Site Assessment

For Large Livestock Operation Proposals

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

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.

Assistance

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

- Site Assessment Footnotes and 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 for assistance with animal unit calculations, manure application field acreage calculations, agriculture capability and Manitoba Agricultural Services Corporation yields.
- Manitoba Environment and Climate Change for information on environmental regulations and assistance for obtaining any necessary permits and/or licenses regarding manure storage facilities, confined livestock areas, manure management plans, and water rights.
- Groundwater Management for Wells Table listing wells on project site and spread fields.
- Livestock Technical Review Co-ordination Unit for additional help.

1.0 Description of Livestock Operation[1]

Legal name of operation:
Eaglebrook Farms

Name of municipality:
Hanover

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

SW 14-5-6E, SE 14-5-6E and NW 11-5-6E

Municipal tax roll number(s):
0254000.000, 0253900.000 and 0252000.000

Manitoba

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

☑ 1. Location Map attached.

1.1 Nature of the Project[2]

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

❑ New operation

☑ Expansion of existing operation

❑ Change of existing operation (no increase in Animal Units)

If it is an existing operation, indicate when the operation was established:

2006

State operation's original name if different from current:

Describe what is being proposed:

The addition of another 400 milking cow stall barn to go to 800 milking cow stalls (from 800 to 1600 A.U.) as well as adding a second cell to the manure storage facility (EMS). The confined livestock area (dry lot) on NW 11-5-6E has had cattle since the 1950s but needs a permit to be brought into compliance.

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 proposed expansion in animal confinement facilities (free stall barn) will be tied to the existing facility for efficiency in milking operations.

1.2 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 on an aerial photo. See the Project Site Plan Example and Guide for assistance.[3]

☑ 2. Project Site Plan attached.

2.0 Current and Proposed Type and Size of Operation[4]

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

☑ 3. Animal Units Calculator attached.

3.0 Animal Confinement Facilities

Based on the nature of the proposed project, indicate each type of animal confinement facility[5] to be found on site (post construction). Note the animal category of each facility or area and its size and check off the type of project it is.

Table 3-1: Animal Confinement Facilities

Type of structure		Structure size (square footage)	Type of project			
Animal confinement facility[5]			New construction	Replacement	Alteration	Use existing as is
Barn	Animal category					
(1)	Free Stall Barn	60000				✓
(2)	Free Stall Barn	60000	✓			
(3)						
(4)						
(5)						
(6)						
Outdoor area						
(1)						
(2)						
(3)						

❑ None of the above

4.0 Confined Livestock Areas

Based on the nature of the proposed project, indicate each type of confined livestock area[6] to be found on site (post construction). Note the animal category of each facility or area and its size and check off the type of project it is.

Table 4-1: Animal Confinement

Type of structure		Structure size (square footage)	Type of project			
Confined Livestock Area[6]			New construction	Replacement	Alteration	Use existing as is
Feedlot						
Paddock						
Corral						
Exercise yard						
Holding area	Dry lot	260000				✓

❑ None of the above

5.0 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

6.0 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: SW 14-5-6E

❑ Dugout or reservoir - source and location: _____

❑ Other, describe:_____

6.1 Access to Surface Water[10]

☑ I acknowledge livestock from my operation, located in a confined livestock area or seasonal feeding area, will not have direct access to surface water.

6.2 Water Requirements[11]

Estimate the total water use for your project using the Water Requirement Calculator.

6.2.1 Maximum daily water use: 65600

☑ Imperial gallons ❑ Litres

6.2.2 Maximum daily water use: 298217.6

❑ Imperial gallons ☑ Litres

☑ 4. Water Requirement Calculator attached.

