

I am again writing a letter to who it may concern about the Hylife Gibsons Nursery. I am a SMALL farmer south of Elgin with land across the road from the proposed barn. This is all fine.

What really turns me off greatly is how this sneaky, devious bunch would reapply for this barn after the neighbors and RM OF GRASSLANDS said no to them the first time. It is very obvious how sneaky these people are to reapply in Harvest time when other REAL farmers are to busy to deal with it. That is just an ignorant thing to do. I DO NOT WANT PEOPLE IN MY AREA WHO ARE LIKE THIS.. We have enough crime in our area.

Originally I was and still am against the barn because the RM just can't afford to repair the roads now . All we need is more heavy trucks destroying our poor already gravel roads. The RM is basically getting NO land tax from this barn ...which the amount they pay declines every year. I will pay over 3 times the tax and my tax bill only goes up. HOW IS THIS FAIR? The only way I would be in favor of this now is if they pay at least the same tax as me that goes up every year, and they are forced to pay \$150000 per year for road upkeep.

The whole RM of Grasslands ratepayers will have to subsidize the whole barn for it's life anyways. HOW Is THIS FAIR to everyone else.

I would be totally in favor of this barn if it was at Minto along number 10 highway on the Rourke land. The RM would not have to build a road into the place, The RM would not have 14 miles of gravel roads to pay for the repairs on and there is a good electric source right there. I know that it would make to much sense to put it there but I like common sense. The cost to the RM would be greatly reduced that way. I know the liberal way is to make everyone else pay for something, but we cannot afford to do that.

Your Truly Stephen Tufts



Box 49
Elgin MB,
R0K 0T0

From:
To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-073
Date: September 21, 2020 8:34:19 AM

With regards to the proposed establishment of HyLife Nursery Barns on NW 13-5-22 W1 we have the following concerns.

Infrastructure: The cost of construction and future maintenance of roads will place a financial burden on ratepayers with little economic benefit for the Municipality.

Water: Amounts of water required from unknown resources could negatively impact residents and existing livestock operations in this area.

Thank you for considering our concerns.

Martin More & Nancy Holden

NE 28-5-22 Rural Municipality of Grassland

September 19, 2020

To: TRC@gov.mb.ca

Technical Review Co-ordination Unit
Municipal Relations

604-800 Portage Avenue
Winnipeg, MB R3G 0N4

Subject: Gibson Nursery Concerns

Reference: **HyLife Gibson's Nursery TRC 12-073**

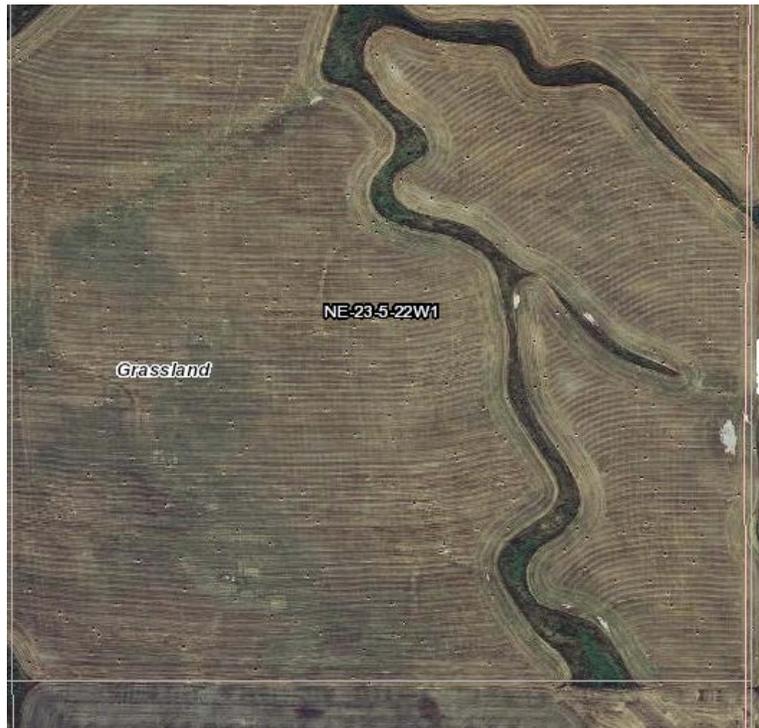
Dear David:

I listed concerns on my previous TRC 12-071 email of May 18, 2020. After the 2011 flood, alkaline has been steadily increasing on the land. The 2011 flood covered the east ravine with 2 feet of dirt and plugged the exit hole of an underground water tunnel. Water now seeps under the soil to lower elevation and has created alkaline problems.

