

# Site Assessment

## For Large Livestock Operation Proposals

**(300 Animal Units or more) whenever a municipal conditional use approval is required**

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### 1.0 Purpose

The establishment or expansion of a livestock operation that has 300 Animal Units or more and requires a municipal conditional use approval is subject to Part 7 of The Planning Act. This includes a review by the provincial Livestock Technical Review Committee (TRC). 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 to comment on the proposal.

### 2.0 Assistance

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

- Site Assessment Footnotes
- Site Assessment Supporting Documents
- The Land Use and Development Web Application for Municipal Tax Roll Numbers, development plans and zoning by-law information.
- Manitoba Agriculture and Resource Development Contacts for assistance with animal unit calculations, manure application field acreage calculations, agriculture capability and Manitoba Agricultural Services Corporation yields.
- Manitoba Conservation and Climate Contacts for information on environmental regulatory requirements.
- Livestock Technical Review Co-ordination Unit for additional help.

### 3.0 Description of Livestock Operation

Legal name of operation:

Carey Colony Ltd

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Name of municipality:

De Salaberry

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

NW 26-5-3E and N1/2 of SE 26-5-3E

Municipal tax roll number(s):

0033100.000 and 0033200.000

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Prepare a Location Map of the project site. (see [Location Map Example<sup>1</sup>](#)).

- 1. Location Map attached.

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

Indicate if the proposal is for a new or expanding livestock operation:

- New operation
- Expansion of existing operation

If the operation is expanding, indicate when the operation was established:

1997 (turkey) and 1998 (hog)

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State operation's original name if different from current:

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Describe what is being proposed:

In addition to the existing 9000 turkeys (90 AU) and 750 sows: F-F (938 AU) previously approved, the proposed operation will consist of an additional 150 sows F-F (188 AU), 12,400 pullets (41 AU) and 24,800 layers (206 AU). The existing grower/finisher pig barn will be incorporated into the facilities for the 900 sow: farrow to finish.

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. (Note: Certain proposals involving the replacement or alteration of existing animal housing may be exempted from conditional use approvals and provincial technical reviews. To determine if you may be eligible, refer to the [Frequently Asked Questions](#) document and contact your municipal office.

The existing hog and turkey barns will continue to be utilized and additional barns will be built for the pullets, layers and completion of hog facility.

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

Using the Animal Units Calculator insert the total number of animals for each animal category associated with the current and proposed operation.

2. Animal Units Calculator attached.

## 6.0 Animal Confinement

Based on the nature of the proposed project, indicate each type of animal confinement facility or confined livestock area to be found on site (post construction). Note animal category of each facility or area and its size and check off the type of project it is.

**Table 6-1: Animal Confinement**

Type of structure		Structure size (square footage)	Type of project			
Animal confinement facility <sup>4</sup>			New construction	Replacement	Alteration	Use existing as is
Barn	Animal category					
(1)	Turkey barn	415'x73'				✓
(2)	Grower/finisher barn	270'x93'				✓
(3)	Farrow nursery barn	469'-8"x125'-4"	✓			
(4)	Finisher barn	525'-4"x136'-4"	✓			
(5)	Pullet barn	344'-4"x97'-10"	✓			
(6)	Layer barn	2x(301'-4"x97')	✓			
<b>Outdoor area</b>						
(1)						
(2)						
(3)						
<b>Confined livestock area<sup>5</sup></b>						
Feedlot						
Paddock						
Corral						
Exercise yard						
Holding area						

## 6.1 Project Site Plan

Prepare a Project Site Plan. Show all existing and proposed buildings, additions to existing buildings and any existing or proposed confined livestock areas as well as separation distances. See the [Project Site Plan Example and Guide](#) for assistance.<sup>6</sup>

3. Project Site Plan attached.

## 6.2 Project Sites Unsuitable for Development<sup>7</sup>

Will the proposed confined livestock area and/or manure storage facility be located within Nutrient Management Zone N4<sup>8</sup> or any Nutrient Buffer Zone?<sup>9</sup>

Yes  No

## 7.0 Water Source

Indicate the type of water source for the operation (check all that apply):

Pipeline (public)/water cooperative

Proposed well – location: \_\_\_\_\_

Existing well – location: NW 26-5-3E

Surface water – source and location: \_\_\_\_\_

Other, describe: \_\_\_\_\_

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

Yes  No

If yes, identify the name of the surface water feature(s):

## 7.1 Water Requirements<sup>10</sup>

Estimate the total water use for your project using the appropriate water requirement calculator listed below:

- For non-dairy operations, use the [Water Requirement Calculator](#).
- For commercial dairy operations, use the [Dairy Barn Water Requirement Calculator](#).

Maximum daily water use: 38,583  
 Imperial gallons  Litres

Maximum annual water use: 14,082,813  
 Imperial gallons  Cubic decameters

- 4a. Water Requirement Calculator attached.  
 4b. Dairy Barn Water Requirement Calculator attached.

## 8.0 Siting and Land Use Planning Considerations<sup>11</sup>

### 8.1 Development Plan<sup>12</sup>

Using the [Land Use and Development Web Application](#) or the municipality's development plan, provide the following information:

**Table 8-1: Development Plan**

<b>Name of planning district (if applicable)</b>	N/A
<b>Name of municipality</b>	De Salaberry
<b>Development plan by-law number</b>	2362-18
<b>Land use designation of project site</b>	General Agriculture

## 8.2 Zoning By-law<sup>13</sup>

Using the [Land Use and Development Web Application](#) and the municipality's zoning by-law, provide the following information:

**Table 8-2: Zoning By-law**

Zoning by-law number: <u>2369-18</u>		
Identify zone of project site: <u>"AG" Agriculture General</u>		
Identify minimum project site requirements as per zoning by-law:		
	Proposed project site dimensions	Zoning by-law project site requirements
Minimum site area	160 acre and 80 acre	80 acre
Minimum site width	2,620 ft and 1,320 ft	600 ft
Minimum front yard	260 ft	75 ft
Minimum side and rear yard	195 ft (side yard) & 328 ft (rear yard)	25 ft (side yard) and 25 ft (rear yard)

## 8.3 Separation Distances (zoning by-law)<sup>14</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.

**Table 8-3: Separation Distances**

	Indicate minimum separation distance required in the zoning by-law to the following listed land use features (if applicable).  Check appropriate box(es):		If land use feature is <u>less than</u> the minimum separation distance required in the zoning by-law complete this section:	
	<input checked="" type="checkbox"/> Earthen manure storage facility or <input type="checkbox"/> Feedlot	<input checked="" type="checkbox"/> Animal confinement facility or <input type="checkbox"/> Non-earthen manure storage facility	Provide actual distance	Provide location or name of feature (e.g., Red River)
Residence/dwelling	2,187 ft	1,093 ft	9,520 ft	Residence on NE 36-5-3E (measured from finisher barn)
Designated area (non-agricultural)	8,749 ft	5,840 ft	11,000 ft	Carey rural residential (measured from finisher barn)

If any separation distance is less than the zoning by-law minimum, a variance order will be required from the municipality.

## 8.4 Land Use Map

Indicate the following on a Land Use Map (see [Land Use Map Example](#)):

- a) Location of the project site.
- b) Land uses and significant features including dwellings (not related to the proposal) within a three-kilometre radius of the project site.

5. Land Use Map attached.

## 9.0 Abandoned Wells<sup>15</sup>

Are there any known unsealed abandoned wells on the project site or spread fields?

Yes  No

If yes, identify the location(s) on the Project Site Plan or on the Spread Field Maps as applicable.

## 10.0 Manure Production/Storage and Mortalities (Dead Animal) Disposal<sup>16</sup>

### 10.1 Manure Type

What type(s) of manure will be generated?

Solid  Semi-solid  Liquid

### 10.2 Manure Storage Type and Construction

Indicate if the operation is planning to construct, modify or expand a manure storage facility,<sup>17</sup> or use an existing manure storage facility:

- Construct
- Expand
- Modify
- Use existing
- Not applicable

What type of manure storage will be used by the operation? Check all that are applicable:

- Concrete tank
- Steel tank
- Earthen manure storage facility
- Permanent solid manure storage facility
- Molehill manure storage facility
- Under-barn concrete manure storage facility (30-day capacity or greater)
- Permanent manure composting facility
- Field storage

### 10.3 Mortalities (Dead Animal) Disposal<sup>18</sup>

Indicate the type of mortalities disposal:

- Rendering
- Composting
- Incineration (in approved incinerator only)
- Other (describe): \_\_\_\_\_

Does the proposal include a permanent site for composting mortalities that will use manure?<sup>19</sup>

- Yes  No

If yes, identify the location(s) on the Project Site Plan.

### 10.4 Proposed Setback Distances from Water and Property Lines

Use the following table to indicate the proposed setback distances from water and property lines. Provide the name of the feature.

**Table 10-4: Setback Distances from Water and Property Lines**

Feature	Structures	Minimum setback distance (m) <sup>20</sup>	Proposed setback distance (m)	Provide location or name of feature (e.g., Red River)
Surface watercourses, sinkholes, spring or well	Manure storage facility	100 m	100 m	Roadside ditch
	Field storage	100 m	>100 m	No specific
	Manure composting site	100 m	N/A	N/A
	Confined livestock area	100 m	N/A	N/A
	Mortalities disposal site	100 m	N/A	N/A
	Mortalities composting site	100 m	100 m	Existing well
Property line	Manure storage facility	100 m	82 m	North property line
	Manure composting site	100 m	N/A	N/A
	Confined livestock area	100 m	N/A	N/A
	Mortalities composting site	100 m	100 m	East property line



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

Setback distance of the north property line is approximately 82m from the outside toe of the existing EMS and 100m from the top inside of berm (permit #: LM2-137, year of construction: 1998). As this is a pre-existing condition, no changes or modifications proposed. A new location meeting the required setback distance is proposed for the composting site.

### 10.5 Building in Flood Areas<sup>21</sup>

Using the links below, determine if any proposed structure will be in a Designated Flood Area.

[Upper Red River Valley Designated Flood Area](#)

[Lower Red River Designated Flood Area](#)

Are any of the proposed structures in a Designated Flood Area?

Yes  No

### 11.0 Odour Control Measures (project site)

Indicate which odour control measures are planned.

Manure storage cover:

Yes  No  Not applicable

If yes, type of cover:

Pullet/layer manure totally enclosed in housing facility

Shelterbelt planting:

Yes  No  Existing shelterbelt

Other measure (specify):

## 12.0 Land Available for Manure Application<sup>22</sup>

### 12.1 Land Calculation

Fill out and attach the Manitoba Land Calculator<sup>23</sup> to determine the minimum number of acres for the manure nutrients.

From the calculator, indicate:

Acres for Nitrogen uptake:<sup>24</sup> 2,031

Acres for Phosphorus removal:<sup>24</sup> 2,503

- 6. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields<sup>25</sup> attached.
- 7. Manitoba Land Calculator attached.

Contact Manitoba Agriculture and Resource Development at 204-918-0325 in Winnipeg if assistance is required.

### 12.2 Long-Term Environmental Sustainability

From the land calculator, indicate acres for Phosphorus balance:<sup>26</sup> 5,006

- I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 5,006 acres may be required for Phosphorus balance (one times crop P<sub>2</sub>O<sub>5</sub> removal) and the long-term environmental sustainability of the operation.

### 12.3 Characteristics of Manure Application Fields<sup>27</sup>

Fill out and attach the Manure Application Field Characteristics Table.

Provide Spread Field Maps of land available for manure application along with their agricultural capability (see Spread Field Map Example).

For all land available for manure application, attach copies of soil test reports that are no more than 36 months old and that demonstrate that soil phosphorus levels are below 60 ppm Olsen P in the top six inches (15 centimeters) of soil.

Have the regulatory setbacks<sup>28</sup> and all water features been observed and excluded from land base calculations for this operation?

Yes     No

- 8. Manure Application Field Characteristics Table attached.
- 9. Spread Field Map (showing agricultural capability and field boundaries) attached.
- 10. Soil test reports for the land available for manure application attached.

## 13.0 Manure Transportation and Application Equipment

Will a commercial manure applicator be used?<sup>29</sup>

- Yes  No

Identify the proposed transportation method:

- Tanker  
 Dragline  
 Solid spreader  
 Other: \_\_\_\_\_

Identify the proposed application method (check all that apply):

- Full/true injection (*liquid manure*)  
 Partial injection (Aerway or Coulter)  
 Low-level broadcast application  
 High-level broadcast application  
 Immediate incorporation  
 Incorporate within 48 hours (*solid manure*)  
 No incorporation – provide reason: \_\_\_\_\_

### 13.1 Season of Application

Identify the proposed timing of application (check all that apply):

- Spring  
 Summer (e.g., to a growing crop)  
 Fall

### 13.2 Manure Application on Lands Subject to Frequent Flooding or Inundation<sup>30</sup>

Are any of the lands available for manure application located in the Red River Valley Special Management Area or another area that is subject to flooding on an average basis at least once every five years?

- Yes  No

## 14.0 Projected Truck Haul Routes and Access Points<sup>31</sup>

Complete the following table.

**Table 14-1: 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			✓						✓
Tractor trailer		1			✓						✓
Other, specify		4			✓						✓

Identify on a map the roads and access points that will be used for the proposed operation (see [Truck Haul Routes and Access Points Map Example](#)).

11. Truck Haul Routes and Access Points Map attached.

## 15.0 Conservation Data Centre Report

(only required for new project sites and non-agricultural land being converted to cropland)

A Conservation Data Centre report must be requested and the response attached to this Site Assessment. The request may be submitted electronically to: [https://gov.mb.ca/sd/environment\\_and\\_biodiversity/cdc/index.html](https://gov.mb.ca/sd/environment_and_biodiversity/cdc/index.html).

12. Conservation Data Centre Report attached.

Were rare species identified in the Conservation Data Centre Report?

- Yes  No

## 16.0 Supporting Documents Checklist

Check off the supporting documents attached to this submission.

- 1. Location Map
- 2. Animal Units Calculator
- 3. Project Site Plan
- 4a. Water Requirement Calculator
- 4b. Dairy Barn Water Requirement Calculator
- 5. Land Use Map
- 6. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields
- 7. Manitoba Land Calculator
- 8. Manure Application Field Characteristics Table
- 9. Spread Field Map (showing agricultural capability and field boundaries)
- 10. Soil test reports for the land available for manure application (no more than 36 months old)
- 11. Truck Haul Routes and Access Point Map
- 12. Conservation Data Centre Report (only for new project sites and non-agricultural land being converted to cropland)
- 13. Contact information and privacy publication notice (attach separately)
- 14. Conditional Use Application
- 15. Other, specify: \_\_\_\_\_

## 17.0 Additional Information

Include any additional information you deem helpful for the Technical Review Committee to review your proposal.

The Colony currently has a conditional use permit for 750 sows-farrow to finish (938 AU). However, the operation currently consists of 2,000 grower/finisher pigs (286 AU) and 9,000 turkeys (90 AU). In addition to the existing 9,000 turkeys (90 AU) and 750 sows-farrow to finish (938 AU), the proposed operation will consist of 150 sows: F-F (188 AU), 12,400 pullets (41 AU) and 24,800 layers (206 AU). Two new buildings will be constructed at sufficient distances from the nearest residential development to accommodate the expansion in livestock numbers. Completion of the hog barn facilities will take place at a later date upon completion of the pullet and layer barns. Due to spatial restraints in NW 26-5-3E it would be proposed to construct the hog facilities in N1/2 of SE 26-5-3E adjacent to where the earthen manure storage is currently situated. The hog manure would be added to the existing EMS which is proposed to be expanded to 430 days of storage capacity for the proposed number of pigs. Further, the pullets and layers will both be housed in cages and will generate solid manure that will be conveyed to an engineered solid manure storage building. The turkey manure will be field stored. Sufficient land base has been identified for 1xP2O5 to ensure sustainability of the operation. Filing of an annual manure management plan will ensure monitoring of the sustainability. The existing Water Rights license will be expanded to facilitate the increase in additional consumption due to the increase in animal numbers.

## 18.0 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: 2020/01/28  
(YYYY/MMM/DD)

Name: Peter Grieger  
(print clearly)

Signature: 