

TECHNICAL REVIEW COMMITTEE

A TECHNICAL REVIEW REPORT PREPARED FOR

THE MUNICIPALITY OF

ROBLIN

CANMARK FAMILY FARMING LTD.

SE 1/4 14-25-26 WPM

TRC 12 - 047

August 17, 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, Groundwater Specialist, 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:

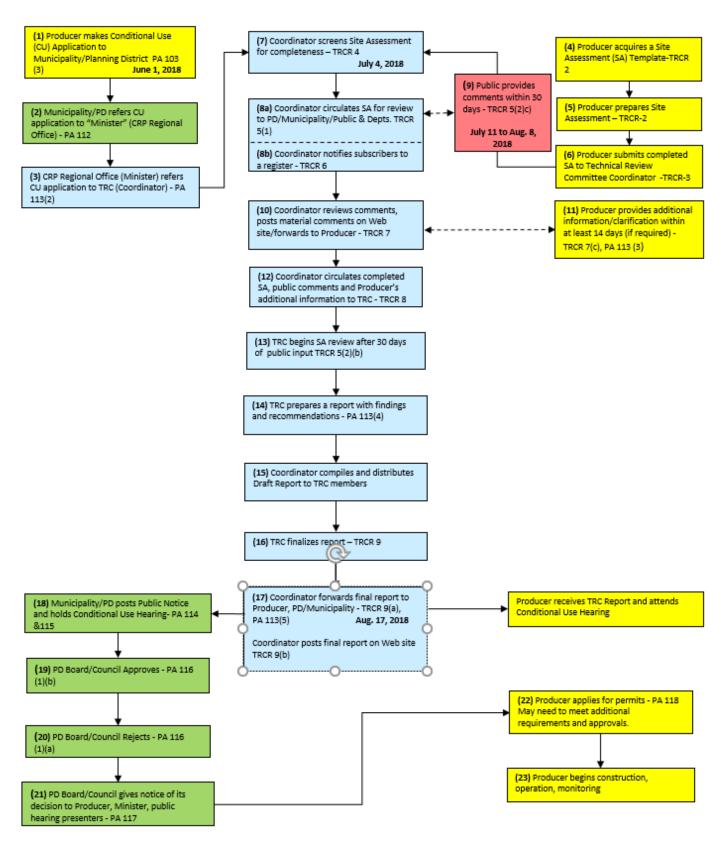
- a) Enable municipal councils to make informed Conditional Use Permit decisions:
- b) Create a common stakeholder understanding of a livestock proposal, potential impacts and related regulatory requirements and safeguards;
- Provide a vehicle/forum that enables the sharing of public concerns and proponent 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-12-047 -Canmark Family Farming Ltd.



B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

To view a detailed description, go to:

http://www.gov.mb.ca/mr/livestock/public registries.html

Applicant: Canmark Family Farming Ltd.

Site Location: SE ½ 14-25-26 WPM - Approximately 14 miles (22.5 km) south east of the Community of Roblin or approximately 5 miles (8 km) south of the Community of Shortdale, east of PR 584. (Refer to maps below)

Proposal: To expand the applicant's current hog operation from 1800 Sows farrow to weaning (450 AU) to 5500 sows farrow to weanling (1375 AU) along with 700 new Nursery – Weaning Gilts (23 AU) and 1500 new Grow-Finisher – Gilts (215 AU), for a proposed total of 1613 AU (from the existing 450 AU), within an animal confinement facility.

This will involve the following:

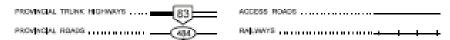
- Expansion of an existing 1800 space Sow (farrow to wean) operation to 5500 sows (farrow to wean) and a gilt barn including 700 space Nursery and a 1500 space grow/finisher unit to be attached to the existing barn
- Existing sow barn to be modernized with new office space, kitchen, showers and washrooms
- Expand and modify existing Earthen Manure Storage facility
- Consuming water from an existing well
- Rendering mortalities
- Using the truck haul route as shown in maps below

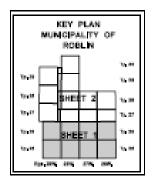


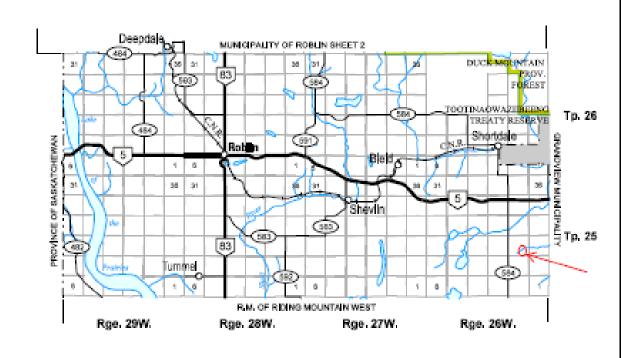
MUNICIPALITY OF ROBLIN

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

LEGEND





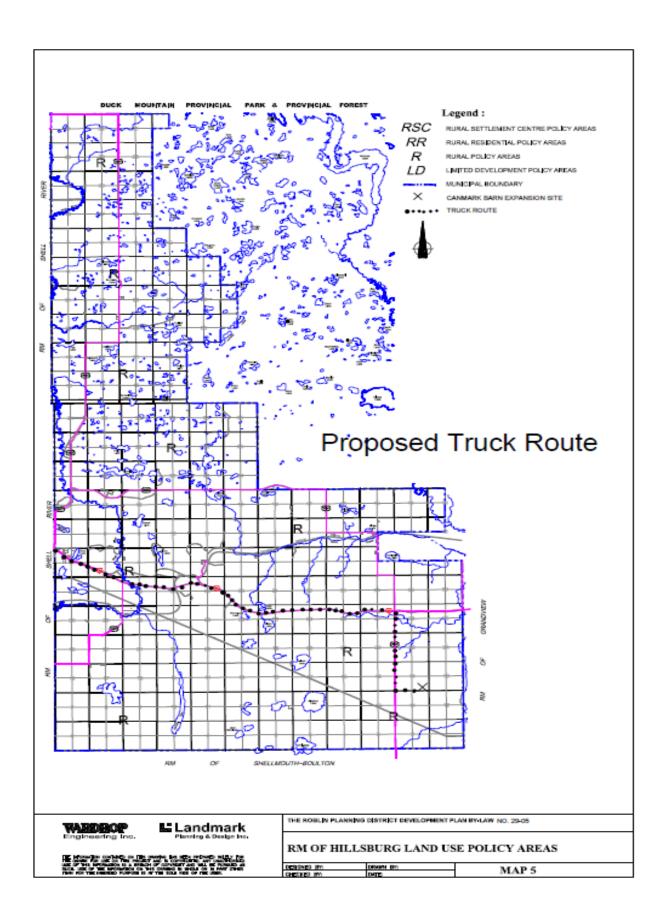


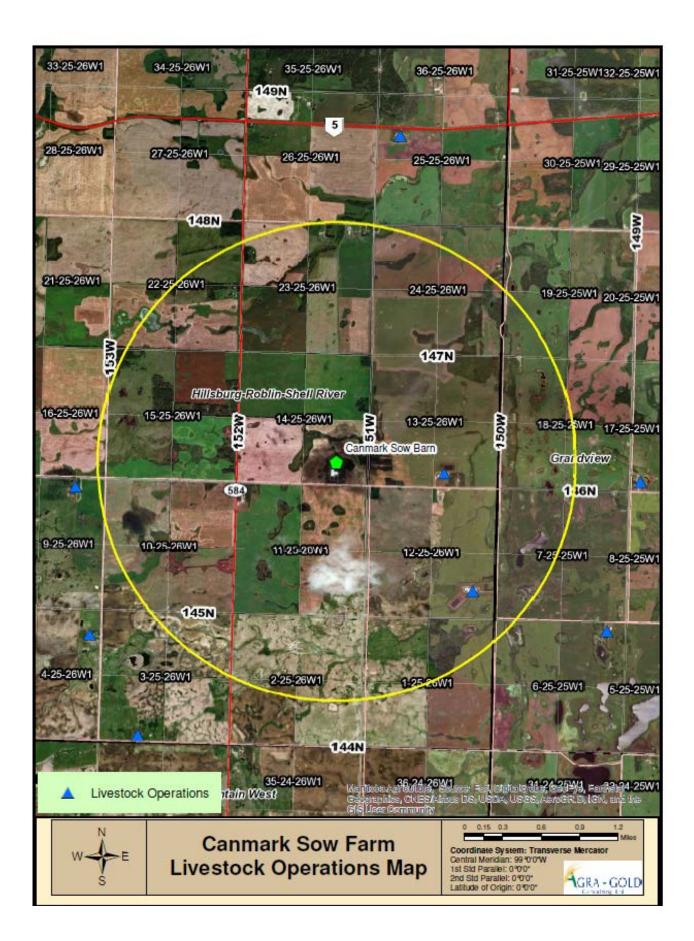
Canmark Family Farming Ltd.

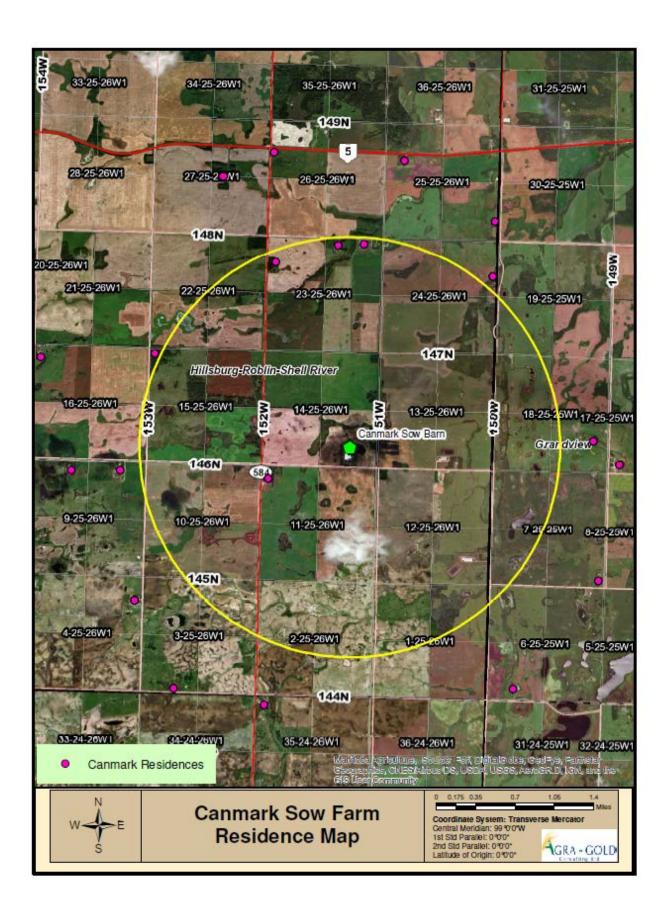
TRC Report

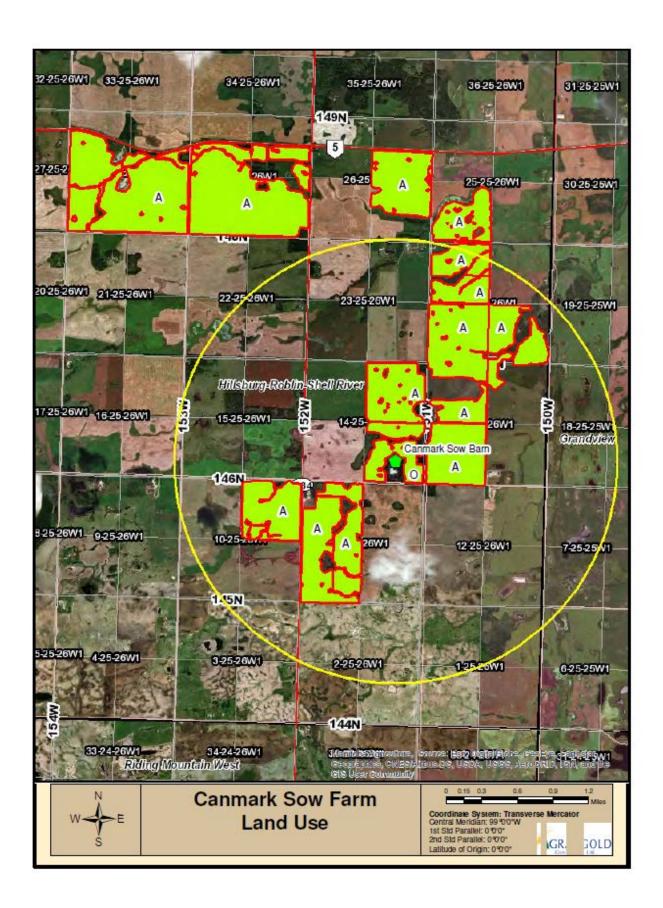
August 17, 2018

SHEET 1 OF 2



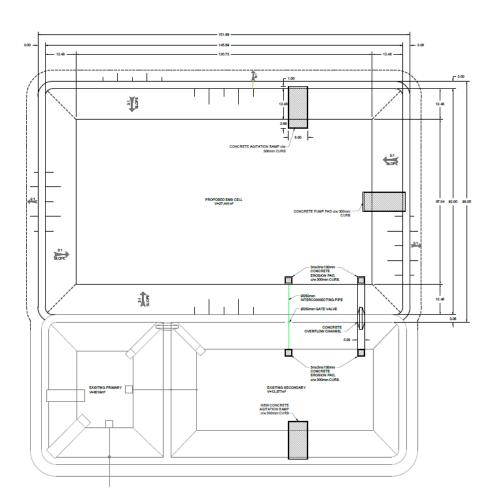














C. SITE ASSESSMENT OVERVIEW

Assessment Overview Table

Provincial Technical Overview of TRC 12-047 – Canmark Family Farming Ltd.:

			ı
Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
Submitted complete Site Assessment	Х	The proposal is consistent with the Provincial requirements for a livestock operation.	MR
2. Clearly defined the project as an Animal Confinement Facility	Х	Any barn 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	Reconnaissance soil survey indicates that the proposed sow (farrow to wean) operation is located on land mapped as Class 3 and Class 6. The proposed expansion includes plans to expand the existing earthen manure storage structure. Water Science and Management Branch of Manitoba Sustainable Development was consulted regarding Class 6 soils and it was determined based on the revised soil layer from Agriculture and Agri-Food Canada that the expansion of the manure storage facility does not enter Class 6 soils. Environmental Approvals Branch of Manitoba Sustainable Development should be contacted regarding the regulatory requirements for constructing a manure storage facility.	Ag
4. Proposed Project Site Flood Risk Potential	Х	Water Management, Planning and Standards is not aware of any major, overland flood risk at this location.	MI
5. Identified 32.924 imperial gallons of water/day required for proposed operation	х	This project is licensed, and has already applied for an amendment for the estimated water need. Project is in compliance with the Water Use Licensing Section.	SD
6. Proposed measures to meet storage and	х	Any applicable permit or annual submissions under the Livestock Manure and Mortalities Management Regulation would be processed by Environmental	SD

Canmark Family Farming Ltd. TRC Report August 17, 2018

Provincial Technical Overview of TRC 12-047 – Canmark Family Farming Ltd.:

Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
application		Approvals Branch of Sustainable Development.	
regulations for manure		Canmark Family Farming Ltd. must submit annual Manure Management Plans (MMP), as prescribed under the Livestock Manure and Mortalities Management Regulation. The MMP process is administered through the Environmental Approvals Branch of Sustainable Development. Details on the requirements for manure management plans, including future soil sampling and analysis requirements, are available at www.gov.mb.ca/sd/envprograms/livestock .	
7. Proposed Project Site with suitable mortalities disposal methods (rendering)	X	Information on disposal is provided in section 9 of the site assessment, which requires Canmark Family Farming Ltd. to select from 4 acceptable methods of disposal. More specific information is included in the Livestock Manure and Mortalities Management Regulation and at http://www.gov.mb.ca/sd/envprograms/livestock .	SD
8. Proposed Project Site with acceptable odour control measures		The proponent has indicated that there is an existing shelterbelt, a barley straw cover will be applied to the primary cell and the manure will be injected or immediately incorporated into the soil. The combination of these strategies will reduce odour from the yardsite and spread fields.	
	X	Should odour become a problem for neighbouring residents, there is a complaints process 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. The Act 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
9. Proposed Project Site that meets development plan and zoning by-law requirements	Х	The proposed livestock operation is on land designated as Rural Policy Area in the Municipality of Roblin Development Plan By-law No. 29-05. There are no additional overlay designations associated with the land. The intent of the Rural Policy area is to protect agricultural activities as dominant land uses. The	MR

Canmark Family Farming Ltd. TRC Report

Provincial Technical Overview of TRC 12-047 – Canmark Family Farming Ltd.:

Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
		proposal complies with Development Plan Policies 3.3 pertaining to Livestock Operations Policies. The proposed livestock operation is on land zoned "AG" - Agricultural General Zoning District in Rural Municipality of Hillsburg Zoning By-law 03/07. The proposal meets the minimum requirements as set out in Section 47.5.	
10. Proposed Project Site that is a sufficient distance from native prairie, Wildlife Managements Areas and Crown Land.	X	Distances to these features is provided in section 10.5 of the site assessment. Where the distances exceed 1 mile, the department generally has no objection.	SD
11. Proposed Spreadfields that are sufficient, and suitable for manure spreading		Canmark Family Farming Ltd has satisfied the Provincial land requirement for 5500 sows (farrow to wean) plus additional gilts in the RM of Roblin. A detailed explanation of the land assessment can be found in Appendix A.	
	X	All of the manure will be applied as a fertilizer for crop production. The proposal indicates that the services of a manure management planner will be used. Manure management planners must be Professional Agrologists or Certified Crop advisors and must have successfully completed training in manure management planning delivered by the Assiniboine Community College.	Ag
		The proponent has also indicated that a commercial manure applicator will be used to apply the manure. Commercial manure applicators must be trained and licenced in Manitoba. The training is delivered by the Assiniboine Community College and licencing is through Manitoba Agriculture.	
12. Proposed Spreadfields with sufficient minimum setbacks on Spreadfields from natural features (water sources etc.)	Х	The proponent is required to demonstrate minimum setback distances listed in section 10.6 of the site assessment, which Canmark Family Farming Ltd. has. Section 8.7 required Canmark Family Farming Ltd. to indicate if all setbacks have been observed and excluded from land base calculations. (See Appendix B)	SD

Canmark Family Farming Ltd. TRC Report

Provincial Technical Overview of TRC 12-047 – Canmark Family Farming Ltd.:

Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
13. Proposed Spreadfields that have been secured by spread agreements	X	The proposal indicates that the land available for manure application is under agreement.	Ag
14. Proposed Spreadfields that meet development plan and zoning by- law requirements	Х	The spreadfields meet the intent of the Municipality of Roblin Development Plan "Rural Policy Area" Designation, By-law No. 29-05. The proposal complies with Development Plan Policies 3.3 pertaining to Livestock Operations Policies. The spreadfields in the "AG" Agricultural General Zoning District in the Rural Municipality of Hillsburg Zoning By-law No. 03-07 are considered to be in compliance with said by-law.	MR
15. Proposed trucking routes and access points that may impact		The proposed truck route will utilize a Government Road Allowance which connects onto PR 584 with an existing access connection. We don't anticipate a substantial increase in usage onto PR 584.	
may impact Provincial Roads or Provincial Trunk Highways	X	Please be advised that any structures placed within the controlled area of PR 584 (125 feet from the edge of the right-of-way) require a permit from our office. The contact is Sheena del Rosario at (204) 945-3457 or Sheena.DelRosario@gov.mb.ca . Any structures placed within the controlled area of PTH 5 (125 feet from the edge of the right-of-way) requires a permit from the Highway Traffic Board. Please phone (204) 945-8921 for information regarding such permits.	MI
		The placements of temporary drag lines or any other temporary machinery/equipment for manure application within the right-of-way of PTH 5, and PR 584 requires permission from our regional office in Dauphin. Please contact the Regional Planning Technologist (Cheri Percival) at (204) 622-2377 or Cheri.Percival@gov.mb.ca. In addition, please notify the Regional Planning Technologist for the placement of temporary draglines or other temporary equipment for manure application within the controlled areas of PTH 5, and PR 584 (125 feet from the edge of the right-of-way).	
16. Proposed trucking routes – local roads	Х	The Municipality may impose, through a development agreement, conditions regarding the maintenance and /or construction of local roads, as provided for in The Planning Act.	MR

Canmark Family Farming Ltd. TRC Report

Provincial Technical Overview of TRC 12-047 - Canmark Family Farming Ltd.:

Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
17. Declared Provincial Waterway	Х	This proposal will not affect any Provincial Waterways.	MI

Provincial Departments

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

D. PUBLIC COMMENTS & DISPOSITIONS

	Public Comment Summary
Charles Beer,	- Before any expansion can happen on this unit, we need an
Shortdale, MB	environmental impact study on the existing facility, on the ground and surface water in the area. Also consultations should first be
RM of Robin.	done with aboriginals and the community. The information web page given on the leaflet, states that it is either outdated, inaccurate or not accessible. Why was this letter not sent to all the residents of the RM of Roblin. My neighbor brought this information letter to me yesterday. This operation is a factory, not a farm. It should not be built on farm land. It should be built where there is a buffer of ten miles from people s dwelling places because of the contamination of ground and surface water and making the air harmful to breathe, especially for those whose breathing is already compromised.

