Site Assessment

For Large Livestock Operation Proposals

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

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:
Greenwald Colony Farms Ltd.

Name of municipality:
Rural Municipality of Brokenhead

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

NW 1/4 33-14-08 E1

Municipal tax roll number(s):
472700.00

Manitoba

Prepare a Location Map of the project site. (see Location Map Example[1]).

☑ 1. Location Map attached. SAA - 1 of 65

4.0 Nature of the Project[2]

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:

_____

State operation's original name if different from current:

Westfarm Colony Farms Ltd.

_____

Describe what is being proposed:

This is a proposed new Hutterite colony site that is a daughter site to Greenwald Colony Farms. The colony will be developed slowly over a number of years. We are requesting a multiyear phased conditional use order that will allow the colony to grow and expand at a pace based on population growth and market conditions.

Phased construction of mixed livestock operation. At full build-out (approximately 20 years of growth at site) will include broiler operation, swine operation, as well as a layer barn and an all-barn (turkeys, ducks, dairy) for personal use.

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.

N/A

5.0 Current and Proposed Type and Size of Operation[3]

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. SAA - 2 of 65

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[4]			New construction	Replacement	Alteration	Use existing as is
Barn	Animal category					
(1)	Broiler Barn	12 316	✔			
(2)	Hog (Gestation - Farrow) Barn	75 000	✔			
(3)	Hog (Weanling - Finish) Barn	150 000	✔			
(4)	All-Barn (Ducks, Turkeys, Dairy)	5 500	✔			
(5)	Layer Barn	13 145	✔			
(6)						
Outdoor area						
(1)						
(2)						
(3)						
Confined livestock area[5]						
Feedlot						
Paddock	Beef cattle (feeders)	9750	✔			
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.[6]

☑ 3. Project Site Plan attached. SAA - 3 of 65

6.2 Project Sites Unsuitable for Development[7]

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

❑ 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: NE 35-14-07 E1, NW 36-14-07 E1 (location indicated on SAA - 39 of 65)

❑ Existing well – location: _____

❑ 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):

N/A

7.1 Water Requirements[10]

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: 18 998

☑ Imperial gallons ❑ Litres

Maximum annual water use: 6 934 343

☑ Imperial gallons ❑ Cubic decameters

☑ 4a. Water Requirement Calculator attached. SAA - 4 of 65

❑ 4b. Dairy Barn Water Requirement Calculator attached. N/A

8.0 Siting and Land Use Planning Considerations[11]

8.1 Development Plan[12]

Using the Land Use and Development Web Application or the municipality's development plan, provide the following information:

Table 8-1: Development Plan

Name of planning district (if applicable)	Brokenhead River Planning District
Name of municipality	Rural Municipality of Brokenhead
Development plan by-law number	Brokenhead River Planning District Development Plan adopted by By-law No.21
Land use designation of project site	Rural/Agricultural

8.2 Zoning By-law[13]

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: By-law No. 1688		
Identify zone of project site: A80 - Rural and Agricultural Zone		
Identify minimum project site requirements as per zoning by-law:		
	Proposed project site dimensions	**Zoning by-law project site requirements**
Minimum site area	148.5 acres	80 acres
Minimum site width	2520 ft	1200 ft
Minimum front yard	328 ft	75 feet
Minimum side and rear yard	328 ft	25 feet

8.3 Separation Distances (zoning by-law)[14]

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 less than the minimum separation distance required in the zoning by-law complete this section:**	
	☑ **Earthen manure storage facility** or ☐ **Feedlot**	☑ **Animal confinement facility** or ☐ **Non-earthen manure storage facility**	**Provide actual distance**	**Provide location or name of feature (e.g., Red River)**
Residence/dwelling	N/A **ft** *2 527 ft*	1000 **ft** *1 263 ft*	N/A **ft**	
Designated area (non-agricultural)	N/A **ft** *10 105 ft*	N/A **ft** *2 057 ft*	N/A **ft**	

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

**as Zoning By-law No. 1688 does not provide separation distances for EMSF nor to designated areas, separation distances have been provided as ten percent higher than those identifed in the Provincial Planning Regulation 81/2011, per the Brokenhead River Development Plan.*

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. SAA - 5 of 65

9.0 Abandoned Wells[15]

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[16]

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,[17] 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[18]

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?[19]

❑ 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)[20]	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	1408m	Brokenhead River
	Field storage	100 m		
	Manure composting site	100 m		
	Confined livestock area	100 m	1084 m	Brokenhead River
	Mortalities disposal site	100 m		
	Mortalities composting site	100 m		
Property line	Manure storage facility	100 m	100m, 234m	North PL, East PL
	Manure composting site	100 m		
	Confined livestock area	100 m	100m, 100m	North PL, West PL
	Mortalities composting site	100 m		

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

10.5 Building in Flood Areas[21]

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

As the site is near the flood hazard boundary of the Brokenhead River, appropriate flood protection berms will be designed by and implemented under the supervision of an engineer registered to practice in the Province of Manitoba.

