

**Cool Spring Colony Expansion**  
**BMCE 2018-067**  
**SITE ASSESSMENT**



**June 26, 2018**

# SITE ASSESSMENT

FOR LARGE LIVESTOCK OPERATION PROPOSALS  
(300 ANIMAL UNITS OR MORE)



## 1.0 Purpose

The establishment or expansion of a livestock operation that has 300 Animal Units or more is subject to Part 7 of [The Planning Act](#). When such proposals are considered a conditional use by a municipal council or planning district board, approval of a conditional use permit is required. This includes a review by the Technical Review Committee (TRC) appointed by the Minister of Indigenous and Municipal Relations. The [Technical Review Committee Regulation](#) requires a site assessment be undertaken by the proponent to help the committee complete its review and allow the public affected by the livestock operation to comment on the proposal.

## 2.0 Assistance

For assistance in completing the Site Assessment Form, the following resources are available:

- [Glossary of Terms](#) for definitions
- [Manitoba Agriculture](#) for animal unit and suitable spread field acreage calculations
- [Manitoba Sustainable Development](#) for information on regulatory requirements
- Government agencies to obtain any required reports. For example, a Conservation Data Centre report is required as per Section 12.0 of the Site Assessment
- Contact the [Technical Review Coordination Unit](#) for additional help.

### 3.0 Description of Livestock Operation

Operation legal name, if other than the owner's name:

Cool Spring Colony Ltd.

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Operation location (project site)<sup>1</sup>:

SW 24-16-17 W

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Rural Municipality (RM):

Minto-Odanah

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

SW 1/4 24-16-17 WPM 1

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[Manitoba Premises Identification Number:](#)

SW 24-16-17 W / 96121

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Municipal Tax Roll Number(s):

0164400-000

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Illustrate the location of the operation (project site) on a map. (See [Location Map](#) for example).

*Location Map Attached*

### 4.0 Nature of Project<sup>2</sup>

Please indicate if the proposal is for a new or expanding livestock operation. If the operation is expanding, please identify when the operation was established.

New Operation

Expansion of Existing Operation

Date Established: June 01, 1986

Describe what is being proposed:

Expand current broiler operation from 65,000 to a total of 96,000 broilers.

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Construct multi-use barn for 500 layers, 4 dairy cows and 400 ducks.

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

**No existing buildings will be modified.**

**Two new barns to be constructed (chicken and multi-use).**

**See site plan.**

### 5.0 Current and Proposed Type and Size of Operation<sup>3</sup>

Using the Manitoba Agriculture [Animal Units Calculator](#), indicate the total number of animals and animal units for each animal category associated with the current and proposed operation (if applicable).

**Table 5-1: Current and Proposed Operation Animal Unit Summary**

Animal Categories (Column B from Animal Units Calculator)	Current Operation		Proposed Operation	
	Current Number of Animals (Column D)	Current Number of Animal Units (Column E)	Proposed Number of Animals (Column F)	Proposed Number of Animal Units (Column G)
Sows (farrow-finish)	575	719	575	718.75
Broilers	65,000	325	96,000	480
Layers	0	0	500	4.15
Ducks	0	0	400	6.8
Dairy cows	0	0	4	8
		<b>Total Current</b>	<b>Total Proposed</b>	
		<b>1044</b>	<b>1217.7</b>	

Manitoba Agriculture Animal Units Calculator attached

### 6.0 Animal Confinement<sup>4</sup>

Based on the nature of the proposed project indicate the type of animal confinement. (Note: Please check more than one category if applicable)

**Animal Confinement Facility** – means a barn or an outdoor area where livestock are confined by fences or other structures, and includes a seasonal feeding area but does not include a feedlot or a grazing area.

**Confined Livestock Area**<sup>5</sup> – means an outdoor, non-grazing area where livestock are confined by fences or other structures, and includes a feedlot, paddock, corral, exercise yard, holding area and hoop structures.

**Other** (Describe what is being proposed)

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Does the operation currently use a confined livestock area:

Yes

No

If **yes**, what is the **current capacity** (livestock places and animal units)? N/A

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To ensure the proposed livestock operation can be built in a way the environment is protected, a permit is required for construction and expansion of confined livestock area(s) for operations with 300 Animal Units or more. Permits are required by the [Livestock Manure and Mortalities Management Regulation](#) (M.R. 42/98), under [The Environment Act](#).

A permit under the [Livestock Manure and Mortalities Management Regulation](#) (M.R. 42/98) is not required for an indoor housing area or barn unless there is a manure storage facility within the building (an under barn storage capable of storing manure for 30 days or more).

Note that agricultural buildings such as barns over 600 meters (6,458 sq ft) require a building permit from the Fire Commissioner's Office under *The Building and Mobile Home Act* and the Manitoba Building Code.

Show all existing, proposed buildings and additions to existing buildings on the project site plan. See [Project Site Plan example](#) and the [Project Site Plan Guide](#) for help creating your site plan<sup>6</sup>.

*Project Site Plan attached*

## 7.0 Water

### 7.1 Project Sites Unsuitable for Development

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

A [Nutrient Buffer Zone](#), as defined in section 3(3) of the regulation, includes areas of land along water bodies such as rivers, lakes, streams and drains.

The proposed indoor housing area, barn, confined livestock area and/or manure storage facility:

will

will not

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

Determine the agriculture **capability** class(es), including their limitations, of the soils for the project site.

Individuals with GIS mapping software can access information through [Manitoba Land Initiative](#) (MLI) website. In addition, information from MLI can also be viewed on Google Earth. Both the download for Google Earth and the registration for MLI are free.

Click [here](#) for instructions under the MLI website.

## 7.2 Water Source<sup>7</sup>

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

Water source for operation:

- |   |   |
|---|---|
| <input type="checkbox"/> Pipeline (public)                | <input type="checkbox"/> Water cooperative        |
| <input type="checkbox"/> Proposed well                    | <input checked="" type="checkbox"/> Existing well |
| <input type="checkbox"/> River                            | <input type="checkbox"/> Lake                     |
| <input type="checkbox"/> Dugout - dimensions: ___x___x___ |   |

If using an existing well, provide a copy of the water well log<sup>8</sup> and logs for other wells on the property. Logs can be obtained from Manitoba Sustainable Development by calling (204) 945-6959 in Winnipeg; 1-800-214-6497 toll free.

## 7.3 Source Water Analysis Reports

Annual [livestock source water quality monitoring reports](#) must be submitted to Manitoba Sustainable Development for any operations of 300 Animal Units or more.

Has the operation submitted an annual source water monitoring report?

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A (new operation or existing operation <300 AU currently) |
| <input type="checkbox"/> No             |  |

If **yes**, please indicate **year** of last submission: 2017

Will livestock have direct access to surface water (not including dugouts)?

- |                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

If yes, identify the name of the surface water feature:

N/A

List any steps that will be taken to prevent direct access of livestock to the water body:

Animals will be stored in a confinement facility.

## 7.4 Water Requirements

Protecting the interests of domestic users and the environment, in addition to existing licensees, is the intended purpose of the water rights licensing scheme.

In order to protect the sustainability of water sources, all operations using more than 25,000 litres (5,499 imperial gallons) per day must possess a Water Rights License required by the [Water Rights Regulation \(MR 126/87\)](#) under *The Water Rights Act*.

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

### Water Use<sup>9</sup>

To calculate the total water use for non-dairy operations, go to the [Water Requirement Calculator](#).

For dairy operations, go to the [Dairy Barn Water Requirement Estimator](#).

Maximum daily use for the operation:  $\frac{17,101 \text{ Ig} / 74,422 \text{ L}}{\quad}$   
 imperial gallons  litres

Maximum annual use for the operation:  $\frac{6,241,651 \text{ Ig} / 27 \text{ dam}^3}{\quad}$   
 imperial gallons  cubic decameters

*Water Requirement Calculator attached*

*Dairy Barn Water Requirement Estimator attached*

## 7.5 Groundwater (Contamination Risk Protection)

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

All unused or abandoned well(s) on site and spread fields should be properly sealed and a seal well report filed with the Groundwater Management Section of Manitoba Sustainable Development. Information on well sealing is available from Manitoba Sustainable Development at (204) 945-6959 or refer to the [technical information document](#). It is recommended that all but the most basic wells should be sealed by a well drilling professional.

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

	Existing	Proposed	Not Applicable
Manure is stored in a storage facility built by permit or is registered by Manitoba Sustainable Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storage includes leak detection system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Earthen storage has between 400 and 500 days storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Steel/concrete tank has between 250 and 500 days storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manure storage facility meets required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Field storage (solid manure) locations are changed annually	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Field storage meets required setbacks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All fields to receive manure are soil tested annually for nitrate-N and Olsen phosphorus	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All manure is applied according to a registered manure management plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Licensed commercial manure applicator is used to apply manure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operator applies manure	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Abandoned wells have been properly sealed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other:

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## 7.6 Building in Flood Areas:

The [Livestock Manure and Mortalities Management Regulation](#) prohibits an operator from constructing a manure storage facility within the boundaries of the 100-year flood plain elevation. [Manure storage facilities](#) that are constructed with protection for a flood-water level at least 0.6 meters higher than the 100-year flood water level are exempt.

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

The flood protection level for structures located within a Designated Flood Area is the site specific design flood level plus freeboard, as provided by the Hydraulic Forecasting Branch of Manitoba Infrastructure. Contact the Hydrologic Forecasting Branch at (204) 945-2121 in Winnipeg; 1-800-214-6497 toll free, for more information.

The proposed site:

is

is not

located in a Designated Flood Area: [Upper Red River Valley Designated Flood Area](#) or [Lower Red River Designated Flood Area](#).

*Note:* At the time of permit issuance, verification is needed to ensure any proposed structure(s) are located within the 100-year flood plain elevation; or at an elevation set by Manitoba Infrastructure.