7.0 Development Plan[12]

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

Table 7-1: Development Plan

Name of planning district (if applicable)	
Name of municipality	RM OF HANOVER
Development plan by-law number	2417-18
Land use designation of project site	Agriculture/Rural

8.0 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: 2418-18

Identify zone of project site: AG - Agriculture General

Identify minimum project site requirements as per zoning by-law:

	Proposed project site dimensions	Zoning by-law project site requirements
Minimum site area	473.8 acres	80 acres
Minimum site width	~2570 feet	600 feet
Minimum front yard	165 feet	164 feet
Minimum side yard	1722 feet	164 feet
Minimum rear yard	1731 feet	164 feet

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

Using the proposed size of the operation (see Animal Units Calculator) and the type(s) of animal housing and manure storage facilities, provide the following:

Table 9-1: 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	1968 ft	984 ft	ft ft	
Designated area (non-agricultural)	7874 ft	5249 ft	ft ft	

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

9.1 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.

10.0 Wells[15]

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

❑ Yes ■ No

10.1 Well Locations

Provide Groundwater Management with locations of project site and spread fields. Groundwater Management will respond with a Wells Table listing wells, as identified on provincial wells database.
In provided Wells Table, add any known wells not already identified using additional rows. Provide additional information as needed.
Identify the location(s) of known abandoned and active wells on the Project Site Plan (Section 1.2) and Spread Field Maps (Section 18.0), as applicable.

■ 6. Wells Table attached

11.0 Water Control works[16]

Are new control works being proposed?

❑ Yes ■ No

Are you (the operator) aware of any seasonal, semi-permanent or permanent wetlands on the project site? If yes, identify the location(s) in the Project Site Plan.

❑ Yes ■ No

12.0 Manure Type and Storage[17]

12.1 Manure Type

Indicate the type(s) of manure that will be generated:

■ Solid ❑ Semi-solid ■ Liquid

12.2 Manure Storage Type and Construction

Indicate if the operation is planning to construct, modify or expand a manure storage facility[18] or use an existing manure storage facility:

❑ Construct ■ Expand ❑ Modify ■ Use Existing ❑ Not Applicable

Indicate the type of manure storage that 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

13.0 Mortalities Disposal[19]

Indicate the type(s) of mortalities disposal:

- ❑ Rendering
- ☑ Composting
- ❑ Incineration (in approved incinerator only)
- ❑ Landfill
- ❑ Other (describe): _____

Does the proposal include a permanent site for composting mortalities that will use manure?[20]

❑ Yes ☑ No

If yes, identify the location(s) on the Project Site Plan (Section 1.2)

14.0 Setback Distances from Manure and/or Mortality Sites to Water and Operation Boundaries

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

Table 14-1: Setback Distances from Manure and/or Mortality Sites to Water and Operation Boundaries

Feature	Structures	Minimum setback distance (m)[21]	Proposed setback distance (m)	Provide location or name of feature (e.g., Red River)
Surface watercourses, sinkholes, springs or wells	Manure storage facility	100 m	414m	Tourond Creek
	Field storage	100 m	>100m	Tourond Creek
	Manure composting site	100 m		
	Confined livestock area	100 m	25m	Tourond Creek
	Mortalities disposal site	100 m	471m	Tourond Creek
	Mortalities composting site	100 m		
Property line	Manure storage facility	100 m	143m	South Property Line Road 26N
	Manure composting site	100 m		
	Confined livestock area	100 m	78m	North Property Line Road 26N
	Mortalities composting site	100 m		

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

Existing permitted barns and dry lot are closer than the 100m setback requirement from the property lines. Dry lot has had cattle since the 1950s and is fenced in the winter to prevent the dry cows from accessing Tourond Creek.

15.0 Building in Flood Areas[22]

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

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

16.0 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):

17.0 Land Available for Manure Application[23]

17.1 Land Calculation

Fill out and attach the Manitoba Land Calculator[24] to determine the minimum number of acres for the manure nutrients.

From the calculator, indicate:

Acres for Nitrogen uptake:[25] 1576

Acres for Phosphorus removal:[25] 2210

☑ 7. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields[26] attached.

☑ 8. Manitoba Land Calculator attached.

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

MB Agriculture calculated the yield in the land calculator for the site assessment

17.2 Long-Term Environmental Sustainability

From the Manitoba Land Calculator, indicate acres for Phosphorus balance:[27] 2332

☑ I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 2332 acres may be required for Phosphorus balance (one times crop P_2O_5 removal) and the long-term environmental sustainability of the operation.

