300 Animal Units or more from application of manure, from November 10 of one year to April 10 of the following year (winter application).

Time of year for application: spring summer fall

The Livestock Manure and Mortalities Management Regulation puts restrictions on fall application of manure in the Red River Valley Special Management Area.

The proposed spread fields:

are

are not

in the Red River Valley Special Management Area.

Land Available for Manure Application

The land available for manure application includes all suitable land (owned, leased or under agreement) that is available to the operation for manure application. Manure from any other livestock operation is not permitted to be used on this land.

Under the Livestock Manure and Mortalities Management Regulation and the Nutrient Management Regulation, application of nutrients is not permitted on **Agriculture Capability Class 6, 7 and unimproved organic soils (Nutrient Management Zone 4) and within Nutrient Buffer Zones. The Nutrient Buffer Zone is an area of land along water bodies (ex: rivers, lakes, streams, drains) that varies depending on the waterway.**

Areas of a field that are Class 6, 7, unimproved organic soils (Nutrient Management Zone 4) or are within the nutrient buffer zones are considered unsuitable for manure application. In addition, fields with 60 parts per million Olsen phosphorus (P) in the top six inches (15 centimetres) of soil will not be included in the land base calculation.

Use the **Manure Application Field Characteristics Table** to determine the following:

Total suitable area available for manure application

Manure Application Field Characteristics Table attached

Copies of **soil test reports** that are no more than 12 months old must also be included with this submission.

Soil test reports for the required area for manure application attached.

Land Required for Manure Application

Long term, land base requirements for manure application are calculated based on estimates of the quantity of nutrients (nitrogen and phosphorus) excreted by livestock and the removal of nutrients by the proposed crops.

Phosphorus

The quantity of phosphorus excreted by the livestock depends on the type, number and age of livestock (see **Animal Units Calculation Table**), the quantity and availability of phosphorus fed to the livestock and the amount retained by the livestock.

The removal of phosphorus by crops depends on the crops grown and the historical crop yield averages. (See **Manure Application Field Characteristics Table**.)

The Livestock Manure and Mortalities Management Regulation requires that the proposal must satisfy Manitoba Conservation that “sufficient land is available to the operator to implement an appropriate manure management plan” for a manure storage facility, before Manitoba Conservation issues a permit.

In areas of high livestock intensity (ex: RMs of Hanover and La Broquerie), it is Manitoba Conservation policy to approve a manure storage facility permit if the operation shows it has access to sufficient suitable land to apply manure at a rate equivalent to one times the crop removal rate of phosphorus.

Are any of the lands for manure application in the RMs of Hanover or La Broquerie? yes no

In areas with lower livestock intensity, Manitoba Conservation may issue a manure storage facility permit, if:

- the operation shows it has access to sufficient suitable land to apply manure at a rate equivalent to two times the crop removal rate of phosphorus (and)
- if long-term phosphorus inputs from manure application will be balanced with one times the crop removal rate of phosphorus to prevent build up in soils

Use the **Land Base Calculator** to calculate the minimum area required for manure application.

<p>Total minimum area required for manure application at two times crop removal, for operations outside of Hanover and La Broquerie</p>	<p>530 964 acres</p>
<p>Total minimum area required for manure application at one times crop removal, for operations within Hanover and La Broquerie AND For the long-term sustainability of operations outside of Hanover and La Broquerie</p>	<p>1061 1927 acres</p>

For more, call Manitoba Agriculture, Food and Rural Initiatives (MAFRI) at 204-945-3869 in Winnipeg or contact your local MAFRI GO Office.

Land Base Calculator attached

Land Base Requirement Summary

By comparing the land available for manure application with the land required for manure application, state whether sufficient suitable land for manure application:

- has not been identified
- has been identified for two times the crop removal rate of phosphorus (for operations outside of the RMs of Hanover or La Broquerie)
- has been identified for one times the crop removal rate of phosphorus (for operations within the RMs of Hanover and La Broquerie)

I acknowledge that over the long term, up to 1061
~~1927~~ acres/hectares (which is one times crop removal from table above) may be required for the long term environmental sustainability of the operation.

Mortalities (Dead Animal) Disposal

The Livestock Manure and Mortalities Management Regulation sets requirements for the use, management and storage of livestock mortalities in agricultural operations. It ensures livestock mortalities are handled in an environmentally sound manner. Permanent composting facilities require a permit from Manitoba Conservation. Winter application of composted mortalities is prohibited.

Type of disposal: rendering
 composting
 incineration (in approved incinerator only)

Mass Mortalities

The Livestock Manure and Mortalities Management Regulation sets requirements for mass mortalities.

A plan for mass mortalities (endorsed by Manitoba Conservation) is in place.

What steps will be taken in the case of mass mortalities?

*birds would be composted in manure pits
 layers of manure - then layer of birds - layer
 of manure etc.*

Project Site Description: land use planning considerations

For assistance contact your Community and Regional Planning Regional Office.

Development Plan and Zoning Bylaw

The Development Plan and Zoning Bylaw adopted under The Planning Act, set policy and regulations for the use and development of land. A proposed livestock operation must comply with the requirements of this bylaw. In the absence of a bylaw, the Provincial Planning Regulation under The Planning Act applies.

Development Plan

Every development plan must contain a livestock operation policy (LOP) that identifies areas where new or expanded livestock operations may be allowed. It must also set general standards for the location and setback of livestock operations. Identifying the plan's land use designation and policies (for the planning district or municipality that affect the site and proposed spread fields) will help confirm the project's compliance.

Name of development plan	RM OF HANOVER
By-law number	2170
Land use designation of project site	current RURAL AREA (Proposed General ag area)
Livestock operation policies – quote supportive policy numbers	3.3.5, 3.3.7
Other development plan policies – quote supportive policy numbers	
Non-supportive development plan policies	

The development plan livestock operation policies support the size and location of the proposed operation.

Zoning Bylaw

Identifying the zoning for the project site, the proposed spread fields and the related zoning provisions, helps determine the project's compliance and the minimum separation distances needed between the operation and property boundaries and other natural features and land uses. The zoning bylaw contains specific regulations that govern location and setback of livestock operations.

What are the minimum project site requirements stated in the zoning bylaw?

	Project site dimensions	Minimum zoning bylaw site requirements
Minimum site area	50ac	160 acres.
Minimum site width	820 feet	1000 feet
Minimum front yard		164 FT.
Minimum side and rear yard		164 FT.

Separation Distances

Using the proposed size of the operation (see Animal Units Calculation Table) and the type of animal housing and manure storage facility, complete the following table.

Indicate the distance from:

** field storage*

earthen manure storage facility or feedlot **OR**

animal confinement facility or non-earthen manure storage facility

To	Minimum separation distance required (by the zoning bylaw)		If land use feature is within the minimum distance	
	<i>earthen</i>	<i>non-</i>	Provide actual distance	Provide location or name of feature (ex: Red River)
Residence/ dwelling	<i>1640</i>	<i>820</i>		
Designated area (non-agricultural)	<i>6561</i>	<i>4364</i>		
Surface water	<i>328</i>			
Surface watercourse	<i>328</i>			
Crown land				
Wildlife Management Area				
Livestock operation				
Other significant features/land uses				

In cases where minimum separation distances are not stated in the zoning bylaw or development plan, the minimum separation distances in the Provincial Planning Regulation apply.

Show: a) location of the project site, location and ownership of spread fields and c) land uses and significant features (i) within a 3 kilometre radius of the project site and (ii) within and adjacent to each spread field on a Land Use & Spread Field Map. (See **Land Use & Spread Field Map Example**).

Land Use & Spread Field Map attached

Truck Haul Routes and Access Points

One consideration with new or expanding livestock operations is the potential impact on existing public roads (municipal and provincial), access and the need for improvements or mitigation.

What roads and access points will be used for the proposed operation? (See **Truck Haul Routes and Access Points Map** for an example).

For help with mapping, contact your **Community and Regional Planning Regional Office**.