## 7.7 Watershed Management Planning

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

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

Name of watershed(s): Whitemud (3000 ac) / Little Saskatchewan River (2310 ac)

Name of sub-watershed(s): Upper Whitemud / Lower Central Little Saskatchewan River

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

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

## 8.0 Manure

The [Livestock Manure and Mortalities Management Regulation](#) (M.R. 42/98) sets requirements for the use, management and storage of livestock manure in agricultural operations, to ensure it is handled in an environmentally sound manner. For more information on this, call Manitoba Sustainable Development at (204) 945-4384 in Winnipeg.

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

### 8.1 Manure Type

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

What type(s) of manure will be generated?

- Solid                       Semi-solid                       Liquid

### 8.2 Manure Volume or Weight

Manure production can be estimated using the [Manure Production Calculator](#). The sizing of the manure storage is the **responsibility** of the operator and must be constructed in accordance with the [Livestock Manure and Mortalities Management Regulation](#). Design and construction of a manure storage facility is dependent on the type of structure; earthen manure storage facilities must have between 400 and 500 days capacity, a steel or concrete storage tank must have between 250 and 500 days capacity. This ensures the **facility** has sufficient capacity eliminating the need for winter application of manure.

What will be the total volume or weight of manure generated annually by the livestock operation?

Liquid volume: 534,760 ft<sup>3</sup>/yr  
**AND/OR**  
Solid volume: 131,921 ft<sup>3</sup>/yr

*Manure Production Calculator attached*

### 8.3 Manure Storage Type and Capacity

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

Is the operation planning to construct, modify or expand a manure storage facility or use an existing manure storage facility?

- Construct                       Use existing  
 Expand                       Not applicable  
 Modify

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Concrete tank(s) manure storage facility | <input type="checkbox"/> Molehill manure storage facility                 |
| <input type="checkbox"/> Earthen manure storage facility                     | <input checked="" type="checkbox"/> Steel tank(s) manure storage facility |
| <input type="checkbox"/> Engineered solid manure storage facility            | <input type="checkbox"/> Under-barn concrete manure storage facility      |
| <input checked="" type="checkbox"/> Field storage                            |   |

If the proposed operation or expansion will utilize an existing manure storage facility for the new manure, indicate the construction permit number or facility registration number:

LM-687; LR-055001

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Provide the dimensions of the existing and/or proposed manure storage facilities that will be used to store manure from the proposed operation or expansion. (See [Existing and Proposed Manure Storage Facility Dimensions Table](#).)

*Existing and Proposed Manure Storage Facility Dimensions Table attached*

If an existing manure storage facility that will be used to store any of the manure from the proposed expansion has a leak detection system (monitoring wells or sump pit), annual sampling and reporting to Manitoba Sustainable Development is required. Has the system been sampled and results submitted to Manitoba Sustainable Development?  Yes

No

Not applicable

If **yes**, please indicate **year** of last submission: \_\_\_\_\_

If a manure storage facility is proposed in a geologically sensitive area, a leak detection system may be required.

For more information on obtaining a manure storage facility permit, please contact Manitoba Sustainable Development, Environmental Approvals Branch at (204) 945-5081.

#### 8.4 Odour Control Measures (project site)

Barns and manure storage facilities can be significant sources of livestock odours. The use of manure storage covers and shelterbelts can reduce this, particularly for neighbours in the **vicinity** of the operation.

What odour control measures are you planning to use?

Manure storage cover:

- Yes  No  Not Applicable

If **yes**, type of cover: \_\_\_\_\_

Shelterbelt planting:

- Yes  No  Existing shelterbelt

Other measure (specify):

N/A

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## 8.5 Manure Treatment

### Pig operations:

Under *The Environment Act*, the director must not issue a permit for the modification, expansion, or construction of a manure storage facility accommodating an increase in the number of animal units for **pigs**, unless the manure is treated using anaerobic digestion or another environmentally sound treatment that is similar to, or better than, anaerobic digestion, according to Manitoba Sustainable Development. Environmentally sound treatment has been defined in the Hog Production Pilot project. For more information on new or expanding hog operations and the requirements of the Hog Production Pilot project, please contact the Manitoba Pork Council.

Under the Hog Production Pilot project, in addition to existing regulatory requirements, new and expanding pig operations must:

- Subject the manure to treatment using anaerobic digestion or mechanical or gravity separation including multi-celled manure storage structures and settling tanks;
- Have access to sufficient suitable land to accommodate all of the phosphorus generated by the operation;
- Maintain soils below 60 ppm Olsen P; and
- Inject or immediately incorporate pig manure on tilled land. Perennial forages, in-season applications and no-till lands are excluded.

New and expanding pig operations should also consider odour control practices.

If this Site Assessment is for a **pig** operation, does your proposal meet all the criteria outline in the Hog Production Pilot Protocol?

Yes

No

If this Site Assessment is for a **pig** operation, have you included a letter from the Manitoba Pork Council under the Hog Production Pilot Protocol?

Yes

No

Letter from Manitoba Pork Council attached (if applicable)

### Manure treatment:

Is manure treatment proposed for the operation?