A full copy of the public comments as well as the proponent's response may be viewed on the public registry at the following link

http://www.gov.mb.ca/mr/livestock/index.html

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

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.
- 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:
 - the applicant,
 - (2) the Minister, (c/o the Dauphin 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:
 - Publish the notice of hearing in one issue of a newspaper with a general circulation in the planning district or municipality or when there is no newspaper with a general circulation in the area, post the notice in the office of the planning district or municipality and at least two other public places in the district or municipality; and
 - c) Post a copy of the notice of hearing on the affected property in accordance with Section 170 of *The Planning Act*.
- 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 Dauphin Community & Regional Planning Office); and
- c) every person who made representation at the hearing.

Council is welcome to contact Manitoba Sustainable Development's 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	Municipal Relations	Senior Planner Community & Regional Planning Branch	945-8353
Petra Loro	Agriculture	Livestock Environment Specialist Agri-Resource Branch	945-3869
Tracey Braun	Sustainable Development	Acting Assistant Deputy Minister (Environmental Approvals Branch)	945-6658
Jeff DiNella	Infrastructure	Senior Development Review Technologist Highway Planning and Design Branch	945-2664

Appendices

Appendix A

Manitoba Agriculture

Canmark Family Farming Ltd Land Assessment August 2018

In areas of lower livestock intensity such as the RM of Roblin Municipality, it is currently the Province of Manitoba's policy to require sufficient suitable land for all of the nitrogen and half of the phosphorus generated by the livestock. This policy assumes that more land is available and could be brought into the Canmark Family Farming Ltd manure management plan to balance phosphorus with crop removal, should it be necessary in the future.

In order to determine the land requirements for Canmark Family Farming Ltd, nitrogen and phosphorus excretion by the 5500 sows and associated weanlings and gilts are compared to nitrogen utilization and phosphorus removal by the proposed crops to be grown. The calculation takes into consideration typical, modern feeding practices for pig production and realistic, long-term crop yields from the Manitoba Agricultural Services Corporation (MASC) for Hillsburg-Roblin-Shell River.

Land suitability is determined using soil testing for phosphorus and soil survey to establish the agriculture capability. All of the lands with soil tests were below 60 ppm Olsen P, as required to be considered suitable. Reconnaissance soil survey is available to determine the agriculture capability of the land. The agriculture capability of the land included in the proposal includes Class 2 to 6 with the majority being Class 3 based on reconnaissance soil survey. The limitations include slope (T) and wetness (W) or a combination of factors (X). The proponent has indicated that manure will not be applied to Class 6 soils. Class 1 to 5 soils are considered suitable for manure application.

Canmark Family Farming Ltd is required to demonstrate that they have access to at least 2303 acres of suitable land for manure application. Canmark Family Farming Ltd has satisfied the Provincial land requirement with the 2344 suitable acres for manure application provided.

Appendix B

Sustainable Development

Staff in the Water Science and Watershed Management Branch have reviewed the site assessment for Canmark Family Farms Ltd. in the RM of Roblin and have the following comments:

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 inject all manure. Injection of manure at appropriate rates poses lower environmental risk than other manure application methods. Application to one perennial forage field is planned and injection may not be possible on this field. In order to reduce the risk of runoff losses, surface application should not occur to saturated, frozen or snow covered soils or when heavy rainfall is expected within 24 hours. Surface applications of manure are most susceptible to runoff losses of nutrients when runoff events occur within the first week or two after application. Applications to frozen soil or to soil shortly before the soil freezes are therefore much more likely to result in nutrient losses during spring snowmelt – ideally fall surface applications should occur well ahead of the soil freezing.
Manure tends to have an excess of phosphorus (P) compared to nitrogen (N) and as a result, for most crops, application at N-based rates causes a buildup of soil P. Practices which minimize N losses from the manure improve the N:P ratio in the manure and help reduce P buildup when manure is applied at N-based rates.
The proponent plans to construct a three cell lagoon for manure storage which when properly managed will allow for better utilization of manure nutrients and can reduce the risk of nitrogen and phosphorus loss to surface and groundwater.
The proponent has acknowledged the setback areas for all water features have been observed and excluded from land base calculations. Setbacks should be clearly communicated to and observed by those involved in manure application to minimize the risk of nutrients entering surface waters.
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 further build-up in soils. Consequently, sufficient land base must be available such that manure can be applied at no more than 1 times crop P removal rates. For long-term planning purposes, the proponent needs to have sufficient land