I have attached before and after maps from 2010 and 2018 on **NE-23-05-22W** to show the effects of alkaline soil. To resolve the problem, a plan is to do a ditch cleanout shown in red. Barley, Rye and Canola are high salt tolerant crops and we may be limited on what to grow.

Hopefully the 24,000 head pig farm which is 1 mile upstream from our property will not create additional seepage problems.

2010:



2018:



Table 3. Crop salt tolerance ratings, row crops and grains, annual forages.

Crop	Threshold Salinity		% Yield decrease	Ec _e at 70% yield	Relative tolerance*			
	1:1 soil:water slurry, dS/m**	Saturated paste method, dS/m	% per dS/m saturated paste	saturated paste dS/m	S	MS	MT	T
Alfalfa	1.4	2.0	7.3	6.1		X		
<u>Barley</u>	3.4	8.0	5.0	<u>14.0</u>				X
<u>Beans, dry</u>	1.1	1.0	19.0	<u>2.6</u>	X			
Canola (<i>rapa</i>)	4.0	9.7	14.0	11.8				X
<u>Canola (<i>napus</i>)</u>	4.4	11.0	13.0	<u>13.3</u>				X
Chickpea	-	-	-	-		X		
Corn	1.3	1.7	12.0	4.2		X		
Crambe	1.4	2.0	6.5	6.6		X		
Flax	1.3	1.7	12.0	4.2		X		
Millet	-	-	-	-		X		
Oat	-	-	-	-			X	
Potato	1.3	1.5	14.0	3.7		X		
<u>Rye</u>	4.5	11.4	10.8	<u>14.2</u>				X
Safflower	-	-	-	-			X	
Sorghum	3.0	6.8	16.0	8.7			X	
<u>Soybean</u>	2.4	5.0	20.0	<u>6.5</u>			X	
Sudangrass	1.7	2.8	4.3	9.8			X	
Sugarbeet	3.1	7.0	5.9	12.0				X
Sunflower	2.4	4.8	5.0	10.8			X	
<u>Wheat</u>	2.8	6.0	7.1	<u>10.2</u>			X	
Wheat, semidwarf	3.6	8.6	3.0	18.6				X
Wheat, durum	2.7	5.9	3.8	13.8				X

Thank you,

Glenn Strom

RK TRC 12-073

I have several issues with the location of the proposed nursery operation.

1 - Roads

who will bear the cost of the access road? who will be responsible for maintaining the roads already in place. They are not designed to handle the traffic and weight that will come with this barn.

2 - Potable water and the water table overall. For as long as I can remember we have hauled drinking water and the well water was so hard it destroyed plumbing.

3. These families living down wind from a pellet mill. The prevailing wind is N.W. There are at least 2 farms in line for odours and barns smell - we all know that.



I think there are several locations that would be better as a fewer inhabited farms downward.

The biggest question is who is responsible financially. If it is a viable business it should be able to pay its fair share. Do not put the expected costs on the rate payers of Grassland.

Farm Family

Artist: Naomi Gerrard

Winnipeg, Manitoba

www.members.shaw.ca/ngerrard

Comox 523/4 10-5-22 Callum Withers

Clark and Shannon Combs
NW 36-05-22W1
Elgin MB
R0K 0T0

September 26, 2020

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

To Whom It May Concern,

This letter of concern is regarding the proposed establishment of a pig operation HyLife Gibson's Nursery (TRC 12-073) at NW 13-05-22 WPM.

