



TECHNICAL REVIEW COMMITTEE

**A TECHNICAL REVIEW REPORT
PREPARED FOR**

**THE RURAL MUNICIPALITY
OF
ROSSER**

**CANADA SHEEP AND LAMB
FARMS LTD.**

(Abas Girls Ranch Ltd.)

SW 27-12-2 EPM

TRC 12 – 023

December 28, 2016

A. INTRODUCTION – THE TEAM

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

- Agriculture (Ag); Livestock Environment, Nutrient Management and Business Development Specialists, Agricultural Engineer, and Veterinarians
 - Indigenous and Municipal Relations (IMR); Community Planners
 - Infrastructure (MI); Development Review Technologists
 - Sustainable Development (SD); Technical Review Officer, Soils Specialist, Environmental Engineer, Environment Officer, Habitat Mitigation Biologist, Regional Wildlife Manager, Nutrient Management Regulation Supervisor, Groundwater Specialist, Water Rights Licensing Manager and Resource Planner
- and
- Any other specialist or department that may have an interest, which may be consulted during the process.

The Technical Review Coordinator, (Senior Planner, IMR) chairs the committee.

THE REPORT (TRC Process Box 17)

Prime Purpose of TRC Reports

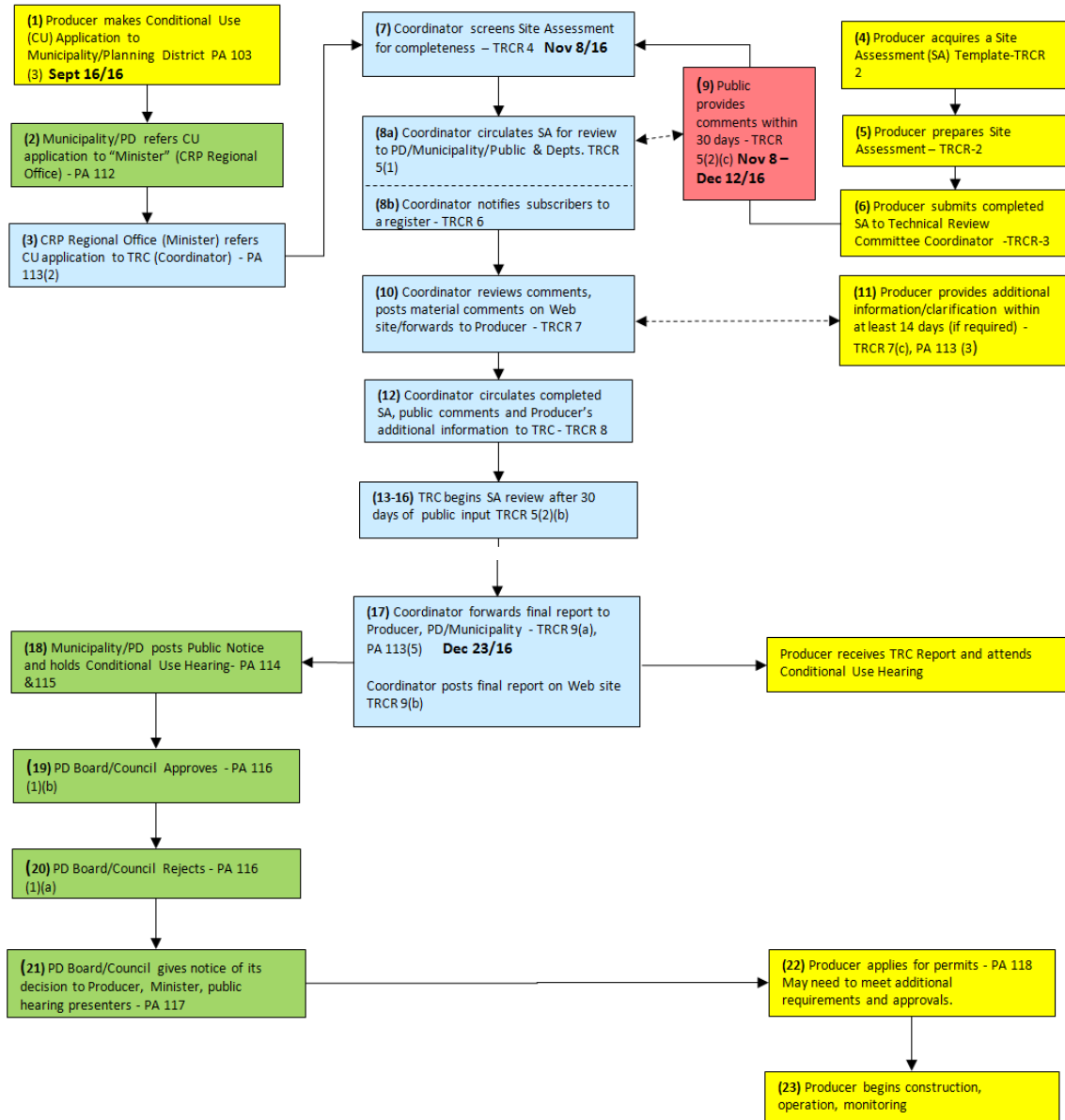
To provide objective, highly credible, technically-based assessments that:

- a) Enable municipal councils 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 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, measures 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.

THE PROCESS

Livestock Technical Review Process Canada Sheep & Lamb Farms Ltd.



B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

To view detailed descriptions go to the following:

http://www.gov.mb.ca/ia/livestock/public_registries.html

Applicant: Canada Sheep and Lamb Farms Ltd. (Abas Girls Ranch Ltd.)

Site Location: 9022E Road 70N, Approximately 2.97 kms south west of the Community of Stony Mountain, RM of Rosser. (SW 27-12-2 EPM) Refer to map below.

Proposal: Existing 2500 feeder cattle feed lot site established in 1995 creating 1923 Animal Units (AU's), to be converted to a replacement Ewe Breeding Facility for the operation of 21,153 animals creating 1923 AU's; breed ewe lambs to be distributed to multiplier lambing farms throughout the province.

This will involve the following:

- Using existing onsite buildings for sorting and processing bred animals, with slight modifications to confined livestock area
- Using existing runoff retention pond and feedlot with slight modifications
- Constructing a 120' x 50' barn addition to an existing barn
- Constructing 42 housing facilities to accommodate animal group numbers with roofs to eliminate runoff potential from penning areas
- Consuming 42,306 imperial gallons of water per day from an existing well with a maximum annual operation use of 15,441,690 imperial gallons.
- Generating 15,287 tons of manure per year
- Composting manure at field storage locations
- Composting mortalities on site
- Using the truck haul routes as shown below



C.SITE ASSESSMENT OVERVIEW

Assessment Overview Table

Provincial Technical Overview of: TRC 12-023 Canada Sheep and Lamb Farms Ltd. (Abas Girls Ranch Ltd)			
Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
1. Submitted complete Site Assessment	X	Not Applicable	IMR
2. Clearly defined the project as a __x__ Confined Livestock Area	X	Agricultural buildings such as barns over 600 meters (6,458 sq ft), require a building permit from the Office of The Fire Commissioner under <i>The Buildings and Mobile Homes Act</i> and the <i>Manitoba Building Code</i> .	IMR
3. Proposed sufficient, suitable land for manure spreading	X	Sufficient suitable land has been identified in the proposal. In any given year the amount of land that actually receives manure will depend on the volume of manure to be applied and the manure application rates established in the manure management plan. If the operator uses professional services to develop the manure management plan, the manure management planner	Ag

**Provincial Technical Overview of: TRC 12-023
Canada Sheep and Lamb Farms Ltd. (Abas Girls Ranch Ltd)**

Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
		<p>must successfully complete the Manure Management Planner's Course offered by Assiniboine Community College and be a member in good standing of the Manitoba Institute of Agrologists or a Certified Crop Advisor.</p> <p>If the services of a commercial manure applicator are obtained to land apply the manure, the applicator must be trained by the Assiniboine Community College and licenced by Manitoba Agriculture.</p>	
4. Secured sufficient land for manure spreading (spread agreements)	X	There is currently no Provincial requirement for manure spreading agreements. They are voluntary. In this application, they have been provided for the land listed as under agreement in the manure application field characteristics table.	Ag
5. Proposed spread fields that are properly designated (Development Plan) and Zoned (Zoning By-law)	X	<p>All lands are designated "Agricultural" Area in the South Interlake Planning District Development Plan BL No. 3/10.</p> <p>All lands are zoned "AG" Agricultural General Zone in the RM of Rosser Zoning By-law No. 15-14. Note that the lands located within section 27-12-02 EPM, 23-12-02 EPM, and 26-12-02 EPM are located within the Rockwood Sensitive Area Overlay which places restrictions on the drilling, maintenance and abandonment of wells</p>	IMR
6. Proposed sufficient minimum setbacks on spread fields from natural features (water sources etc)	X	The proponent has acknowledged the setback areas for all water features have been observed and excluded from landbase calculations. Setbacks should be clearly communicated and observed by those involved in manure application in order to minimize the risk of nutrients entering surface waters	SD
7. Identified 42,306 imperial gallons/day required for proposed operation	X	The proponent must apply for a Water Rights Licence.	SD
8. Proposed measures to meet storage and application regulations for manure	X	<p>All regulatory setbacks must be maintained during the field storage and composting of manure, and the manure is to be prevented from causing pollution of surface water, groundwater and soil. Field storage sites must be changed annually;</p> <p>Based on the number of proposed Animal Units the operation will be required to submit an annual Manure Management Plan by the</p>	SD

**Provincial Technical Overview of: TRC 12-023
Canada Sheep and Lamb Farms Ltd. (Abas Girls Ranch Ltd)**

Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
		<p>regulated deadline for the storage, handling, disposing, or application of any livestock manure.</p> <p>[See Appendix A for more specific information pertaining to this operation]</p>	
9. Proposed suitable manure mortalities disposal methods (composting)	X	The composting site for mortalities must be located at least 100 m from any surface watercourse, sinkhole, spring, well or the operation's property boundaries.	SD
10. Identified acceptable odour control measures for the project site	X	Under <i>The Farm Practices Protection Act</i> , 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. <i>The Act</i> is intended to provide for a quicker, less expensive and more effective way than lawsuits to resolve nuisance complaints about farm practices. It 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.	Ag/ IMR
11. Proposed a project site that meets development plan and zoning by-law requirements	X	<p>The proposed livestock operation is on land designated as an Agricultural Area in the South Interlake Planning District Development Plan By-law No. 3/10. The intent of the Agricultural Area is to support and strengthen agricultural activities on both prime and viable lower class land. The Development Plan also provides specific policy direction for the maintenance, expansion and/or establishment of livestock operations within the District. The Agricultural Area Land Policies indicate that existing agricultural enterprises which operate in conformance with applicable regulations should be protected from new development which might unduly interfere with their continued operation.</p> <p>The proposed livestock operation is on land zoned "AG" Agricultural General Zone in the RM of Rosser Zoning By-law No. 15-14. The AG Zone lists livestock operations with greater than 125 Animal units as a Conditional Use (Table 5-1 – Rural Agricultural use Table).</p> <p>The RM of Rosser Zoning By-law 15-14 requires that proposed livestock operations shall comply with the minimum setback requirements from property lines and water features [Section 5.15.2.b)]. NOTE: The proposed manure spread</p>	IMR