17.3 Characteristics of Manure Application Fields[28]

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.

☑ 9. Manure Application Field Characteristics Table attached.

☑ 10. Spread Field Map (showing agricultural capability and field boundaries) attached.

☑ 11. Soil test reports for the land available for manure application attached.

18.0 Setbacks for Manure Application

Have the regulatory setbacks[29] and all water features been observed and excluded from land base calculations for this operation?

☑ Yes

19.0 Manure Transportation and Application

Will a commercial manure applicator be used?[30]

☑ Yes ☐ No

Identify the proposed transportation method:

☐ Tanker

☑ Dragline

☐ Solid spreader

☐ Other: _____

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

☐ Full/true injection

☑ Partial injection (Aerway or Coulter)

☐ Low-level broadcast application

☐ High-level broadcast application

☐ Immediate incorporation

☑ Incorporate within 48 hours

☑ No incorporation – provide reason: On alfalfa fields

19.1 Season of Application

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

☑ Spring

☑ Summer (e.g., to a growing crop)

☑ Fall

20.0 Manure Application on Lands Subject to Frequent Flooding or Inundation[31]

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

21.0 Projected Truck Haul Routes and Access Points[32]

Complete the following table:

Table 21-1: 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	2		✓					✓		
Tractor trailer	2		✓					✓		
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).

☑ 12. Truck Haul Routes and Access Points Map attached.

22.0 Conservation Data Centre Report

A Conservation Data Centre (CDC) Report is required for lands associated with the development where facility development or manure application will occur on Crown lands or, for all other lands, there is a change in land use or activity that could negatively impact the habitat of species at risk in Manitoba. Changes of use or activity include:

- the development of new sites
- land clearing
- conversion of land to cropland

A CDC Report is not required for existing operations that will not be utilizing Crown lands, not be developing or converting land, and not be changing practices in a manner that could impact habitat.

Conservation Data Centre report requests may be submitted electronically to:
https://gov.mb.ca/nrnd/fish-wildlife/cdc/request.html

Are any parcels of land Crown land? ❑ Yes ☑ No

If yes, legal land location(s): _____

Are any parcels of land going to be cleared for development? ❑ Yes ☑ No

If yes, legal land location(s): _____

Are any parcels of land going to be converted to crop land? ❑ Yes ☑ No

If yes, legal land location(s):_____

❑ 13. Conservation Data Centre Report attached.

Were rare species identified in the Conservation Data Centre Report?

❑ Yes ❑ No

23.0 Additional Information

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

24.0 Supporting Documents Checklist

Check off the supporting documents attached to this submission.

Section 1 - Description of Livestock Operation

☑ 1. Location Map

☑ 2. Project Site Plan

Section 2 - Current and Proposed Type and Size of Livestock Operation

☑ 3. Animal Units Calculator

Section 6 - Water Source

☑ 4. Water Requirement Calculator

Section 9 - Separation Distances (zoning by-law)

☑ 5. Land Use Map

Section 10 - Wells

☑ 6. Wells Table

Section 17 - Land Available for Manure Application

☑ 7. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields

☑ 8. Manitoba Land Calculator

☑ 9. Manure Application Field Characteristics Table

▣ 10. Spread Field Map (showing agricultural capability, field boundaries, and well locations)

☑ 11. Soil test reports for the land available for manure application (no more than 36 months old)

Section 21 - Projected Truck Haul Routes and Access points

☑ 12. Truck Haul Routes and Access Point Map

Section 22 - Conservation Data Centre Report

❑ 13. Conservation Data Centre Report (only for new project sites and non-agricultural land being converted to cropland)

Additional Forms

☑ 14. Contact information and privacy publication notice (attach separately)

▣ 15. Conditional Use Application

❑ 16. Other, specify: _____

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: 2025/04/14

(YYYY/MMM/DD)

Name: Jordan Karpinchick

(print clearly)

Signature: