# 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
- 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 Contact for assistance with animal unit calculations, manure application field acreage calculations, agriculture capability and Manitoba Agricultural Services Corporation yields.
- Manitoba Environment and Climate Change Contacts 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.
- Livestock Technical Review Co-ordination Unit for additional help.

## 1.0 Description of Livestock Operation

Legal name of operation:
Divorne Farms Ltd.

Name of municipality:
RM of Grey

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

1. The proposed construction of a new dairy barn and manure storage is on SE-08-008-06WPM (Site 1).
2. An existing barn, and winter feeding field on SE-06-008-06WPM and feeding pens and winter feeding fields on SW-05-008-06WPM (Site 2).

Municipal tax roll number(s): 0154200.000 on SE-08-008-06WPM (Site 1), and 0153400.000 on SE-06-008-06WPM and 0153050.000 on SW-05-008-06WPM (Site 2)

Manitoba

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

☑ 1. Location Map attached. See Figure 1 attached Appendices by DGH Engineering.

## 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:

1973

State operation's original name if different from current:

Pierre Divorne

Describe what is being proposed:

Divorne Farms will have dairy livestock operations at two sites. At Site 1, a new dairy barn and manure storage is being proposed on SE-08-008-06WPM. The previous barn was lost in a fire on August 26, 2024. The new barn is expected to house immediately the 535 mature cows (1070 animal units, AUs) plus replacement stock at the time of construction. A new manure storage is also proposed for Site 1. Site 2 located on SE-06-008-06WPM and SW-05-008-06WPM will accommodate a maximum of 533 animal comprised almost exclusively of heifers. Both Site 1 and Site 2 are being planned to support a combined dairy operation of 3500 AUs maximum.The new manure storage is to be a two cell HDPE lined facility to complement the current 3 million Imperial gallon steel tank in use by Divorne Farms Ltd. The first cell of the manure storage is to be built immediately in parallel with the construction of the new barn. The second cell of the manure storage is to be built at a future time when required. On completion, Divorne Farms will have manure storage that complies with the current requirements of the LMMMR.

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 muncipal office.

Previous dairy barn destroyed by fire (August 26, 2024). This building will be replaced with a larger barn, with approximately 160,000 sq.ft. of floor space. A cattle shelter will be demolished to accommodate the construction of the new barn.

### 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. See Figures 2 and 3 of the attached appendices.

## 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) | Dairy Barn (Site 1) | 160,000 | ✓ | | | |
| (2) | Dry Cow Barn (Site 1) | 52,000 edit | | | | ✓ |
| (3) | Calf barn (Site 1) | 16,000 | | | | ✓ |
| (4) | Heifer barn (Site 2) | 67,000 | | | | ✓ |
| (5) | | | | | | |
| (6) | | | | | | |
| **Outdoor area** | | | | | | |
| (1) | Exercise Area (Site 1) | 50,900 | | | | ✔ |
| (2) | Feeding Pens (Site 2) | 165,000 | | | | ✓ |
| (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 | Existing Exercise Yard (Site 1) | 50,900 | | | | ✔ |
| Holding area | Existing Feeding Pens (Site 2) | 165,000 | | | | ✓ |

❑ None of the above See accompanying documentation Sections 1.1 and 1.2 for explanation.

# 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 Pembina Valley Cooperative

❑ Proposed well – location: _____

☑ Existing well – location: See attached supporting documentation by DGH Engineering for well locations.

❑ 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: 94,830

☑ Imperial gallons ❑ Litres

6.2.2 Maximum annual water use: _94,830 Imp. gals./day X 365 days/year = 34.6 million Imp. Gals.

☑ 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)** | Carman Dufferin Grey Planning District |
| **Name of municipality** | RM of Grey |
| **Development plan by-law number** | By-Law No. 2/99 |
| **Land use designation of project site** | AG - Agriculture General |

# 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:** 5/03 | | |
| **Identify zone of project site:** Agricultural General Zone | | |
| **Identify minimum project site requirements as per zoning by-law:** | | |
| Site 1 | **Proposed project site dimensions** | **Zoning by-law project site requirements** |
| **Minimum site area** | ~160 acres (Site 1), 240 acres (Site 2) | 80 acres |
| **Minimum site width** | 800m,2635ft Site1, 835m,2740ft Site2 | 1000 ft. |
| **Minimum front yard** | 149m (489ft.) Site1, 80m (262ft) Site2 | 125 ft. |
| **Minimum side yard** | 162m(532ft) Site1,177m(580ft) Site2 | 25 ft. |
| **Minimum rear yard** | 203m(666ft)Site1,147m(482ft) Site2 | 25 ft. |

See attached DGH appendices Figure 5.