Truck Haul Routes and Access Points Map attached

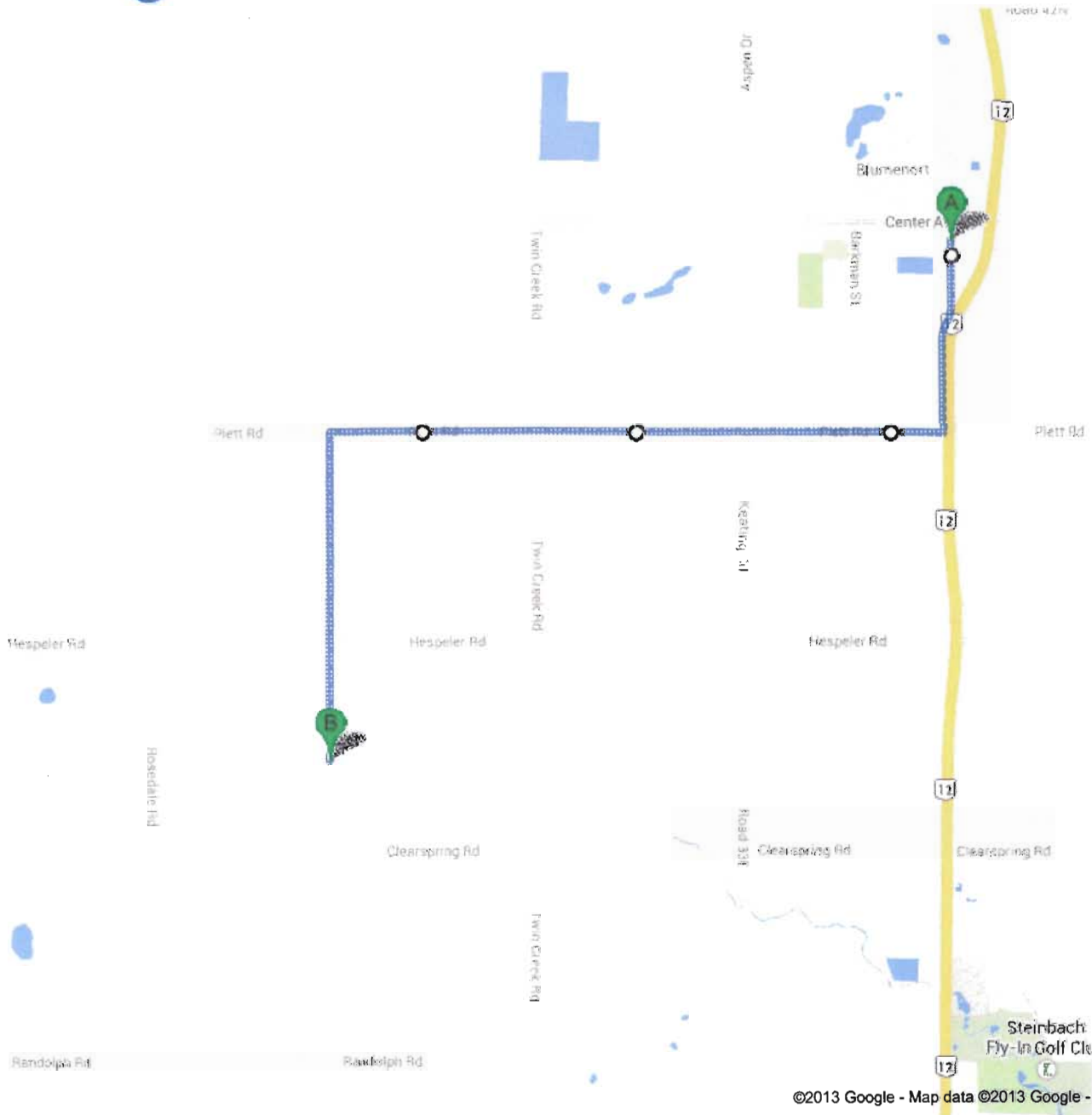
Supporting Documents

Check off the supporting documents included in this submission:

- Contact Information and Privacy and Publication Notice**
- Location Map** (shows proposed project within rural municipality)
- Animal Unit Calculation Table**
- Water Requirement Calculation Table**
- Manure Storage Calculation Table**
- Existing and Proposed Manure Storage Facility Dimension Tables**
(if applicable)
- Manure Application Field Characteristics Table**
- Recent manure **application field soil sample results** (Nitrate- N lb/ac at 0-6 and 6-24 inch depths, Phosphorus – ppm at 0-6 inch depth)
- Land Base Calculator**
- Project Site Plan** (proposed operation showing current and proposed structures)
- Land Use and Spread Field Map** (location and ownership of operation, spread fields, location and distance to non-agricultural uses, development plan designation, zoning for project site and spread fields)
- Truck Haul Routes and Access Points Map** (with routes and access points on municipal/provincial roads and/or provincial trunk highways)