Yes

No

If yes, please describe treatment process, including intended end use of treated manure:

N/A

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Some manure treatment systems will trigger the requirement for an Environment Act License depending on the type of treatment or intended use of the treated products. The requirement for a license is determined by Manitoba Sustainable Development during their review of the permit application for the construction, modification or expansion of a manure treatment facility.

If treated manure is directed to a retailer, additional approvals may be required in advance of establishing the treatment process. Producers should note that no discharge or burning of treated manure products is allowed.

Manitoba Sustainable Development may require additional supporting documentation to be completed by the operator with respect to the treatment facility. Please contact (204) 945-4384 to determine what information will be required.

#### 8.6 Manure Application Method

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

Does the operation currently file an annual [Manure Management Plan](#) (MMP) with Manitoba Sustainable Development?

Yes

No

N/A (new operation or existing operation <300 AU currently)

If yes, please indicate most recent MMP Registration #: 2018-4291-5

Manure application methods and the season in which manure is applied affect odour, nutrient availability, crop response, land base requirements and the risk of water contamination.

Proposed application method:

Broadcast

Broadcast and incorporate within 48 hours

Injection

## 8.7 Land Available for Manure Application

Using the [Manure Application Field Characteristics Table](#) provide the information requested.

Total land available for manure application: 5310 acres

### Suitable Land:

Sufficient suitable land must be available for all of the manure generated by the operation that is to be land applied. Suitable land can be owned, leased or under agreement.

Under the [Livestock Manure and Mortalities Management Regulation](#) and the [Nutrient Management Regulation](#), application of nutrients is not permitted on Agriculture Capability Class 6, 7 and unimproved organic soils (Nutrient Management Zone 4) and within Nutrient Buffer Zones. In addition, only fields with less than 60 parts per million (ppm) Olsen phosphorus (P) in the top six inches (15 centimeters) of soil will be considered suitable.

The Nutrient Buffer Zones and manure application setback requirements are outlined in the Nutrient Management Regulation (62/2008) and the Livestock Manure and Mortalities Management Regulation (42/98). They have been consolidated in the [Setback Requirements from Water Features Table](#).

Have the setback areas for all water features been observed and excluded from land base calculations for this operation?

Yes

No

Total suitable area available for manure application: 5110 acres

For all suitable lands, copies of soil test reports that are no more than 12 months old and that demonstrate that soil phosphorus levels are below 60 ppm Olsen P in the top six inches (15 centimeters) of soil must be included with this submission.

*Manure Application Field Characteristics Table attached*

*Soil test reports for the required land base for manure application attached*

## 8.8 Land Required for Manure Application

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

The quantity of nitrogen and phosphorus excreted by the livestock depends on the type, number and size of livestock, the quantity and availability of nitrogen and phosphorus fed to the livestock, the amount retained by the livestock and the amount contained in milk and eggs.

The utilization of nitrogen and removal of phosphorus by crops depends on the crops grown and the historical crop yield averages. (See [Crop Rotation Table](#)).

“Certain Areas”:

The [Livestock Manure and Mortalities Management Regulation](#) requires the proponent demonstrate sufficient land is available, to the satisfaction of the director, in order to implement an appropriate manure management plan before Manitoba Sustainable Development will issue a permit for a manure storage facility or confined livestock area. Sufficient suitable land must be available for the manure nitrogen and phosphorus that will land applied.

“*Certain Areas*” are defined by the [Livestock Manure and Mortalities Management Regulation](#) (M.R. 42/98) as areas where the amount of phosphorus in the manure produced annually by livestock in an area of not less than 93.24 km<sup>2</sup> is greater than two times the annual crop removal rate of P<sub>2</sub>O<sub>5</sub> in that area.

In “*certain areas*” it is Manitoba Sustainable Development’s policy to consider a manure storage facility permit if the operation can demonstrate it has access to sufficient suitable land, within a reasonable distance<sup>10</sup>, to apply manure at a rate equivalent to one times the crop removal rate of phosphorus. In areas which are not considered to be “*certain areas*”, Manitoba Sustainable Development may consider a manure storage facility or confined area permit, subject to all applicable legislation, if the operation demonstrates it has access to sufficient suitable land to apply manure at a rate equivalent to two times the crop removal rate of phosphorus.

Currently the rural municipalities of Hanover and La Broquerie are considered to be “*certain areas*”. A livestock operation is considered to be located within a “*certain area*” if any part of the operation is located within the defined area. This may include, but not limited to, barn(s), confined livestock area(s), field storage location(s), manure storage facility(ies), and/or spread field(s).

Is the livestock operation located in “*certain areas*” (i.e. Hanover or La Broquerie)?

Yes

No

Land Base Requirement Calculation:

It is recommended that proponents use Manitoba Agriculture’s Land Base Calculator to calculate the minimum area required for manure application and contact Manitoba Agriculture at (204) 945-3869 in Winnipeg for assistance with the land base calculator prior to submitting their site assessments.