**Provincial Technical Overview of: TRC 12-023
Canada Sheep and Lamb Farms Ltd. (Abas Girls Ranch Ltd)**

Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
		<p>fields include lands with creeks and water control works.</p> <p>The zoning by-law stipulates that all livestock operations shall be a minimum of 80 acres in size (Table 5-4 Rural Bulk Table). Additionally, Table 5-3 (Minimum Separation Distances for Siting Livestock Operations) provides minimum separation distances for new and expanding livestock operations and new residences. The proposed livestock operation is 1,923 Animal Units in size. According to Table 5-3, the minimum separation distance from a residence to an animal confinement facility is 350 metres for a livestock operation with 1,923 Animal Units. Based on available information, it appears that the proposed livestock operation meets the setback requirements.</p>	
<p>12. Proposed a project site that is a sufficient distance from native prairie, Wildlife Managements Areas and Crown Land.</p>	X	<p>Based on the information presented, there does not appear to be any involvement or use of Crown lands by the intent of the operation proposed.</p> <p>Land Management & Planning Section of Manitoba Sustainable Development has no concerns with the proposal as presented.</p> <p>No wildlife related concerns</p>	SD
<p>13. Proposed trucking routes and access points that do not impact Provincial Roads or Provincial Trunk Highways</p>	X	<p>No concern. However, we do point out that preliminary truck traffic seems to be low for a fairly extensive operation such as this.</p>	MI

Provincial Departments

- Ag – Agriculture
- IMR – Indigenous and Municipal Relations
- MI – Infrastructure
- SD – Sustainable Development

D. PUBLIC COMMENTS & DISPOSITIONS

PUBLIC COMMENT SUMMARY

Patricia Stefishen

- Lives $\frac{3}{4}$ miles away from
- In support of the proposed ewe breeding facility as we are zoned agriculture

Denis Harrisko - 8-138E, Rd 70 North, SE28-12-2E

- Against proposal
- Concern raised regarding
 - a) the number and noise generated by 21,000 sheep
 - b) the number of working /guard dogs onsite now (3) and more in future that may pose a threat to family members and pets
 - c) an increase in predators
 - d) overcrowding of sheep - with ratio of sheep per acre on 80 acres when 20 of those are used for buildings
 - e) risk to Grassmere Creek which runs approximately $\frac{1}{4}$ mile away
 - f) impact on ground and surface water qualities are important and the effects of farm run-off to the creek and the local water table
 - g) impact on six homes within a half mile of this proposed sheep farm
 - h) expectation that homeowners are to tolerate the conditions and consequences of such a large endeavor so close is ill-advised, unneighbourly and a failure on the Provincial Government's part to protect the existing amenity of our properties.

Technical Review Committee Response

Protection of land uses and amenities is both a Provincial and a municipal responsibility. For its part, the Province through various Acts and Regulations directly provides a wide range of protection for land, water, and air and for those working and residing on the Manitoba landscape. With respect to land use planning, the Province through The Planning Act and the Provincial Planning Regulation ensures a balanced approach to the use of land and helps to guide municipal governments in crafting their planning documents (development plans and zoning by-laws) according to both provincial and local priorities and considerations. These instruments enable local councils to plan their municipalities in ways that enable a variety of land uses along with measures designed to minimize or avoid land use conflicts altogether.

For their part, Councils, under The Planning Act, are able to designate areas within their municipalities for a wide range of agricultural uses, including livestock operations. In such instances the Province through the Provincial Planning Regulation has established minimum separation distances between livestock operations and non-related land uses such as rural residences. Municipalities must adopt these separation distances (as a minimum) in their zoning by-laws as one means of reducing or avoiding conflict between a livestock operation and other non-related uses.

Dennis and Pat Dick – 9051 E – RD 70N

- Concerns raised regarding
- a) impact on drinking water
- b) negative impact on property value
- c) manure disposal, given 4 other feeder operations within 3 mile radius
- d) sufficient room on 80 acres for 21,000 sheep
- e) previous negative experience with waste runoff from site (1997)
- f) manure storage and spreading
- g) wolves
- h) increased road traffic

DAVIS KLIMPKE

- Against proposal
- Concerns raised regarding
- a) storage and handling of manure and mortalities which increases risk of contamination of ground water
- b) storage of 3-large manure piles onsite from previous owner–Harvey Dan (1995) north of yard site to back of property line
- c) amount of water necessary for number of animals
- d) smell and impact on recreation, golf course-Bell Acres and local cemetery - 1 mile away
- e) proposal given the existence of many dairy farms in this 3 km area
- f) previous negative experience with waste runoff from site - waste water treatment lagoon(1995) running into side road ditch which is full of grass and weeds
- g) access to information about location of spread fields and leasing agreements
- h) truck travel hauling manure, routes taken, distance to fields, spillage precautions
- i) human sensitivities to odors, and eye, nose, and throat irritations.
- j) manure spreading on small acreages (in forage);adherence to buffer zones, along ditches and personal property (2016)and near residences.

Connie Clauson – 9048E Road 70N, 27-12-2E

- Against proposal
- Concerns raised regarding
- a) cumulative impact of proposal given pre-existing local livestock operations (and the expected increase in animal density & manure load on land) along with BFI garbage dump nearby
- b) impact on underground aquifer which supplies water to many nearby properties

- c) cumulative impact on drinking water given pre-existing cattle densities in the area
- d) air quality
- e) road dust and impact on breathing and one's health and value of crops
- f) safety concern due to increased truck traffic and children playing nearby
- g) road conditions and ability for roads to handle traffic loads
- h) noise concern associated with size of operation and impact it will have on family's ability to sleep, and the impact it will have on our race horses and the potential for financial loss to family business

- Request that reviewing committee ask for and confirm what mitigation measures are being put in place to ensure that the nearby residents are not unduly affected by the odor from the proposed operation

Bev Wells, Chief Administrative Officer, RM of Rosser

- Council has received information that tires may be buried on the property of the livestock operation and is requesting that the province investigate.

Technical Review Committee Response

DATE: December 22, 2016

TO: Jen Webb
Manager, Soil, Animal Waste and
Conservation Section
Environmental Approvals Branch
Sustainable Development
123 Main St., Ste. 160
Winnipeg, MB R3C 1A5

FROM: Yvonne Hawryliuk
Regional Supervisor
Environmental Compliance and
Enforcement Branch
Sustainable Development
1007 Century Street
Winnipeg MB R3H 0W4

SUBJECT: Canada Sheep and Lamb Farms Ltd. /Abas Girls Ranch, Rural Municipality of Rosser
Technical Review Committee – TRC (File No. 12-023)

Manitoba Sustainable Development, Winnipeg Regional Office of Environmental Compliance and Enforcement Branch, has reviewed the above noted files for the above mention operation regarding concerns brought forth by the Rural Municipality of Rosser regarding the burial of tires on the property (SW 27-12-02 EPM). We are unable to verify the recent or past allegations of the burial of tires on this property. Previous inspections were conducted regarding odour, noise and manure burning complaints when cattle were present on site. At this time, these allegations brought forth by the Rural Municipality of Rosser cannot be substantiated and no further action will be taken.

Disposition: It has been noted that the proponent has responded to public concerns as per Appendix B. As well, the proponent is directed to adhere to provincial requirements and safeguards as noted in the Provincial Technical Overview Table above. The Technical Review Committee has also responded to two comments directed at the Province within this section.

E.CONCLUSIONS & RECOMMENDATIONS

Overall 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

- As per Section 114(1) of The Planning Act, Council must set a date for a Conditional Use hearing which must be at least 30 days after it receives this report
- 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
 - (1) the applicant,
 - (2) the minister, (c/o the Selkirk/Interlake Community & Regional Planning Office)
 - (3) all adjacent planning districts and municipalities, and
 - (4) 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;
 - b) publish the notice of hearing in one issue of a newspaper with a general circulation in the planning 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.
- Council should specify the type(s) of operation, legal land location, number of animals in each livestock category and total animals units in its Conditional Use Order.
- 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 Steinbach Community & Regional Planning Office); and
 - c) every person who made representation at the hearing.

Council is welcome to contact Manitoba Sustainable Development's Technical Review Officer with Environmental Approvals Branch as well as regional Environmental Compliance and Enforcement staff to discuss environmental compliance issues, if applicable, with respect to the Livestock Manure and Mortalities Management Regulation (M.R. 42/98).

Recommended Actions to Proponent

That any additional measures identified through subsequent Provincial and Federal licensing or permitting in order to minimize any identified risks to health, safety and the environment be undertaken.

F. TECHNICAL REVIEW COMMITTEE MEMBERS

Name	Department	Title	Telephone
Don Malinowski Chair	Indigenous and Municipal Relations	Senior Planner Community & Regional Planning Branch	945-8353
Petra Loro	Agriculture	Livestock Environment Specialist Agri-Resource Branch	945-3869
Jen Webb	Sustainable Development	Manager Environmental Approvals Branch	945-8541
Jeff DiNella	Infrastructure	Senior Development Review Technologist Highway Planning and Design Branch	945-1801

Appendix A

LIVESTOCK TECHNICAL REVIEW COMMITTEE

SUMMARY OF SUSTAINABLE DEVELOPMENT DEPARTMENT COMMENTS/RECOMMENDATIONS

PROPONENT: David Abas/Abas Girls Ranch Ltd.
PROPOSAL NAME: Canada Sheep & Lamb
TYPE OF OPERATION: 1923 AU Replacement Ewes
RURAL MUNICIPALITY: Rosser
OPERATION LOCATION: SW 27-12-2 EPM

Environmental Stewardship Division: Environmental Approvals Branch: Soil, Animal Waste and Conservation Section

- Any applicable permit or annual submissions under the Livestock Manure and Mortalities Management Regulation would be processed by Environmental Approvals Branch of Sustainable Development. Therefore, the Branch has not reviewed any information associated with storage or application of manure including, but not limited to, the confined livestock area, soil tests or land base assessment.

Environmental Stewardship Division: Environmental Approvals Branch: Municipal and Industrial Section

- No concerns

Environmental Stewardship Division: Environmental Compliance & Enforcement Branch, Central Region

Manitoba Sustainable Development, Environmental Compliance and Enforcement branch, has reviewed the Canada Sheep and Lamb TRC submission and can provide the following comments as per the Livestock Manure and Mortalities Management Regulation M.R. 42/98:

- A permit is required for the construction, modification or expansion of a confined livestock area capable of housing 300 animal units or more;
- The confined livestock area must be situated at least 100 m from any surface watercourse, sinkhole, spring, well or the operation's property boundaries, unless given written approval otherwise by the Director;
- The composting site for mortalities must be located at least 100 m from any surface watercourse, sinkhole, spring, well or the operation's property boundaries, and the composting facility and process must be acceptable to the Director. Additionally, if manure is to be composted a permit to construct a permanent composting pad or facility may be required;
- A mass mortality event shall be immediately reported to the Director and direction will be given regarding disposal of the mortalities; burial requires prior approval from the Director for an operation over 300 animal units;
- All regulatory setbacks must be maintained during the field storage and composting of manure, and the manure is to be prevented from causing pollution of surface water, groundwater and soil. Field storage sites must be changed annually;
- Any water that may have come in contact with manure collected by the runoff retention pond must be treated as manure

Biodiversity & Land Use Division: Wildlife & Fisheries Branch: Habitat, Biodiversity & Endangered Species section

- No wildlife related concerns

Parks and Regional Services Division: Central Region

- Central Regional wildlife has no concerns with this proposal.

Water Stewardship Division: Water Science & Management Branch

Staff in the Water Science and Management Branch have reviewed the site assessment for Canada Sheep and Lamb in the RM of Rosser and have the following comments:

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

- 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 2002);
- The proponent plans to broadcast the livestock manure on forage acres and broadcast and incorporate livestock manure within 48 hours on cultivated acres. Manure applications should not occur to saturated, frozen or snow covered soils or when heavy rainfall is expected within 24 hours. Manure applications are best completed by mid-October or earlier as manure applied shortly before freeze up is more susceptible to nutrient runoff losses during spring snowmelt than if the manure is applied earlier in the fall.
- 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. To remain environmentally sustainable over a long-term planning horizon of 25 years or more, the proponent must be able to balance phosphorus inputs from applied manure and other nutrient sources such as commercial fertilizers with crop removal rates to avoid excessive build-up in soils. Consequently, sufficient land base or economically achievable treatment technologies must be available so that manure can be applied at no more than 1 times crop removal rates. For long-term planning purposes, the proponent may require up to 2686 acres to ensure that manure can be applied at 1 times crop removal.
- All unused and abandoned wells on the site and spread fields should be properly sealed. A sealed well report should be filed with the Groundwater Management Section of Sustainable Development for all sealed wells. The Well Sealing form is available at:
http://www.gov.mb.ca/conservation/waterstewardship/water_info/misc/well_sealing_report_2015.pdf
f. Information on well sealing is available from Sustainable Development (204-945-6959) or:
http://www.gov.mb.ca/conservation/waterstewardship/water_info/misc/abandoned_wells.pdf. It is recommended that all but the most basic wells should be sealed by a well drilling professional. A list of currently licensed well drilling professionals is located
http://www.gov.mb.ca/conservation/waterstewardship/water_quality/wells_groundwater/well_drillers.html.
- During manure application all groundwater features, including water wells, should be given as a minimum, the amount of buffer as outlined in the regulations.
- Note that the Well Standards Regulation under the Groundwater and Water Well Act 2012 requires a 100 metre separation distance between newly constructed wells and confined livestock areas. The regulation comes into effect on January 1, 2017 and therefore may be in effect at the time new well construction takes place for this operation. The separation distances are meant to protect groundwater quality and even if not in effect at the time the proposed well is constructed, it would be prudent to adhere to this and other separation distance outlined in the proposed regulation.

Water Stewardship Division: Water Use Licensing Branch: Groundwater Licensing section

- The proponent must apply for a Water Rights Licence.

Biodiversity & Land Use Division: Lands Branch: Provincial & Regional Land Management Planning section

- Based on the information presented, there does not appear to be any involvement or use of Crown lands by the intent of the operation proposed.
- Land Management & Planning Section of Manitoba Sustainable Development has no concerns with the proposal as presented.

COMMENTS COMPILED BY:

Jen Webb,
Manager, Environmental
Approvals Branch
Environmental
Stewardship Division
Manitoba Sustainable
Development

Telephone: (204) 945-8541
E-Mail: jen.webb@gov.mb.ca



Appendix B

Don Malinowski
Senior Planner
Community & Regional Planning Branch
Technical Review Section
604-800 Portage Ave.
Winnipeg MB
R3G 0N4

December 22, 2016

**Re: Canada Sheep & Lamb/ Abas Girls Ranch
Technical Review - Response to Public Concerns**

Dear Mr. Malinowski;

In response to concerns expressed by the public we have prepared this letter in consultation with the proponent in order to address the concerns expressed.

Item #1 – The support of the community as expressed by Patricia Stefishen is greatly appreciated. As it is intended to occupy the facility for the foreseeable future all measures possible will be implemented to maintain good environmental standing and sustainability. As with other sites operated by Canada Sheep and Lamb the site will be managed and groomed to maintain a presentable development within the community.

Item #2 – Dennis Harrisko

It should be noted that the proposed facility is not a lambing operation but instead a ewe breeding facility where replacement ewes are brought to mature and be bred under controlled conditions before being distributed to alternate lambing operations distributed throughout the province. As the bred ewes only remain on site long enough to confirm pregnancy it is not intended nor likely that lambing would ever occur resulting in the noise suggested by Mr. Harrisko. Our bunk feeding system ensures that feed is always available and this reduces incidences of sheep calling for feed. Inevitably there will be some noise as animal communicate amongst themselves, however the severity in comparison to a lambing operation where weaned lambs are separated from their mother's will be significantly less.

The Great Pyrenees dogs present on site are intended for the purpose of protecting the herd against predators which is typically accomplished through intimidation such as by barking. In addition to protecting the herd they also deter these same predators from impacting surrounding neighbours by warding them off from the area. It is not anticipated that any more dogs will be necessary to guard the increased number of animals. We are unaware that these dogs have posed a

nuisance to the neighbour, it is the proponent's intent to either train or confine the dogs to the site in order to prevent such further issues.

It is proposed that the animals intended to be on site will be housed under covered roof areas within enclosed pen areas, as opposed to the open paddocks currently on site. Under these conditions the space requirements decrease considerably compared to an open pen area. Stocking density is generally determined by the available feeder space in order to ensure all animals have access to feed and water for welfare purposes. Determination of stocking density on this basis is considered acceptable within the sheep industry and has proven to be acceptable for animal welfare. The housing system proposed will also limit opportunities for predators thus making it less hospitable.

The proposed housing system which eliminates open pen areas where animals and their dunging area are exposed to the elements and subject to runoff, is a considerable improvement over the cattle feedlot that is currently approved for the site. Under the current circumstances, the pen areas for the cattle are completely exposed to the weather and runoff collection ponds were utilized to collect and store the runoff until such time that the liquids could be disposed of as manure on adjacent farm land. Under the current proposal it is still intended to maintain these runoff collection ponds as a means of controlling runoff in the event that it does become enriched with manure nutrients. As previously, this liquid would then be applied to surrounding cropland as a manure fertilizer in order to protect surface and groundwater sources in the area.

We would like to re-iterate that the proposal is not to increase the animal units from that which the site is currently approved as a cattle feedlot. The definition of the animal unit is that number of animals of a particular species that will excrete 73 kg of total nitrogen in a 12 month period. The proposed 21,153 sheep is equivalent to the number of animal units produced by 2500 feeder cattle. The proposal put forth by Canada Sheep and Lamb/Abas girls Ranch incorporates measures that are most favourable for animal welfare. These are the next generation of breeding animals responsible for the reproduction necessary to produce the market lambs which will end up on the dinner table. Neglecting the welfare of these animals will directly impact the profitability, thus is not in the best interest of the proponent. These same measures intended to provide animal welfare will also serve to improve the environmental protection and sustainability of the operation, with much lower risks that those associated with the cattle feedlot that previously existed.

Item #3 – Dennis and Pat Dick

- 1) The animal housing system proposed entirely eliminates direct animal access and exposure of their dunging area to precipitation. Contrary to the current beef feedlot which consists of uncovered open pen areas, the proposal eliminates the potential for runoff containing nutrients from the dung and the accumulation of liquids within the animal containment area which has the potential to impact ground water sources. The presence of a solid manure handling system further reduces this risk as through the composting process, manure nutrients become more stable and are less likely to be leached from the manure when stored in the field. Due to the size of the operation in excess of 300 AU, the operation is also required to file an annual manure management plan which is submitted to MAFRD for review and continual monitoring. Through this

means, it is ensured that manure is not be over applied and accumulation of manure nutrients are not occurring in the soil, thereby reducing the risk to water quality even further.

- 2) Establishment of livestock operations has been shown to actually increase land values in the immediate area of the operation as the demand for housing increases as employees look to locate close to their place of employment. Land values for farmland also increases due to increased competition for feed sources and the desire to have land situated as close to the operation as possible for economical manure application.
- 3) As indicated in response #1 a manure management plan will need to be filed with the province on an annual basis by the proponent. This plan identifies where the manure is to be applied in that particular year and also contains soil test reports on those same parcels of farmland. The intent is to have the manure applied in a sustainable manner in which the nutrients within the manure are utilized by the crop to be grown for either animal feed for the livestock or for sale. The Technical Review document has identified those parcels of land which are currently designated as being committed to the operation for manure application.
- 4) The proposed site plan in the Technical Review document indicates the housing required to facilitate the inventory of 21,153 sheep.
- 5) The preparation of a manure management plan ensures that the operations have sufficient land base to sustainably utilize the manure produced by each individual operation above 300 AU's. In essence the manure will simply replace the commercial fertilizer which is currently being applied to the land.
- 6) Manitoba Sustainable Development has regulations in place to ensure that livestock operations cannot negatively impact water sources be it groundwater or surface water without there being consequences. It is the duty of the operator to ensure all manure is contained on the property and not allowed to escape. As the proponent did not own the facility at that time we cannot comment as to the circumstances surrounding that situation, however the current proposal has measures proposed to mitigate the potential for runoff from any manure sources.
- 7) A large proportion of the water consumed by animals is lost through transpiration and respiration, while the remainder that is not retained within the animal is excreted as urine. This urine will be absorbed within the bedding within the containment areas where it will either further evaporate or utilized in the decomposition process. Soil conditions on site are such that the clay content will result in a permeability that will not allow liquids to rapidly infiltrate the soil resulting in a negative impact. The presence of excess moisture for sheep production is also detrimental to animal health and therefore a dry bedding layer must be maintained. If the bedding becomes too wet additional bedding is added in the form of straw to increase the liquid handling capability.