Directions to Unknown road
8.9 km – about 21 mins



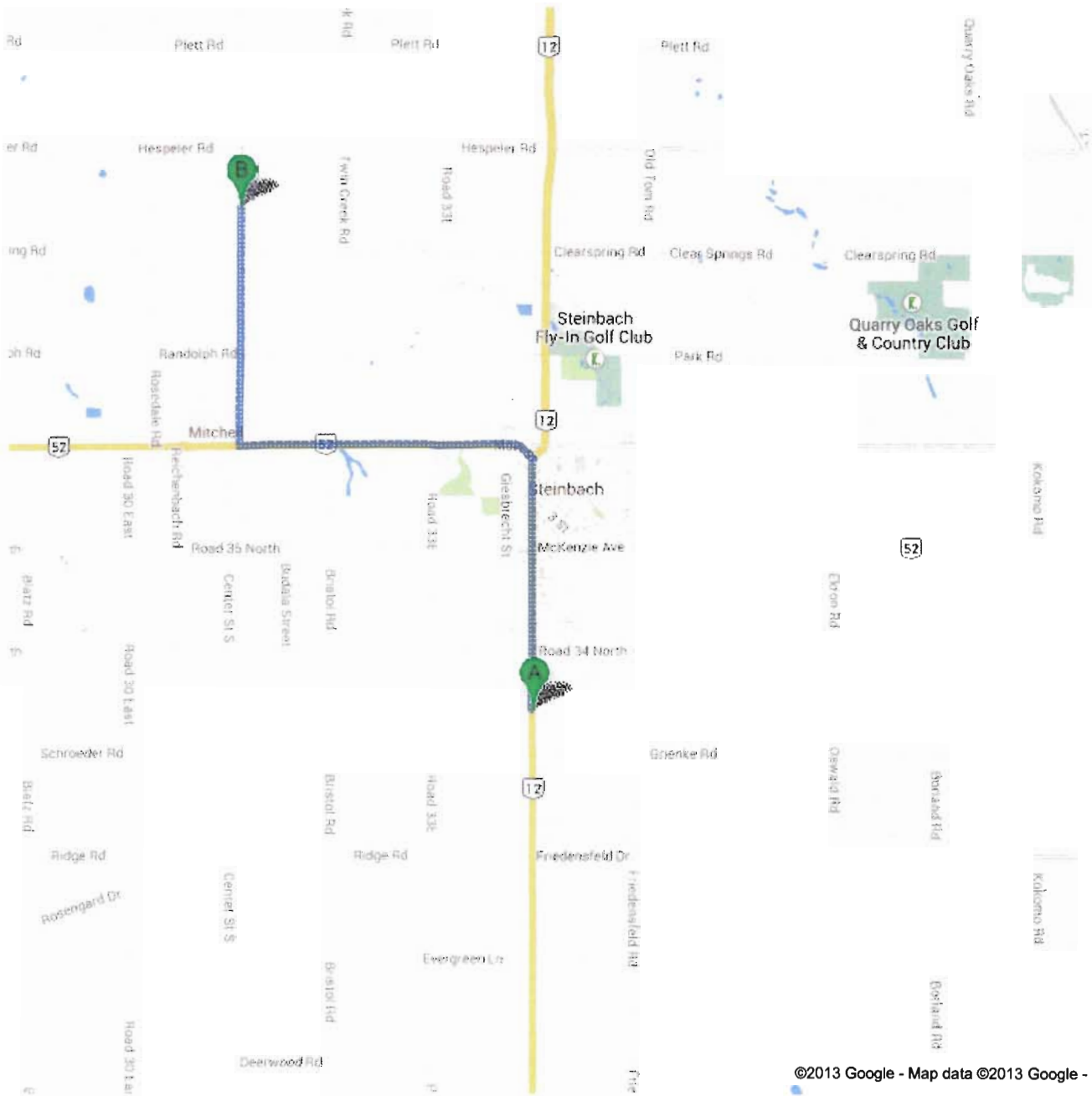
LIVE CHICKEN HAUL ROUTE

(A) - GRANNYS POULTRY

(B) - PROPOSED SITE



Directions to Unknown road
12.7 km – about 15 mins



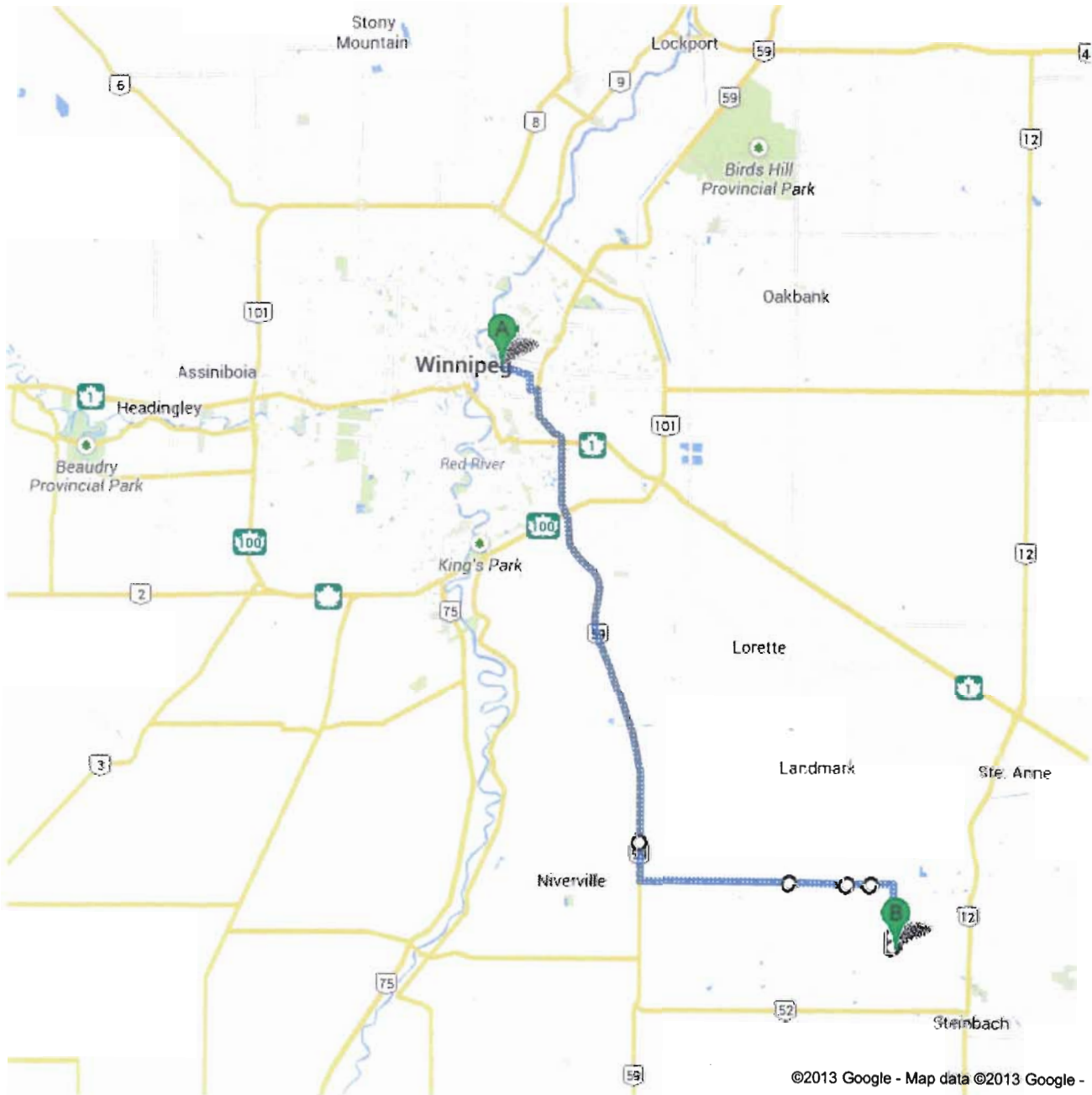
FEED DELIVER HAUL ROUTE

(A) - HANOVER FARMS INC.