We, Clark and Shannon Combs, who own and live on NW36-5-22W, and also own NW ¼ of 24-5-22, have numerous concerns, and are strongly opposed, to the placement of the proposed hog barn and manure management proposal that is currently in place.

Our concerns are as follows:

1. **Water:** We have great concerns of the water source that will be required for these barns, as well as the what will become of the ground water that feeds our wells and water supply to our home. According to Hylife's spread acre map a proposed spread field adjoins to our property. The injected manure will leech down into the water supply that we use!!!! Who will monitor the water quality? Who will incur this expense? And who will incur the health impact of poor quality water... WE WILL, and all the farms downstream of this proposed project.

We took a water level measurement in our well the second week of April 2020, and we have taken another measurement on Sept 21, 2020. The well has dropped 3.75 feet in five months. At the last public hearing in Elgin on June 15 2020, Hylife stated, "the last to the well will be the first one cut off." I would like to know if this is true...has Hylife ever shut down any of their hog operations because the water source was to low causing the surrounding residential wells to lower in level and potential go dry? Words are being said but is there any truth to them? I have a hard time believing Hylife would close down a 24,000 Nursery operation after depleting the water source. Residence need a written guarantee from Hylife stating at what level the water would need to be in each of their wells before closing their operation. We are in awe that this proposal is even being considered when a water source has not yet been found. All conditions of the proposed site must be met, THIS INCLUDES WATER, before any construction on this site begins!

2. **Roads:** Municipal tax payers will be paying for the upkeep of the roads with the increased traffic of feed trucks, livestock pots and workers going to and from the

proposed site. With the little municipal tax monies that would be generated from the hog barns (approx. 12,000.00 year 1 and then depreciating each year after), the burden of road maintenance and repairs will be left to the tax payers of Grasslands Municipality, not Hylife!

3. **Property Value:** As our farm is directly north (2.75 miles) of the proposed site, and with the south prevailing winds in the summer, and the application of manure in the spring and fall to nearby properties, we will be guaranteed an odor in our yard. There is no doubt that this will decrease the value of our property when it comes to selling our farm, either through the desire to retire off the yard, to pass it on to our children to raise their family, or to sell it to new owners wanting to enjoy rural life. Enjoying the outdoors and rural life will be impacted and in turn impact the value of our property.
4. **Export of hay and straw to the US:** Our farm exports straw and hay to the US, and we have signed an agreement with the FDA that there is no hog manure used on our land that will impact the quality of the hay or straw exported. The FDA requires this agreement because of disease being brought into US animals. As stated above, we have land that will adjoin to some spread acre sites. Will the result of adjoining land that has hog manure has been spread on, affect the hay and straw tests we are required to take for export? IF it does, then the proposer of this project has just indicated that their business is more important than another established farm business.
5. **Community Building:** Grassland Municipality has been successfully working with local volunteers to enhance and promote Whitewater Park located one mile east of Elgin. It is 4.5 miles north east of the proposed site. Visitors have come to the community and enjoyed the facilities (new full service camping sites, boating, fishing, swimming, quiet rural relaxation) throughout the 2020 summer. It would be shameful if the proposed project would produce a negative social and financial impact on this already established project.
Trust, respect and open communication among all stake holders is an essential when building a strong community. Hidden agendas, disregard of local residents concerns and questions, and twisted words do not promote any type of positive community building.

It is very confusing when one looks at the fact that a proposal for a hog barn, to be established in an area, and yet the land owner who is selling 80 acres to Hylife, who in turn, is making the proposal, have nothing to do with the community in which the proposal is being made. We cannot help but ask why would the landowner and the proposer not want to put the proposed establishment in their own community or "backyard"? My opinion is they do not want their community roads burdened, they don't want their water source to be affected, they don't want their land/property to be devalued because of the close proximity of a large livestock industry and, they don't want the odor.

