

**TECHNICAL REVIEW COMMITTEE**

**A TECHNICAL REVIEW REPORT  
PREPARED FOR**

**THE RURAL MUNICIPALITY  
OF  
OAKVIEW**

**WESTVIEW COLONY FARMS**

**SW 1/4 22-14-21 WPM**

**TRC 12 -040**

**APRIL 24, 2018**

---

---

## 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
- Municipal Relations (MR); Community Planners
- Infrastructure (MI); Development Review Technologists, Engineering and Operations Division; Development Review Officers, Water Management and Structures Division
- 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, MR) 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

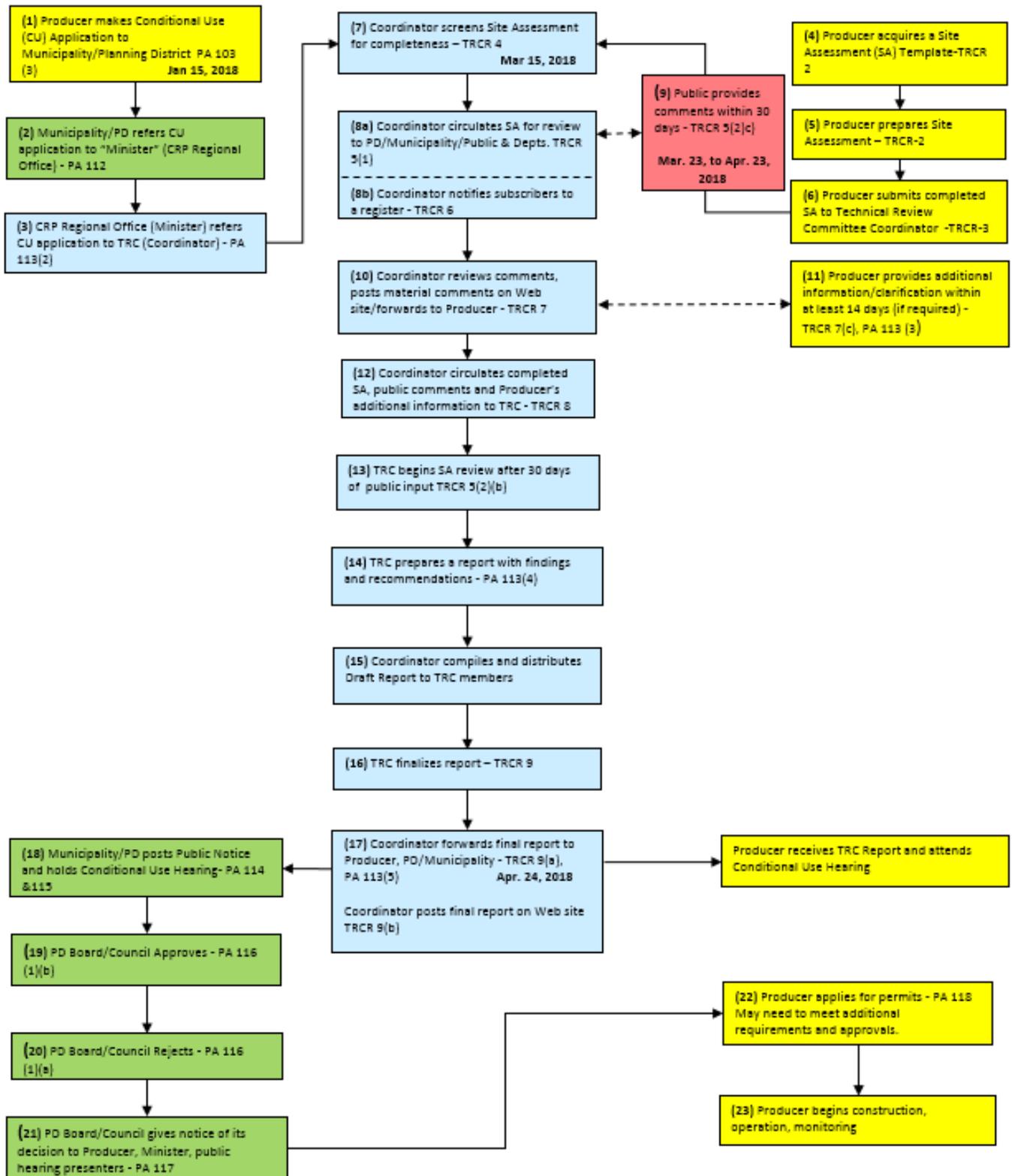
- e) Represents the fulfillment of the TRC's role as per 116(1)(b)(i) of The Planning Act – to determine, based on available information, that the proposed operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, 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**

- TRC Process Chart with actual pertinent dates and brief overview

## The Technical Review Process: TRC-12-040 –Westview Colony Farms



---

---

## B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

To view a detailed description, go to

[www.gov.mb.ca/ia/programs/livestock/public\\_registries.html](http://www.gov.mb.ca/ia/programs/livestock/public_registries.html)

**Applicant:** Westview Colony Farms

Westview Colony Farms is an existing 1200 animal, Sow-Farrow to Finish Hog Operation consisting of 1500 Animal Units in an Animal Confinement Facility.

**Site Location:** Approximately 3 miles ( $\pm$  5 km) south east of the Community of Cardale (SW  $\frac{1}{4}$  22-14-21 WPM). Refer to maps below.

**Proposal:**

Existing barn expansions:

- Enlarge north Sow Barn by adding 100 feet x 208 feet to east end, resulting in a 208 - foot x 460- foot barn
- Enlarge south Finisher Barn to west by adding 150 feet x 208 feet, resulting in 208- foot x 510 - foot barn
- No increase to Animal Units proposed



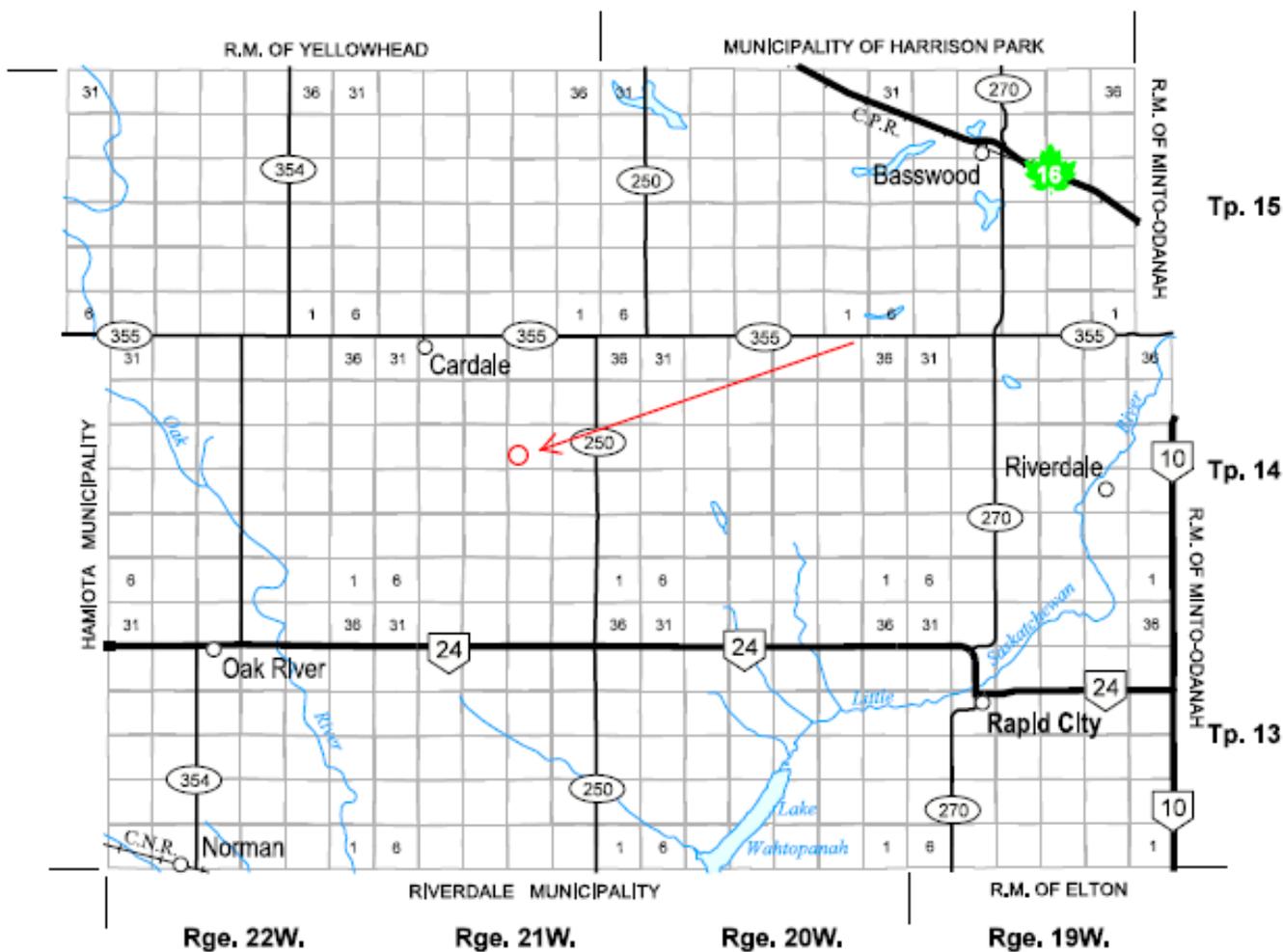
0 5  
SCALE IN KILOMETRES

# R.M. OF OAKVIEW

PROVINCE OF MANITOBA  
INFRASTRUCTURE  
HIGHWAY PLANNING AND DESIGN BRANCH  
GEOGRAPHIC & RECORDS MANAGEMENT SECTION  
WINNIPEG  
JANUARY 1, 2015

## LEGEND

|                                 |  |                    |  |
|---------------------------------|--|--------------------|--|
| TRANS-CANADA HIGHWAY .....      |  | ACCESS ROADS ..... |  |
| PROVINCIAL TRUNK HIGHWAYS ..... |  | RAILWAYS .....     |  |
| PROVINCIAL ROADS .....          |  |                    |  |





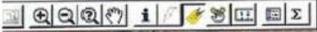
# Existing Manure Storage Facility.





Addition. to west side of South Barn.





Addition to East side of North Barn.





## C.SITE ASSESSMENT OVERVIEW

Assessment Overview Table

| <b>Provincial Technical Overview of TRC 12-040- Westview Colony Farms:</b> |                        |                                                                                                                                                                    |             |
|----------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Items Provided by Project Proponent</b>                                 | <b>Con-<br/>firmed</b> | <b>Related Existing Provincial Safeguards</b>                                                                                                                      | <b>Dept</b> |
| 1. Submitted complete Site Assessment                                      | X                      | The proposal is consistent with the Provincial requirements for a Livestock Operation.                                                                             | MR          |
| 2. Clearly defined the project as an Animal Confinement Facility           | X                      | Any barn is in excess of 6,458 sq. ft. each will require a building permit from the Office of the Fire Commissioner.                                               | MR          |
| 3. Proposed Project Site Physical Suitability                              | X                      | Aerial photography and detailed soil survey indicates that the existing pig operation is located on prime agricultural land (agriculture capability Class 1 to 3). | AG          |
| 4. Proposed Project Site Flood Risk Potential                              | X                      | Water Management, Planning and Standards is not aware of any major, overland flood hazard at this location.                                                        | MI          |
| 5. Declared Provincial Waterways                                           | X                      | This proposal will not impact Provincial Waterways.                                                                                                                | MI          |

Provincial Departments:

- Ag – Agriculture
- MR –Municipal Relations
- MI – Infrastructure
- SD – Sustainable Development

---

---

## D. PUBLIC COMMENTS & DISPOSITIONS – N/A

---

---

## 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 Brandon 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 animal 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 Brandon 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<br>Chair | Municipal Relations     | Senior Planner<br>Community & Regional Planning<br>Branch                          | 945-8353  |
| Petra Loro              | Agriculture             | Livestock Environment Specialist<br>Agri-Resource Branch                           | 945-3869  |
| Andrea Bergman          | Sustainable Development | Technical Review Officer<br>Environmental Approvals Branch                         | 945-4384  |
| Jeff DiNella            | Infrastructure          | Senior Development Review<br>Technologist<br>Highway Planning and Design<br>Branch | 945-2664  |