(B) - PROPOSED SITE



Directions to Unknown road
56.9 km – about 50 mins



©2013 Google - Map data ©2013 Google -

MANURE HAVL ROUTE

(B) - PROPOSED SITE

(A) - LOVEDAY MUSHROOM FARM

SEP 04 2013

- 1) Identify sufficient suitable land available for the application of manure, or outline a plan describing how the manure will be managed over the lifetime of the facility.

The plan is to renew contract with Loveday Mushroom Farms every 5 years for the lifetime of the facility. Loveday will pickup manure within 2 weeks after clean out of each flock (currently 7.4 times per year) Loveday then compost and pasturizes manure for the purpose of growing mushrooms

- 2) Land Base Calculation Table is missing from application – how did the proponent determine the land base required as identified on page 10 of the document?

Scanned and emailed

- 3) Clarify the statement on page 11 that a mass mortality plan is in place and endorsed by Manitoba Conservation
- 4) the plan is to compost according to MAFRA recommendation as (per attached) 100 meters away from barn, property lines, drainage ditches, sink holes
- 5) Separation Distance Table on page 13 is incomplete. Distances for Crown Lands, Wildlife Management Areas and Livestock Operations have not been identified. (The separation distances for these features is requested even though they are not required in the Zoning By-law)
- 6) *completed*

.Dear Mr. Malinowski I have addressed the four items of concern, I trust the information will be adequate. I also ask that during the technical review process that we keep in mind that we will actually be producing less manure in the RM of Hanover with the new planned facility then we are currently today.

Thanks Neil Penner

Operation Name:														
STEP 1: Livestock Information			Manure Type	Livestock Places	Animal Units	Production Cycle (Days)	Rotation	Output per head		Production-N		Production P ₂ O ₅		
Species	Type							kg N	kg P	kg	lb	kg	lb	
1 Chickens	Broiler (Female <3 kg)	Solid	114000	570	40	7	0.0381	0.0316	28232	62111	23416	51514		
2														
3														
4														
5														
			Total AU	570										
STEP 2: Crop Rotation Information										Base Total N:	28232	62111	16391	36060
										Post Manure Application N:	15528	34161	-	-
1. Grain/Oilseed Rotation										Acres				
										2 X P₂O₅ Removal				
STEP 3: Nitrogen Volatilization										LAND BASE REQUIRED				
1. Manure		Type												
Liquid		Open										342		
2. Method of Application		Conditions										530	1061	
Incorporated within 1 day		Average												
STEP 4: Phytase Added														
1. Was phytase used as an additive in feed?														
Yes														

1. Nutrient values excreted by livestock is adapted from Quebec (Le Centre de reference en agriculture et agroalimentaire du Quebec - CREAQ)
2. Nutrient excretion for sows is based upon unpublished data for Manitoba
3. Nutrient values for turkeys based upon data from "Farm Practices Guidelines for Poultry Producers in Manitoba, 2000"

Separation Distances

Using the proposed size of the operation (see Animal Units Calculation Table) and the type of animal housing and manure storage facility, complete the following table.

Indicate the distance from: *to storage*

- earthen manure storage facility or feedlot OR
- animal confinement facility or non-earthen manure storage facility

To	Minimum separation distance required (by the zoning bylaw)	If land use feature is within the minimum distance	
		Provide actual distance	Provide location or name of feature (ex: Red River)
Residence/dwelling	<i>earthen 100'</i>		
Designated area (non-agricultural)	<i>650' 6-65'</i>		
Surface water	<i>50'</i>		
Surface watercourse	<i>50'</i>		
Crown land		<i>NONE IN IMMEDIATE AREA</i>	
Wildlife Management Area		<i>NONE IN IMMEDIATE AREA</i>	
Livestock operation		<i>1412 ft.</i>	<i>MAPLE CREEK FARM NW-17-7-6E</i>
Other significant features/land uses		<i>400 ft.</i>	<i>CITY OF STEINBERG SEWAGE LAGOON</i>

In cases where minimum separation distances are not stated in the zoning bylaw or development plan, the minimum separation distances in the Provincial Planning Regulation apply.