**Table 8-1: Land Base Requirements**

<b>Total acres required for crop utilization of the manure N<sup>a</sup></b>	1413	<b>acres</b>
<b>Total acres required for two times crop P<sub>2</sub>O<sub>5</sub> removal<sup>a</sup></b>	1467	<b>acres</b>
<b>Total acres required for one times crop P<sub>2</sub>O<sub>5</sub> removal<sup>b,c</sup></b>	2933	<b>acres</b>

<sup>a</sup>All operations must demonstrate sufficient suitable land for crop N utilization and two times crop P<sub>2</sub>O<sub>5</sub>.

<sup>b</sup>Due to high livestock density and reduced land availability for manure application, all livestock operations proposed in “*certain areas*” (i.e. Hanover and La Broquerie) must demonstrate

sufficient suitable land to balance phosphorus over the long-term (one times crop  $P_2O_5$ ).

<sup>c</sup> Under the Hog Production Pilot Project, pig operations must also demonstrate enough land to balance phosphorus over the long-term (one times crop  $P_2O_5$ ).

*Crop Rotation Table attached*

*Manitoba Agriculture's Land Base Calculator attached*

## 8.9 Land Base Requirement Summary

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

- has not been identified
- has been identified to meet nitrogen utilization
- has been identified for two times the crop removal rate of phosphorus
- has been identified for one times the crop removal rate of phosphorus (for pig operations and operations in "certain areas" [i.e. Hanover and La Broquerie])

## 8.10 Long-Term Environmental Sustainability

The Government of Manitoba has included phosphorus as a nutrient by which applications of manure, synthetic fertilizer and municipal waste sludge to agricultural lands may be limited.

Over the short-term for fields with low phosphorus, regulations allow manure to be applied to meet the nitrogen requirements of the crop. This often results in over-application of phosphorus and a build-up of phosphorus in soils. When soil test phosphorus levels reach 60 ppm Olsen P, manure application rates must consider how much phosphorus will be removed in the harvested portion of the crop. At 60 ppm, but less than 120 ppm Olsen P, the amount of phosphorus that can be applied cannot exceed twice (two times) what the crop can remove in order to slow the build-up of soil phosphorus. Once soil test phosphorus levels reach 120 ppm Olsen P, applications of phosphorus are restricted to no more than what the crop can remove (one times) in order to stop further soil test phosphorus build-up. At 180 ppm Olsen P, no additional phosphorus may be applied.

It should be noted that soil-test phosphorus levels of 60 ppm Olsen P or greater are agronomically very high and at these levels most crops will not benefit from additional phosphorus beyond starter phosphorus. As phosphorus levels build up in soils, the concentration of phosphorus in runoff to waterways increases.

Therefore, to remain environmentally sustainable over a long-term planning horizon of 25 years or more, phosphorus applications from applied manure and other nutrient sources such as commercial fertilizers must be balanced with crop removal to avoid further build-up in soils. Consequently, sufficient land must be available in relatively close proximity to the operation so that manure can be applied at no more than one times the crop removal rate.

I acknowledge that up to 2933 acres (one times crop P<sub>2</sub>O<sub>5</sub> removal from table above) may be required for the long term environmental **sustainability** of the operation.

## 9.0 Mortalities (Dead Animal) Disposal

The [Livestock Manure and Mortalities Management Regulation](#) establishes **requirements** for the use, management and storage of livestock mortalities in agricultural operations. This helps ensure livestock mortalities are handled in an **environmentally** sound manner. Winter application, between November 10 of one year and April 10 of the following, of composted mortalities is prohibited.

Type of Disposal:

Rendering

Composting

Burial

Incineration (in approved incinerator only)

Does the proposal include a permanent site for composting mortalities?

Yes

No

If yes, a permit to construct a manure treatment facility is required if the composting process utilizes a substantial amount of manure (>15% by weight) as a primary substrate. Please contact Manitoba Sustainable Development at (204) 945-5081 for more information.

### 9.1 Mass Mortalities

A plan for mass mortalities is in place

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

Mortalities will be composted with the manure. In the case of mass mortalities in excess of the composting capacity, mortalities would be delivered to a rendering plant.

## 10.0 Project Site Description: Land Use Planning Considerations

For assistance contact your [Community and Regional Planning Regional Office](#).

### 10.1 Development Plan and Zoning Bylaw

The Planning District or Municipal Development Plan and Zoning By-law adopted under [The Planning Act](#), set policy and regulations for the use and development of land. A proposed livestock operation must comply with the requirements of both documents. In the absence of such documents, the [Provincial Planning Regulation](#) under [The Planning Act](#) applies.

### 10.2 Development Plan

Every Development Plan must contain a livestock operation policy (LOP) that identifies areas where new or expanded livestock operations may be allowed. It must also set general standards for the location and setback of livestock operations. Identifying the Development Plan's land use designation and policies (for the planning district or **municipality** that affect the site) will help confirm the project site's compliance. The Development Plan designations for the spread fields (if something other than agricultural) will indicate the potential loss of the fields in the future due to possible development.