available to ensure that manure can be applied at 1 times crop P removal. The proponent acknowledges that 4,606 acres may be required for the long term environmental sustainability of the operation with current crop choices and yield potential. The proponent has identified sufficient land (2,334 acres) to apply at 2 times crop P removal (2,303 acres required to apply at 2x crop P removal with current crop choices and yield potentials) and to meet crop N requirements (1,991 acres) which meets regulatory requirements. It is important to rotate manure application across all spread fields so as to prevent excessive P buildup when applying at 2x crop P removal rates.

☐ If there are unused water wells on the site or spread fields these shall be properly sealed. A sealed well report must be filed with the Groundwater Management Section of Sustainable Development for each well sealed. Information on well sealing and the sealed well report are available from Sustainable Development (204-945-6959) or: http://www.gov.mb.ca/sd/waterstewardship/water_quality/wells_groundwater/index.html. All but the most basic wells should be sealed by a well drilling professional. A list of currently licensed well drilling professionals can also be accessed from the above web page. All groundwater features, including water wells, should be given as a minimum, the amount of buffer during manure application as outlined in the regulations.

The Well Standards Regulation under the Groundwater and Water Well Act (http://www.gov.mb.ca/conservation/waterstewardship/groundwater/consultation/index.html)

requires a 100 metre separation distance between newly constructed wells, confined livestock areas and manure storage facilities

Appendix C

Applicant's Response to Public Comments

Canmark Family Farming Ltd.

TRC Report

Canmark

August 13, 2018

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

Canmark Family Farming Ltd Box 1198 Roblin, MB R0L 1P0

Dear Sir:

Re:

Canmark Family Farming Ltd Livestock Application

File TRC-12-047

Please accept this letter from Canmark Family Farming Ltd. in response to the public Technical Review Committee (TRC) review phase for our proposed expansion and modernization project. Our proposed \$14.0 million Canmark Sow and Gilt barn project will inject new investment into the Roblin area and create 12 new full time jobs.

Our expansion project is proposed on SE 14-25-26W in the Roblin Municipality with attached additions to our existing (450 AU) 1,800 space Sow farrow to wean barn. The proposed 1,163 A.U. expansion will include a 3,700 space Sow farrow to isowean, a 700 space gilt nursery and a 1,500 space gilt finisher capacity. The current and proposed development site is bordered by a treed, multi-row shelterbelt.

We have kept the Roblin Municipality informed over the past 2 years regarding our intention to expand our livestock operation while planning for this project. We have also conducted extensive community consultation by visiting door-to-door with area neighbours within 3 kilometers of our proposed development site earlier this spring 2018 as well as a public open house on May 2, 2018. These steps were not required, but we felt that this was important to fully inform the community about our proposed development.

From our visits and feedback received, we are pleased to see that the overall community has responded in favour and positively to our proposed Canmark project.

The Manitoba Livestock review and approval application process is regarded as the most extensive and rigorous in North America. It involves many technical aspects including detailed land use, agricultural, soil and water investigations and environmental reviews with information obtained from professional experts and in-government sources.

This conditional use application is only a part of the livestock regulatory process and on-going government oversight. Further detailed provincial permit applications still need to be submitted and approved. We are confident that when the full development review and approval process is completed that any final decisions made will protect the overall public interest, economy and natural environment.

Canmark

My family and employees live in this community. Roblin is our home. Protecting our water and air is important to us, as well our friends and fellow neighbours. Rest assured, we will continue to follow all the environmental regulations including annual water quality and supply monitoring, soil sampling, manure management planning and overall sustainable farming practices to maintain a safe, high quality of life in our community.

Yours truly,

Henrik Thomsen