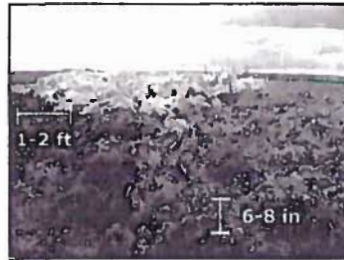
The Bare Bones of Poultry Composting

1



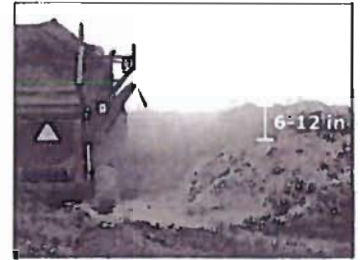
- Place a 2 ft layer of bulky, absorbent organic material such as straw, sawdust, or wood chips on the ground. This 2 ft base acts as a sponge to absorb fluids.

2



- Place a 6-8 inch layer of manure on top of the base.
- Place mortalities on top of the manure no more than 1 ft deep and none within 1-2 ft from the edge.

3



- Add 6-12 inches of bulky, absorbent organic material.
- Continue to layer the pile with manure, mortalities, and bulky absorbent organic material.

4



- The final layer of bulky, absorbent organic material should be 2 ft thick encompassing the entire pile.
- The 2 ft cover will act as a biofilter to reduce any unwanted odours. Uncovered parts may attract scavengers.
- The temperatures inside the pile should increase to 40-65°C (104-149°F) within two weeks.

5



- When the temperatures within the pile have dropped for 10-14 consecutive days, it is time to turn the pile.
- At this time, larger bones, feathers, and minimal flesh may be present.
- After the pile is turned, the temperatures inside the pile should rise again to 40-65°C (104-149°F).
- Piles should be regularly turned once a week from this point on.

6



- Compost is finished when temperatures drop to the outside air temperature and do not rise again when turned.
- Compost will appear uniform, dark and soil-like.

Diseased animals should be reported to your local veterinarian and disposed of accordingly.

Dear Mr. Malinowski:

To clarify point #1 the existing manure is field storage. To clarify point #2 the land base calculator that I sent you included the crop rotation. STEP#2 on the calculator grain/oilseed rotation and with phytase added in our feed the calculator that was provided on your website came up with 1061 acres at 1 time P₂O₅ removal. Furthermore your concern about long term manure management- our plan as outlined with the mushroom farm is very sustainable knowing that they spent more than 13 million dollars on their facility in the last 5 years and the fact that they are currently using 75 tonnes of manure per week and planning to increase their usage to 100 tonnes per week in the next 6 months. They have a very good working relationship with MB conservation. I am also sending some other info on Loveday Mushrooms. In the unlikely event that the mushroom farm deal fails, Willowbend Farms have indicated that they would gladly take the manure to spread on their land-letter from Willowbend Farms attached. I trust that your concerns have been met.....Neil Penner

From: Don.Malinowski@gov.mb.ca
To: npennersbf@mymts.net
Subject: Friendly Family Farms
Date: Mon, 9 Sep 2013 15:36:10 +0000

Dear Mr. Penner, thank you for your Sept 4/13 response to our initial pre-screening questions. The intent of the pre-screening is to identify any issues that may hinder your proposal as you move forward. To that end, based on your previous response we would request additional information regarding the following;

1. Could you please clarify if the existing manure is field stored or if an earthen manure storage facility is utilized. If you are unsure of the definition of these storage types, you can refer to the Glossary of Terms found on the TRC website.
2. You have included the Land Base Calculation table in your latest correspondence, however, the Crop information Table was not included with the land base table. This information is required to determine how you calculated the land base of 1061 acres. Please submit the accompanying Crop Information table with the Land Base Calculation table.

Furthermore, you were requested to provide information with respect to long-term manure management. As previously requested, you must demonstrate how you will be able to comply with Section 12.2(1) of the *Livestock Manure and Mortalities Management Regulation*, which states:

"Where the amount of phosphorus in the manure produced annually by livestock in an area of not less than 93.24 km² (36m²) is greater than two times the annual crop removal rate of P₂O₅ in that area, as determined by the director, no person shall establish an agricultural operation that includes livestock in that area or expand an agricultural operation that is in operation in that area on the day this section came into force, unless the operator

(a) Has access to additional lands suitable for the application of livestock manure located within a reasonable distance, in the director's opinion from the new or expanded operation; or

(b) Submits to the director and the director approves a plan that describes the action taken and proposed to be taken to achieve and maintain soil phosphorus levels below 60 ppm."

You responded with plans to renew the contract with an off-site facility every five years. This does not satisfy the requirement for the lifetime of the facility since the agreement is only for five years, with the anticipation of renewal. At this time the proposed plan for long-term manure management would not meet the requirements of Section 12.2(1) for approval from the director. Please provide information regarding your plan for manure management beyond your five year arrangement with Loveday. Specifically, what are your plans should your agreement with Loveday be terminated prior to five years or not be renewed following five years. There needs to be a greater level of certainty that the viability your operation will not be severely compromised due to an unexpected change in your manure management arrangement.

We look forward to your response.