- 8) Depending on the management practices employed, it is possible to apply manure to the same parcel of land on an annual basis similar to commercial fertilizers. Based on past practices by Canada Sheep and Lamb, it is more likely that individual parcels will only receive manure every third or fourth year.
- 9) Through the Manure Management plan and soil testing of the parcels of land, nutrient accumulations in the soil are monitored and reported to the provincial government. If nutrient concentrations become increasing higher than target limits for a specific nutrient, the government will intervene and through regulation limit the amount of manure that can be applied to that which will provide for only enough nutrients to support the current crop year, or in extreme situations not allow any manure application at all until the nutrient levels have been drawn down to acceptable limits.
- 10) Predators are a consequence of any type of livestock operation not limited to sheep. Protection and control are the only means of combating this problem.
- 11) Being as this has been an existing livestock operation for some time, the current proposal is not expected to change the traffic which has previously been experienced. Measures such as dust control on those portions of the road extending from the facility to Hwy #7 would certainly be a viable means to limiting the impact on adjacent land owners.

Item #4 – Unidentified

- 1) The storage and handling of manure is regulated under the Livestock Manure and Mortalities Management Regulation (LMMMR). This regulation identifies acceptable means for the storage and handling of manure by which all livestock producers must comply. During the financial hardship through which Mr. Dan tried to operate, it was evident that not all items with respect to manure management were addressed. Since Mr. Abas has owned the property, however, considerable improvements and clean up have occurred. It has been indicated that the piles which are referenced are actually topsoil removed from the feedlot area before clay material was placed to construct an impermeable layer. This will be verified and if deemed to contain manure the material will be field applied as fertilizer.
- 2) A Water Rights License for the operation is required due to the daily consumption being in excess of the threshold limit of 5500 gallons. Administered through the Provincial Government, this licencing process is a means of ensure sustainable quantities of water are available for all users.
- 3) Establishment of livestock operations has been shown to actually increase land values in the immediate area of the operation as the demand for housing increases as employees look to locate close to their place of employment. Land values for farmland also

- increases due to increased competition and the desire to have land situated as close to the operation as possible for economical manure application.
- 4) Property belonging to Bel Acres Golf Course has been identified for manure application. During manure application consideration for wind direction will be considered so as to lessen the impact on the patrons. The composted solid manure intended to be spread is also significantly less pungent than the typical liquid manure from adjacent dairy farms which are in closer proximity to the course.
 - 5) The cemetery in question is situated directly south of Bel Acres Golf Course. At this location the proposed operation will likely have no significant odour impact as east winds are not common and the site contains no manure storage that may potentially generate offensive odours. Other livestock operations in the vicinity of the cemetery are more likely to have an impact.
 - 6) There are several large dairy operations in the area which have existing along with the beef feedlot in the past. Converting from beef to sheep is not anticipated to change this dynamic, nor have an impact on the surrounding community that did not previously exist.
 - 7) Currently there are 2 runoff collection pond on site which were originally constructed to collect runoff from the beef feedlot pen area in order to prevent the escape of nutrient from property. Management of these collection ponds requires that after significant rainfall or spring thaw, that the liquids be removed and field applied as a manure. We cannot comment as to previous owners management of these liquids, however the intent is that they will be managed as intended and potential for runoff will be minimized by completely covered animal containment areas.
 - 8) The parcels of land to be used for manure spreading and the spreading agreements where required were submitted along with the original application. This information is available on the public registry or viewable at the municipal office.
 - 9) Hauling of manure and feed will be inevitable and the travel distance will be determined by location. Although closer fields are preferred as the cost of application is lower, fulfilling obligations with respect to the manure management plan take precedence. The proponent intends to utilize the least obtrusive travel path so as to create the least nuisance to neighbours and other traffic but also to avoid conflicts that may impede the hauling operation. It is unlikely that there will be manure spreaders hauling the manure on the municipal roadway, as most transport from farm to field will occur by truck. Precautions will be taken to prevent spillage on the roadway, and immediate clean up will occur should an incident occur.
 - 10) It is unreasonable to expect that there will be no odours from the proposed operation, however the intensity and duration of these odours in comparison to the existing beef feedlot will be lesser and much less than adjacent farms with liquid manure handling

systems. Establishment of a shelter belt around the farm will also serve to provide some additional protection to limit the travel of these odours.

- 11) Setback distances and buffer zones are determined and enforced by the provincial government and are based on the type of manure being applied (liquid versus solid), the method of application and time of year. The proponent intends to comply with these minimum setbacks in order to maximize environmental protection and avoid conflicts with adjacent land owners.