**Table 10-1: Development Plan**

<b>Name of Planning District</b>	Tanner's Crossing Planning District
<b>Development Plan by-law number</b>	By-law #6
<b>Land use designation of project site</b>	Rural Agricultural Area (AG)
<b>Livestock operation policies – quote supportive policy numbers</b>	Part 3, C.12 Livestock Operation Expansion > 250 AU requires conditional use approval
<b>Other Development Plan policies – quote supportive policy numbers</b>	Part 2, A.1 & Part 3, A.3 encourages diversity of Ag operations and sustainable growth
<b>Non-supportive Development Plan policies</b>	N/A

- The Development Plan livestock operation policies support the size and location of the proposed operation.
- The Development Plan designations support the long term use of the proposed spread fields.

### 10.3 Zoning By-law

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

Identify the minimum project site requirements stated in the Zoning By-law.

**Table 10-2: Zoning By-law**

	<b>Project Site Dimensions</b>	<b>Minimum Zoning By-Law Site Requirements</b>
<b>Minimum Site Area</b>	1200 ac	80 ac
<b>Minimum Site Width</b>	1600 m	1000 ft (30 m)
<b>Minimum Front Yard</b>	130 m	125 ft (38 m)
<b>Minimum Side and Rear Yard</b>	640 m (to East PL SE 24-16-17 W)	25 ft (7.6 m)

If any project (front, side or rear) yard site dimensions are less than the Zoning By-law minimum, a Variation Order from the Municipality will be required.

### 10.4 Separation Distances (Zoning By-law or Provincial Planning Regulation)<sup>11</sup>

Using the proposed size of the operation (see [Animal Units Calculator](#)) and the type of animal housing and manure storage facility, complete the following table.

Indicate the distance from:

- A. earthen manure storage facility OR B. feedlot and  
C. animal confinement facility OR D. non-earthen manure storage facility...

**Table 10-3: Separation Distances**

...to the following land use features (if applicable)	Indicate minimum separation distance required in the Zoning By-law or Provincial Planning Regulation (If applicable)  Check appropriate box(es)		If land use feature is less than the minimum separation distance required in the Zoning By-law or Provincial Planning Regulation	
	<input type="checkbox"/> A <input type="checkbox"/> B	<input checked="" type="checkbox"/> C <input type="checkbox"/> D	Provide actual distance	Provide location or name of feature (e.g. Red River)
<b>Residence/dwelling</b>	N/A		1900 ft (580 m)	N/A
<b>Designated area<sup>12</sup> (non-agricultural)</b>	N/A		6300 ft (1920 m)	N/A
<b>Livestock operation</b>	N/A		165 ft (50 m)	N/A
<b>Other significant features/land uses</b>				

In cases where minimum separation distances are not stated in the Zoning By-law or Development Plan, the minimum separation distances in the Provincial Planning Regulation apply. If any separation distance is less than the Zoning By-law minimum, a Variation Order will be required from the Municipality.

Indicate on a Land Use and Spread Field Map (See [Land Use and Spread Field Map Example<sup>13</sup>](#)):

- a) location of the project site, location and ownership of spread fields
- b) land uses and significant features including dwellings
  - i) within a 1 mile radius of the project site
  - ii) within and adjacent to each spread field.

### 10.5 Buffer Area from Crown Lands

Indicate in the table below if the proposed [livestock operation](#) (project site and spread fields) is located **within 1 mile** of any designated parcel of Crown land which would include: Provincial Park, Wildlife Management Area, Ecological Reserve, Provincial Forest, and Wildlife Refuge/Sanctuary. If applicable, also indicate the name of the Designated Crown Land.

Please complete the following table.

**Table 10-4: Buffer Areas**

Type of Designated Crown Land	Distance from perimeter of Designated Crown Land	Name of Designated Crown Land (e.g. Spruce Woods Provincial Park)
Provincial Park	<input type="checkbox"/> 1 mile or less <input type="checkbox"/> Greater than 1 mile	N/A
Wildlife Management Area	<input type="checkbox"/> 1 mile or less <input type="checkbox"/> Greater than 1 mile	N/A
Ecological Reserve	<input type="checkbox"/> 1 mile or less <input type="checkbox"/> Greater than 1 mile	N/A
Provincial Forest	<input type="checkbox"/> 1 mile or less <input type="checkbox"/> Greater than 1 mile	N/A
Wildlife Refuge/Sanctuary	<input type="checkbox"/> 1 mile or less <input type="checkbox"/> Greater than 1 mile	N/A

If any Crown land parcel is to be utilized as part of the proposed planned works where the proposed works will involve the installation of infrastructure (e.g., pipe/hose) that will be placed on the surface of the land, the appropriate Crown land disposition may be required (e.g., General Permit/Work Permit<sup>14</sup>). The proponent is encouraged to contact the Regional Lands Manager with Manitoba Sustainable Development for further discussion. Contact the Crown Lands and Property Agency at <http://clp.gov.mb.ca> or toll free at 1-866-210-9589 or 1-204-239-3510.

### 10.6 Setback Distances

Use the following table to indicate setback distances, as required under the [Livestock Manure and Mortalities Management Regulation \(M.R. 42/98\)](#).

**Table 10-5: Setback Distances**

Feature	Structures	Minimum setback distance required (m)	Actual Setback distance (m)	Provide location or name of feature (e.g. Red River)
<b>Surface watercourses, sinkholes, spring or well</b>	<b>Manure storage facility</b>	100 m	530 m	Marsh NE 24-16-17 W
	<b>Field storage</b>	100 m	110 m	Marsh NE 17-16-17 W
	<b>Composting site</b>	100 m	110 m	Marsh NE 17-16-17 W
	<b>Confined livestock area</b>	100 m	N/A	No 'confined livestock area'
<b>Property Line</b>	<b>Manure storage facility</b>	100 m	195 m	Rd 93N NE 24-16-17 W
	<b>Composting site</b>	100 m	440 m	Rd 93N NE 17-16-17 W
	<b>Confined livestock area</b>	100 m	N/A	No 'confined livestock area'

If any setback distances have not been met, please provide explanation below:

**All setback distances have been met.**

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### 11.0 Truck Haul Routes and Access Points<sup>15</sup>

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

**Table 11-1: Truck Haul Routes and Access Points**

Vehicle Type	Estimated Average Number of Times per Day Accessing		Access from PTH/PR onto site will mainly require a Left or Right Hand Turn Please check one				Access onto PTH/PR from site will mainly require a Left or Right Hand Turn Please check one			
	Provincial Trunk Highway (PTH)	Provincial Road (PR)	Provincial Trunk Highway (PTH)		Provincial Road (PR)		Provincial Trunk Highway (PTH)		Provincial Road (PR)	
			LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT
Truck	1	1			0	1			1	0
Tractor Trailer	1	1			0	1			1	0
Other, specify										

Identify what roads and access points will be used for the proposed operation? (See [Truck Haul Routes and Access Points Map](#) for an example).

Truck Haul Routes and Access Point Map attached

### 12.0 Conservation Data Centre Report

A Conservation Data Centre Report must be requested and the response attached to this site assessment. The request may be submitted electronically at: [www.gov.mb.ca/conservation/cdc](http://www.gov.mb.ca/conservation/cdc).

Were rare species identified in the Conservation Data Centre Report?

Yes

No

### 13.0 Supporting Documents

Check the supporting documents included in this submission:

- Contact Information and Privacy and Publication Notice
- Location Map (shows proposed project within rural municipality)
- Project Site Plan (proposed operation showing current and proposed structures)
- Animal Units Calculator
- Water Requirement Calculator
- Dairy Barn Water Requirement Estimator
- Manure Production Calculator
- Existing and Proposed Manure Storage Facility Dimension Tables (if applicable)
- Manure Treatment Supporting Documentation (if applicable)
- Manure Application Field Characteristics Table
- Crop Rotation Table
- Recent manure application field soil sample results (Olsen Phosphorus – ppm at 0-6 inch depth)
- Manitoba Agriculture Land Base Calculator
- Letter from the Manitoba Pork Council under the Hog Production Pilot Protocol (pigs only)
- Land Use and Spread Field Map (location and ownership of operation, location and distance to non-agricultural uses, development plan designation, zoning for project site and spread fields)
- Truck Haul Routes and Access Points Map (with routes and access points on **municipal/provincial** roads and/or provincial trunk highways)
- Response from the Conservation Data Centre
- Other, please specify:

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## 14.0 Additional Information:

Please include any additional information you deem necessarily in order for the Technical Review Committee to review your proposal.

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On July 18, 2018, Clay Sawka of the Technical Review Committee contacted BMCE seeking clarification

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The inquiry was made in regards to the number of broiler chickens currently in the operation. In the Site assessment document, the current number of broilers was presented as 65,000 (325 AU), however, Cool Spring Colony's previous Conditional Use approval from 2005 applies to 56,000 broilers (280 AU).

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In the broiler barn's years of operation, the standard number of broilers has been considered to be 56,000 in accordance with the RM's conditional use approval and the quota allocated by Manitoba Chicken Producers (the Board), what acts as delegate of Chicken Farmers of Canada (CFC). As per the Farm Products Marketing Act (C.C.S.M c. F47) "Chicken Broiler Quota Order", in times where the market demand is greater than the existing supply, the Board can allocate additional quota to producers in addition to their basic allotment.

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We understand that due to an increase in demand, producers have been prompted to utilize an increase in their allotments and operate at 115% of quota at times. In the case of Cool Spring Colony, this resulted in operating at a level of up to 65,000 broilers, which is 4.5% above the approved Animal Units. For this reason, the Site Assessment was generated considering 65,000 broilers within the current number of animals in inventory.

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BMCE's 2018 application on behalf of Cool Spring Colony is for approvals for a barn expansion that would increase the operation capacity from 65,000 broilers to 96,000 broilers in anticipation of future allocations from the Board. With the approval of 96,000 Cool Spring will be in the position to accept an increased quota when it becomes available.