Regards

Don Malinowski

Senior Planner
Community & Regional Planning Branch
Technical Review Section
604-800 Portage Ave.
Winnipeg MB R3G 0N4
(204) 945-8353

Don.Malinowski@gov.mb.ca



Home (<http://www.foodmanitoba.ca/>) <https://www.facebook.com/foodmanitobagroup/> Contact (<http://www.foodmanitoba.ca/contact/>) info@foodmanitoba.ca

About Us (<http://www.foodmanitoba.ca/experience-food-manitoba/>)

Home (<http://www.foodmanitoba.ca/>) > Local Farms (<http://www.foodmanitoba.ca/local-farms/>) > Manitoba Mushroom Growers Association
 Local Farms (<http://www.foodmanitoba.ca/local-farms/>)

Local Farms **Manitoba Mushroom Growers Association** Local Foods (<http://www.foodmanitoba.ca/local-foods/>)

Recipes (<http://www.foodmanitoba.ca/recipe-landing/>)

Manitoba Beef Producers
 Great Tastes of Manitoba
 (<http://www.foodmanitoba.ca/farms/manitoba-beef-producers/>)

Manitoba Canola Growers
 (<http://www.foodmanitoba.ca/farms/manitoba-canola-growers-association/>)

Manitoba Chicken Producers
 (<http://www.foodmanitoba.ca/farms/manitoba-chicken-producers/>)

Dairy Farmers of Manitoba
 (<http://www.foodmanitoba.ca/local-farms/dairy-farmers-of-manitoba/>)

Manitoba Egg Farmers
 (<http://www.foodmanitoba.ca/farms/manitoba-egg-farmers/>)

Manitoba Mushroom Growers
 (<http://www.foodmanitoba.ca/local-farms/mushrooms/>)

Manitoba Pork Council
 (<http://www.foodmanitoba.ca/local-farms/manitoba-pork-council/>)

Manitoba Pulse Growers
 (<http://www.foodmanitoba.ca/local-farms/manitoba-pulse-growers-association/>)

Manitoba Turkey Producers
 (<http://www.foodmanitoba.ca/local-farms/manitoba-turkey-producers/>)

www.ManitobaMushrooms.ca
 (<http://www.manitobamushrooms.ca>)
Our Farms



The Food We Eat



healthy people eat mushrooms. Mushrooms are the only item on the produce shelf with naturally occurring vitamin D. Three mushrooms per day are all it takes.

The Economy We Create



Loveday Mushroom Farms Ltd. Currently operates two farms, one in Winnipeg, and one in the RM of Springfield. Combined, the two farms employ about 200 people. The employees at Loveday Mushroom Farms Ltd. are responsible for making the compost, seeding the crop, harvesting the mushrooms, packaging, and transporting the finished product to the customers in Manitoba, Saskatchewan, and Ontario. Loveday Mushroom Farms Ltd. produces about eight million pounds of mushrooms per year.

Loveday Mushroom Farms Ltd. adheres to a strict food safety program called SQF (Safe Quality Foods). This program requires an annual third party audit. This certification must be maintained in order to sell mushrooms to the large grocery stores.

Loveday Mushroom Farms Ltd. must also meet specific quality specification set forth by the customers. This includes sizing, colour, dirt, stem length, and more. Local farms are so important to the freshness of the product. Mushrooms are picked, packed and sometimes in the customer store within 12 hours. The health benefits of mushrooms are being brought out of the dark. North America is finding out that

Winnipeg-based Loveday Mushroom Farms Ltd. is churning out about 72,576 kg of mushrooms/week at its two farms. A 125,000-square-foot facility that's been operating in Winnipeg for the last 63 years and a new 73,000 square-foot one just east of the city. The addition of the second production plant in 2009 farm has boosted its sales and production by about 25 percent. This allows the company to keep up with the growing demand for mushrooms. Another benefit of building the second plant is the ability to modernize some of its operations and begin producing organically grown mushrooms.



LOVEDAY
Mushroom Farms Ltd.

All Round Goodness Since 1932

Loveday Mushroom Farms Ltd.
556 Mission Street
Winnipeg Manitoba R2J 0A2
(204) 233-4378

OUR COMPANY
OUR HERITAGE
OUR COMMUNITY

Our Company

Based in Manitoba, Loveday Mushroom Farms is Canada's oldest continuous producer of mushrooms.

A pioneer of Canada's thriving mushroom industry, we've become a leader in utilizing advanced technology and state-of-the-art production techniques to supply a variety of quality mushrooms - white, crimini, oyster, portabella, shiitaki and enoki - to grocery stores, fine restaurants and foodservice sites in western Canada.

Committed to Excellence

Loveday Mushroom Farms is an advocate of good agricultural practices that ensure the highest standards of food safety and quality. We were the first mushroom grower in Canada to be HACCP-certified and we maintain food safety certification through the Guelph Food Technology Centre.



mushrooms.canada

For information and recipes,
visit mushrooms.ca

Manitoba's Mushroom
ManitobaMushrooms.ca



Site developed by Timelines

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OUR COMPANY
OUR HERITAGE
OUR COMMUNITY

Our Heritage

Now in its fourth generation of family ownership, Loveday Mushroom Farms is an enduring example of pioneering vision, entrepreneurial spirit and inspired leadership.