Item #5 - Connie Clauson

- 1) The original Conditional Use permitted 2500 feedlot cattle to be situated on the site but due to economic conditions the full capacity of the feedlot was never developed and occupied. The proposal put forward with 21,153 replacement ewes is the equivalent in animal units to the 2500 feedlot cattle, so in essence the application is not an expansion. Due to the change in species from cattle to sheep, however, legislation requires that a new conditional use be obtained which now requires a Technical Review and a subsequent conditional use hearing which council will take into consideration as with any other hearing.
- 2) Decisions with respect to development of livestock operations are at the discretion of council and if over 300 AU are subject to a provincial Technical Review prior to being allowed to expand. As these expansions have occurred, it will have been demonstrated that suitable acres for sustainable manure application are available in the area despite this increase in animal density. Similarly, the proposal put forth also has demonstrated sufficient land base to be available for sustainable manure application.
- 3) There exists a limestone aquifer beneath the vast majority of the planning district and therefore the activities of each resident has the potential to have an impact . A review of well logs for the immediate area of the proposal site indicates that there is approximate 7 to 10 meters of clay and till material overlying the limestone. Soil investigations undertaken by former owners has indicated that the quality of this clay material and the depth of clay is sufficient to achieve the minimum requirements for Confined Livestock Areas as required by Manitoba Sustainable Development. These requirements have been put in place to ensure protection of surface and ground water sources and any development on site will need to ensure that these minimum requirements are satisfied. type of housing system is dramatically different than the open pen feedlot which has existed in the past. The exclusion of precipitation from pen areas will drastically reduce any potential for surface water runoff and infiltration of nutrients into the soil profile, ultimately reducing the environmental threat.
- 4) It is not possible to comment on the cause of the high coliform levels which are referred to, as there are many sources that may cause this occurrence such as septic fields and simple surface runoff if it allowed to directly enter the well. Regardless of the cause, the desire is to eliminate the potential for this to occur as a result of the proposed operation in

the future. Covered livestock areas will eliminate contact of precipitation with manure thereby minimizing the potential for nutrient laden runoff from accumulating and potentially escaping the property. In addition to eliminating the runoff, the roof covers will also eliminate moisture accumulation in the bedding area which also has the potential to seep into the ground. Although precautions in the form of a clay base beneath the feedlot area were in place currently and will continue to be, eliminating the source of moisture will only serve to better protect the environment. A permit will be required from Manitoba Sustainable Development for further development of the area to extend the housing units to the north. This process will ensure that the necessary protective measures are incorporate to protect adjacent land owners. No further encroachment on the setback from this adjacent neighbour is required to facilitate the operation.

- 5) Some level of odour is anticipated as with any type of livestock operation be it horses, cows, pigs or sheep. However as a potential source of odour, sheep would be considered to be one of the least offensive and the housing system proposed excludes the animals and their containment area from being exposed to the elements. Management of a sheep herd requires that the bedding area remain dry in order to maintain animal health and productivity. The amount of bedding such as straw required to maintain these conditions are a significant improvement in odour control over other liquid handling systems such as for dairy and hogs. The exclusion of precipitation from the containment area will also result in significantly less odour that what the existing feedlot would have generated even at its current size. It is realized that there are a significant number of rural residences in the area, and consideration will be given to these individuals in the vicinity of the operation and the land designated for manure application in order to minimize the effect on them. Unlike liquid manure which undergoes anaerobic decomposition which produced high levels of ammonia and potentially H₂S which are in large part responsible for the odour of manure, composted dry manure as is proposed undergoes aerobic decomposition which eliminates the off gassing of these odour producing components. Previous visitors of other Canada Sheep and Lamb sites have commented by the surprisingly low level of odour witnessed on site. Those interested would be gladly accommodated to tour one of these existing sites in order to witness it for themselves.
- 6) The majority of the traffic from the facility on a daily basis is expected to travel between the site and Hwy #7. If the amount of traffic during certain times of the year will warrant dust control on this portion of municipal road, it is the proponents intention to have this control put in place so as not to negatively impact residences on this path.
- 7) Road safety is the responsibility of all users and operators of motor vehicles. As in any situation caution will be exercised to protect the safety of all residents as it is anticipated that employees and the site manager will also have family playing within these same areas.
- 8) It can be anticipated that as traffic use increases on a roadway that the potential for deterioration also increases and under unfavourable weather conditions this rate of deterioration increases with additional traffic. However, effective operation of the

proposed facility requires the ability to access the site during all weather conditions in order to move feed and animals on and off site. For this reason, the proponent will make it their priority to arrange for the roadways to be maintained and cleared, and contribute to this effort when required such that they remain passable by all users.

- 9) The level of noise anticipated from the operation is not expected to be any different than any other farming operation in the area. Equipment used for field work is typical of many of the operations in the area and the animals remain relatively subdued as lambing will not take place at this location.
- 10) As previously indicated, establishment of livestock operations has been shown to actually increase land values in the immediate area of the operation as the demand for housing increases to house employees and there is increased competition for farmland in order to acquire land situated as close to the operation as possible for economical manure application and lowered travel distances during harvest.

Item #6 – Bev Wells (RM of Rosser)

- 1) The current owner is unaware of any such situation where there are buried tires on site. It is believed that there may be a misunderstanding in this respect as the previous owner had used shredded rubber from tires to finish roadways and feed alleys to increase the longevity during adverse weather conditions. During the cleanup of the site conducted by Mr. Abas, this rubber material was preserved and is currently stockpiled on site to reuse for the same purpose when the new operation is developed. To our knowledge there is no regulation preventing the use of this product in this manner.

Closing:

The proponent would like to thank those who took the time to express their concerns and give us the opportunity to provide additional insight into the type of operation which is expected to be established. Numerous other sites have been developed within the province and have co-existed with the community in harmony. An invitation is extended to anyone who is interested in touring one of these operations to get a better understanding of the full scope of such an operation and the day to day workings and impacts on its' surroundings. The proponent intends to operate and manage the facility in a professional and responsible manner protecting both the environment and respecting adjacent land owners and the nearby community.