In closing, I wish to reiterate that we, Clark and Shannon Combs, land owners of NW 36-5-22 ARE NOT in favor of the proposal of the establishment of a pig operation HyLife Gibson's Nursery (TRC 12-073) at NW 13-05-22 WPM. By going forth with this proposal it will only affirm to us that people outside of this community have NO REGARD for the concerns and wishes of the residents living in the community, to where the proposed nursery barn is to be established.

We would kindly request a written response to our letter as to the decision that is made regarding the nursery barn proposal.

Thank you,

Clark and Shannon Combs

To: [+WPG139 - TRC \(MR\)](#)
Subject: Hylife Gibson's Nursery TRC 12-073 Resubmission
Date: September 27, 2020 8:07:28 PM

To Whom it May Concern,

Regarding the proposed HyLife Gibson's Nursery (TRC 12-073) Resubmission

We, Jim and Kim Draper, who own and reside at the neighbouring property (SW31-5-21W) and also own the south ½ of 30-5-21, north ½ of 31-5-21 and south east quarter of 31-5-21, have numerous concerns and are strongly opposed to the placement of this proposed hog barn and the manure management proposal that is currently in place.

Below are our concerns:

1. Ground water supply – We have on our aquifer the Village of Elgin, Souris River Colony (who have significantly expanded their hog barn production very recently) and ourselves, just to name a few. We have noticed in recent months that the water level of our well has decreased significantly **WITHOUT** the new barn being built. We have fears that an operation of this size 2.5 miles away from us will compromise our water supply. We do have a cow/calf operation ourselves, though it may be small it is a valued part of our mixed farming operation.
2. Roads – The amount of traffic on our road would increase significantly. In recent years the traffic has already increased, both farming and commercially, we have concerns that a hog barn this size would deteriorate already stressed road conditions.
3. PRIMARY CONCERN – Proposed Spread Field, concerning the ¼'s NE25-05-22, NW30-5-21, NE30-5-21, SW25-5-22, NE19-5-21 and SW19-5-21 as well as NW14-5-22: All of these directly run onto our property with three of them, specifically NE25-5-22, NW30-5-21 and NE30-5-21 **all being a quarter of a mile away from our residence and water supply** (including drinking water for our home and our livestock), our two wells as well as a ravine that supplies our cattle with drinking water in the summer months. In addition to this, this ravine continues to run beside and behind the community of Elgin and connects to the Elgin Creek which in turn goes to the Souris River and directly through the Souris Golf Course. As well, this ravine is situated directly beside the water source for both the Village of Elgin and Souris River Colony. Any contaminated run off would have a far reaching catastrophic effect on not only ourselves but many people downstream from our property. As well as any wildlife and /or fisheries that may be affected by run off in these areas. All of the listed proposed spread fields contribute run off water to the Elgin Creek watershed. It should also be noted that our neighbor to the south, residing at NW19-5-21, will have the spread field literally right outside her house door.

We would also like it to be known that the owners of the said land where these spread fields are located (they own the land but do not reside anywhere close to these spread fields and barns), will not be affected in any way by any contamination that may occur, however, ourselves and many

other residents who do reside in this immediate area will be severely impacted if this project continues with the proposed plan.

We feel that the current proposal for this facility and especially the spread field are way too close to residential yards and a major water supply for the area, not to mention the Village of Elgin.

After dealing with Hylife in the original proposal process, we find that Hylife has been anything but forthcoming. To begin with, their "Applicant Response" is nothing more than a form letter used on their previous proposals in the Public Registry. They want to be a part of the RM of Grassland and say they will be generating revenue for it however, they placed the "Notice" in the Boissevain Recorder instead of the RM of Grassland News, meaning they are already supporting another RM instead of the one they are wanting to back them, this was brought to their attention at the previous meeting and yet they did it again.

It is easy to say that adding a Hog Barn would generate revenue by bringing new families to the area. We were told that there would be 4 employees at this barn. Most likely, these people would live outside the RM and send their kids (if they had any) to school in Souris, Deloraine or Boissevain as well as do their shopping there, therefore, generating no extra revenue/growth in the RM itself. Although we cannot say they won't reside and shop in the RM of Grassland for certain, neither can anyone say for certain they will.