Spawned on the banks of the Red River in sight of downtown Winnipeg, we've survived the Great Depression, fierce flooding and keen competition to become one of Canada's leading mushroom suppliers.

Today's Success

We still cultivate mushrooms in much the same way as our founder, but the business of mushroom farming has changed. Today, we pick as many mushrooms before 9:00 a.m. as we did for the whole of 1932.

Discover our heritage



mushrooms.canada

For information and recipes,
visit mushrooms.ca

Manitoba Mushrooms
ManitobaMushrooms.ca



Site developed by [Timelines](http://www.timelines.ca)

LOVEDAY
Mushroom Farms Ltd.

All Round Goodness Since 1932

Loveday Mushroom Farms Ltd.
558 Mission Street
Winnipeg Manitoba R2J 0A2
(204) 233-4378

- OUR COMPANY
- OUR HERITAGE
- OUR COMMUNITY

Our Community

Doing our share for clean air

Dear Neighbour,

In the last three years, Loveday Mushroom Farms has invested over \$2 million in advanced technologies to improve the quality of air in our community. We believe our continuing effort has significantly reduced the organic odour that arises from the natural composting of mushroom bedding.

We are always searching for innovative ways to further control this naturally occurring smell, and to that end, we have installed a technological option that we believe will help reduce it even more. Our new ventilation system, which mixes oxygen molecules with compost odours, effectively cleans and refreshes the air before it is released.

We're confident that this new method of odour control will continue ensuring fresh, clean air in our neighbourhood.

Sincerely,
Burton Loveday



mushrooms.canada

For information and recipes,
visit mushrooms.ca

All Round Goodness
ManitobaMushrooms.ca



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npennersbf@m

New Reply

Delete

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Move to

Categories

Andre

REIME

Folders

Inbox 906

Junk

Drafts 1

Sent

Deleted

New folder



Andrew REIMER (andrew-reimer@hotmail.com)

To: npennersbf@mymts.net

This content blocked for your safety.

Parts of this message have been blocked for your safety.

Show content | I trust andrew-reimer@hotmail.com. Always show content.

Quick views

Documents 134

Flagged

Photos 50

New category

Neil Penner has contacted me as to whether our farm would be willing to commit land to manure storage and spreading from his proposed new broiler barn. We have 400 available acres within one mile of the proposed site that would benefit from from the nitrogen and phosphate in the manure for crop production. Since the value of these nutrient exceed the cost of hauling and application we would agree to take the manure from this barn in the case that his current contract for manure removal would be broken or not renewed.

Andrew Reimer
Willowbend Farms

Operation Name:

STEP 1: Livestock Information

Species	Type	Manure Type	Livestock Places	Animal Units
1 Chickens	Broiler (Female <3kg)	Solid	114000	670
2				
3				
4				
5				

Total AU 670

STEP 2: Crop Rotation Information

	Removal (lb/ac)	Nitrogen (N)	P ₂ O ₅	2X P ₂ O ₅
1. Grain/Grass Rotation		100	34	68

STEP 3: Nitrogen Volatilization

1. Manure	Type	Value (%)
Liquid	Open	20

STEP 4: Phytase Added

1. Was phytase used as an additive in feed?	Conditions	Value (%)
Yes	Average	25

Production Cycle (Days)	Rotation	Output per head		Production-N		Production P ₂ O ₅	
		kg N	kg P	kg	lb	kg	lb
40	7	0.0381	0.0316	28232	62111	23416	51514

Base Total N:	28232	62111	16391	36080
Post Manure Application N:	15528	34161	-	-

LAND BASE REQUIRED	Acres	
	2 X P ₂ O ₅ Removal	1 X P ₂ O ₅ Removal
Nitrogen (N) based	342	342
Phosphorus (P ₂ O ₅) based	630	4981

1. Nutrient values excreted by livestock is adapted from Quebec (Le Centre de reference en agriculture et agroalimentaire du Quebec - CREAQ)
2. Nutrient excretion for sows is based upon unpublished data for Manitoba
3. Nutrient values for turkeys based upon data from "Farm Practices Guidelines for Poultry Producers in Manitoba, 2000"

CROP ROTATION

1061

CROP ROTATION TABLE

A Expected Crops In the Rotation	B Acreage	C Historical Yield	D Units	E Source of Yield Information
Total Net Acreage for Manure Application				

- A. List all of the crop(s) to be grown in the rotation on the acreage that will receive manure.
- B. Indicate the average acreage for each crop over the rotation. For example, if there are 720 suitable acres available for manure and approximately 40 these acres will be used to grow canola, enter 288. The total of column B should add up to Total Net Acreage for Manure Application provided in the Manure Application Field Characteristic Table.
- C. Enter the historical yield average for each crop. Long-term yield averages can be determined using MASC data (<http://www.masc.mb.ca/masc.nsf/index.htm?OpenPage>) or on-farm yield records. If on-farm yield records are used, please provide copies.
- D. Enter the units for the yields provided (e.g. bu/acre, t/ha/acre).
- E. Enter the source of the historical yield average provided.

N/A @ THIS POINT