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### 15.0 Declaration

I do hereby verify that the information contained in the Site Assessment, and all required Supporting Documents, are accurate and complete to my knowledge.

Date: June 25 2018  
(YYYY/MMM/DD)

Name: John Waldner  
(Please Print Clearly)

Signature: J Waldner

Notes

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<sup>1</sup> Identifying the location of the project is needed to determine the compliance with zoning and other by-laws. The inclusion of a location map helps to identify the project site within the municipality.

<sup>2</sup> Indicating if the operation is new or expanding helps determine what regulation requirements are needed to be met for the proposal.

<sup>3</sup> The regulatory requirements such as municipal by-laws and provincial regulations will vary with type and size of a livestock operation.

<sup>4</sup> The regulatory requirements such as provincial regulations will vary with the type of housing.

<sup>5</sup> Confined livestock areas most commonly refer to outdoor, open livestock facilities such as beef feedlots or cow-calf operation facilities ("open confined livestock areas"). The LMMMR includes covered structures, open to the elements, used for the rearing of livestock that feature a floor design that constitutes an effective water barrier, such as concrete ("Covered Confined Livestock Areas"). For example biotech shelters for feeder pig production and hoop structures.

<sup>6</sup> The site plan is needed to ensure that required yard and other requirements can be met. Noting other features such as dwellings, shelterbelts, water source locations, drainage patterns, access points and the property dimensions enable the applicant to ensure proper site planning and sufficient separation distances between features to meet provincial regulations.

<sup>7</sup> The province regulates the use of surface and ground water. Identifying the source of water will be required for resource management and licensing purposes.

<sup>8</sup> A water well log is a report completed by the well driller after the construction of the well. Copies of the report are left with the well owner, the well drilling contractor and the Water Science and Management Branch of Manitoba Sustainable Development. Water well logs provide useful information on the geology of the well site and can be used to assess the potential vulnerability of the site to groundwater contamination.

<sup>9</sup> The Province regulates the use of surface and ground water. Identifying the amount of water needed will be required for resource management and licensing purposes.

<sup>10</sup> New or expanding livestock operations **in certain areas** must have access to additional lands suitable for the application of livestock manure located within a reasonable distance, in the opinion of the director of Manitoba Sustainable Development. Reasonable distance is considered to be within a 10 mile radius of the operation for liquid manure. If land is identified beyond the 10 mile radius, a producer must submit a plan to the director of Manitoba Sustainable Development for approval describing the action taken and proposed to be taken to achieve and maintain soil phosphorus levels below 60 ppm.

If a plan is required, the proponent may attach the acceptance letter from the director of Manitoba Sustainable Development in an appendix **to the** Site Assessment as supporting documentation, demonstrating compliance with section 12.2(1) of the Livestock Manure and Mortalities Management Regulation (M.R. 42/98). For more information, contact Manitoba Sustainable Development at (204) 945-4384.

<sup>11</sup> "Agricultural operations are a source of traffic, noise, dust and odours. One of the key elements to successful siting of a livestock operation is to observe appropriate separation distances between potentially conflicting land uses. This is particularly important for the effective dispersion and dilution of odours from pig production facilities. When deciding where to build a new livestock operation, it is best to choose a site with as few neighbours as possible."

Section 6.2 Setbacks and Other Steps to Avoid Conflicts - Farm Practice Guidelines for Pig Producers in MB (April 2007)

Identifying the distance to the nearest land use features such as a neighbouring agricultural operation or non-agricultural designated uses ( such as residential or recreational designated areas in the Development Plan), sensitive areas such as wildlife management areas or critical habitat, individual dwellings and various water bodies and drains

enable the applicant to ensure that minimum separation distances are maintained between those various uses and the proposed animal confinement facility and manure storage facilities.

<sup>12</sup>Is an area identified on a Development Plan Map based on its current or future use?

<sup>13</sup>The mapping of the project site, neighbouring designated residential areas, individual residences and surface water features enables the applicant to describe the geographic setting and general suitability of the area for the project. This may also assist the applicant in determining appropriate setbacks for field storage of manure, composting manure, and composting mortalities. By identifying a 3-kilometer area around the project site, the applicant is made aware of all land owners that will be notified regarding the public Conditional Hearing that will take place as part of the review process.

<sup>14</sup> If undesignated Crown lands will be used for manure spreading purposes; including the laying of pipe, including draglines, or clearing activity, it will require the proponent to obtain a Crown Lands General Permit disposition that will authorize the use and access of the subject Crown Land(s).

Any clearing activity, related construction activity, or works associated with the manure spreading application will also require the appropriate permitting under applicable legislation (e.g., The Crown Lands Act, The Forestry Act etc. Please contact the Regional Lands Manager or Conservation Officer for additional information.

<sup>15</sup>Identifying truck haul routes and access points on municipal and Provincial Roads and/or Provincial Trunk Highways assists the province and municipality in planning and identifies any potential required access permits. **The** information also allows other stakeholders to determine potential impacts on existing roads and adjacent **land uses**.