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:

_____

Shelterbelt planting:

☑ Yes ❑ No ❑ Existing shelterbelt

Other measure (specify):

Agitate and spread liquid manure on non-windy days.

12.0 Land Available for Manure Application[22]

12.1 Land Calculation

Fill out and attach the Manitoba Land Calculator[23] to determine the minimum number of acres for the manure nutrients.

From the calculator, indicate:

Acres for Nitrogen uptake:[24] 2170

Acres for Phosphorus removal:[24] 2770

- ☑ 6. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields[25] attached. SAA - 6
- ☑ 7. Manitoba Land Calculator attached. SAA - 30 of 65

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:[26] 5539

☑ I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 5539 acres may be required for Phosphorus balance (one times crop P_2O_5 removal) and the long-term environmental sustainability of the operation.

12.3 Characteristics of Manure Application Fields[27]

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[28] and all water features been observed and excluded from land base calculations for this operation?

☑ Yes ❑ No

- ☑ 8. Manure Application Field Characteristics Table attached. SAA - 38 of 65
- ☑ 9. Spread Field Map (showing agricultural capability and field boundaries) attached. SAA 39 of 65
- ☑ 10. Soil test reports for the land available for manure application attached. SAA - 40 of 65

13.0 Manure Transportation and Application Equipment

Will a commercial manure applicator be used?[29]

☑ Yes ☐ No

Identify the proposed transportation method:

☐ Tanker

☑ Dragline *liquid*

☑ Solid spreader *solid*

☐ Other: _____

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

☑ Full/true injection liquid

☐ Partial injection (Aerway or Coulter)

☑ Low-level broadcast application solid

☐ High-level broadcast application

☐ Immediate incorporation

☑ Incorporate within 48 hours

☐ 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[30]

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[31]

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/week	1/week		✔	✔		✔			✔
Tractor trailer	3/week	3/week		✔	✔		✔			✔
Other, specify										

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. SAA - 39 of 65

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.

☑ 12. Conservation Data Centre Report attached. SAA - 60 of 65

Were rare species identified in the Conservation Data Centre Report?

☑ Yes ☐ No See note in 17.0 Additional Information

16.0 Supporting Documents Checklist

Check off the supporting documents attached to this submission.

- ☑ 1. Location Map Site Assessment Appendices - 1 of 65
- ☑ 2. Animal Units Calculator Site Assessment Appendices - 2 of 65
- ☑ 3. Project Site Plan Site Assessment Appendices - 3 of 65
- ☑ 4a. Water Requirement Calculator Site Assessment Appendices - 4 of 65
- ☐ 4b. Dairy Barn Water Requirement Calculator
- ☑ 5. Land Use Map Site Assessment Appendices - 5 of 65
- ☑ 6. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields SAA - 6 of 65
- ☑ 7. Manitoba Land Calculator Site Assessment Appendices - 30 of 65
- ☑ 8. Manure Application Field Characteristics Table Site Assessment Appendices - 38 of 65
- ☑ 9. Spread Field Map (showing agricultural capability and field boundaries) SAA - 39 of 65
- ☑ 10. Soil test reports for the land available for manure application (no more than 36 months old) SAA - 40 of 65
- ☑ 11. Truck Haul Routes and Access Point Map (on Spread Field Map) Site Assessment Appendices - 39 of 65
- ☑ 12. Conservation Data Centre Report (only for new project sites and non-agricultural land being converted to cropland) Site Assessment Appendices - 60 of 65
- ☑ 13. Contact information and privacy publication notice (attach separately)
- ☑ 14. Conditional Use Application attached separately
- ☑ 15. Other, specify: Threatened Species Correspondence (see below) Site Assessment Appendices - 64 of 65

17.0 Additional Information

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

Note from Section 15.0 - The Conservation Data Centre identified one (1) "threatened" species located within 2km of the footprint boundary, and an additional two (2) species of "special concern" and two (2) species deemed "threatened" that are expected to be "in the broader area and similar habitats". Per conversations with John Dunlop, Sr. Permits Officer with Canadian Wildlife Service, it was determined that no endangered species permits are required for the proposed development at the site. Correspondence has been included in Site Assessment Appendices - Page 64 of 65.

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: 2021/11/08

(YYYY/MM/DD)

Name: Jason Hofer

(print clearly)

Signature: Jason Hofer