From our dealings with the previous proposal, hog barn expansion is an industry in which only Hylife and the investors/land owners benefit from with no concern for the neighbors adjacent to these proposed sites. It would also appear that the people who support these hog barns are investors, Hylife employees who work at their other sites, or people who are far enough away that they know it will not affect them in any adverse way. The economic boom that is proposed from this expansion is nothing more than a myth!

Jim & Kim Draper

To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-073, HyLife Gibson's Nursery
Date: September 27, 2020 11:07:13 AM

To Whom it May Concern,

In regards to the proposed establishment of a pig operation, HyLife Gibson's Nursery (TRC 12-073), I would like to express my support of this proposal.

Living in rural Manitoba over the past 22 years, it has been very evident to me that opportunity is a valuable commodity to the longevity, and success of any rural community or municipality. In order to thrive, we need jobs, continued population, we need families, kids in our small town schools. None of this can happen if we cannot be open minded to opportunity when it presents itself. Bringing in more HyLife barns to our area will create jobs, bring in families, and will also bring in support to our community through HyLife's generous work they do within the communities that their barns call home.

I currently live roughly 3 miles away from from a new Hylife site. There are 4 barns there, and I have had no issues with the barns at all. I think people are often immediately up in arms about the idea of a hog barn in their area. The bottom line is, we live in an agricultural environment. Hog barns are just another form of agriculture. We need to look at what is best for our community. It is not as though we have people lining up to bring more people, jobs, and opportunity to our municipality. Let's not make this an opportunity missed.

Thank-you,

Mandy Tufts
Rate Payer in the R.M. of Grassland

To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-073
Date: September 29, 2020 8:40:40 PM

To whom it may concern,

I'm writing in regards to the building of a 24,000 head nursery in the Municipality of Grassland (TRC 12-073). I wrote a letter against it the last time they applied and for many of my concerns, you can refer to that letter if you like. This go around though, has brought other concerns to my attention.

I read the letters that were submitted after council rejected the proposal and noticed that there was mention of 5 or 10 barn sites to be added to our municipality. My newest question's are these. Where are the next 5-10 proposed sites? Are there currently good gravel roads to all those sites or will there need to be roads built to them? Who will they all affect? What kind of taxes will each of those barn sites pay? Where is all this water coming from??

Another question is why wasn't any of this information available at the public meeting or in letters and only became public when Hylife was denied? Why not be a core part of the public meeting and show all of us that are opposed what we will be missing out on and why we should encourage our council to say yes? If correct information is key, why was it not front and center? Is this how everything will be handled in the future? This is potentially a long term business in our area and honesty goes a long way.

In a letter from a past council member there was a quote that said 'The one thing that always comes to be is that every decision is precedent setting'. I take that as saying that if you allow this barn to be built, there will be no problem having the next one built and the 5 or 10 after that. Or, if this is passed now, the precedent may be that council's decisions are only temporary.

I will finish this by saying I'm not against hog barns in general. I spent my Co-op Ed placement working in a barn that was farrow to finish outside Reston, Mb. However, I'm against the placement of this one with concerns of taxes, water and cost to our municipality, not only short term but long term as well. I'm against the fact that if this one gets pushed through, the next 5-10 likely will as well and residents against them won't get a chance to oppose them like I'm getting. Lastly, I'm against how this has all been handled. I'd also like to take this chance to say that I'm pretty proud of our council for looking at the numbers, listening to the residents and making an informed decision.

Thank you for your time and I am looking forward to learning all the answers to my questions.

Anthony Bond & Tracy Forsyth

To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-073
Date: September 29, 2020 2:36:12 PM

Once again, I am writing about the proposed hog nursery barn. It is our understanding, that there has to be an adequate supply of water without compromising any existing users before the application is approved. Has a water supply been established?

Having a hog barn close to our building site will make our farm site worth much less than it is valued today. Can Hylife prove that this will not happen here?

All operations have an economic benefit but can Hylife provide proof that the benefits will outweigh the costs to the R. M. of Grasslands?

Leslie and Dave Larson