# 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).**<br>**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**<br>**or**<br>**❑ Feedlot** | **☑ Animal confinement facility**<br>**or**<br>**❑ Non-earthen manure storage facility** | **Provide actual distance** | **Provide location or name of feature (e.g., Red River)** |
| **Residence/dwelling** | 1311 **ft** | 1311 **ft** | ~3965 **ft** Site 1<br>~6033 **ft** Site 2 | N/A See DGH attached appendices, Figure 7 for map of 400 m (1311 ft) buffer on new barn and manure storages (Site 1) |
| **Designated area (non-agricultural)** | N/A **ft** | 10560 **ft** | ~12950 **ft** Site 1<br>~19400 **ft** Site 2 | Haywood<br>Haywood |

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.

See Figure 8 (Site 1) and Figure 9 (Site 2) of attached appendices.

☑ 5. Land Use Map attached.

## 10.0 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 (Section 1.2) or on the Spread Field Maps (Section 18.0) as applicable.

See attached by DGH Engineering report illustrating all wells including those to be decommissioned and response from MECC groundwater .

## 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

Primary manure is liquid from milk herd at Site 1.Solid is from dry cows and heifers at both Site 1 and 2.

### 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 Existing
- ☑ Earthen manure storage facility HDPE lined for liquid dairy manure.
- ❑ 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 Solid manure from dry cow and heifer barns will be stored temporarily on fields.

## 13.0 Mortalities Disposal[19]

Indicate the type(s) of mortalities disposal:

- ❑ Rendering
- ☑ Composting All composting takes place at Site 2. Mortalities from Site 1 are transported to Site 2.
- ❑ 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)

See Figure 3 and 12 in DGH supporting appendices. Mortalities composting site on SE-06-008-06W1 (Site 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 | 530 m (Site 1) | Marsh (see Figure 7 of DGH supporting documentation). |
| | Field storage | 100 m | N/A | |
| | Manure composting site | 100 m | N/A | |
| | Confined livestock area | 100 m | 688 m (Site 2, existing pens) | Dugout (see Figure 6 of appendices). |
| | Mortalities disposal site | 100 m | N/A | |
| | Mortalities composting site | 100 m | 293 m. (Site 2) | Dugout (see Figure 9 of appendices). |
| Property line | Manure storage facility | 100 m | 162 m. (Site 1) | Rd 43N, (See Figure 4 of appendices) |
| | Manure composting site | 100 m | N/A | |
| | Confined livestock area | 100 m | 92 m (Site 2) (Feeding Pens) | Road 388 (see Figure 6 of appendices). |
| | Mortalities composting site | 100 m | 183 (Site 2) | See Figure 12 of appendices. |

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

The Confined Livestock Areas are pre-existing. Site 1, Exercise Area and Site 2, Feeding Pens.

# 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: Dairy manure will create a natural crust.

Shelterbelt planting:

❑ Yes ☑ No ❑ Existing shelterbelt

Other measure (specify):

None

# 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] 3713

Acres for Phosphorus removal:[25] 3148

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

☑ 7. Manitoba Land Calculator attached.

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

## 17.2 Long-Term Environmental Sustainability

From the Manitoba Land Calculator, indicate acres for Phosphorus balance:[27] 6295

☑ I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 6295 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.

☑ 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.

# 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

Drag line for primary new liquid manure storage,
Solid spreader for manure from dry cow and heifer barns.

❑ 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

Injection for liquid manure, surface spreading and incorporation for solid manure.

❑ No incorporation – provide reason: _____

## 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: RD 34 and 35 and crossroads

**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** | 1 | | ✓ | | | | | ✓ | | |
| **Tractor trailer** | 1 | | ✓ | | | | | ✓ | | |
| **Other, specify** | 6 passenger vehicles | | | ✓ | | | ✓ | | | |

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.

See accompanying DGH supporting documentation, Section 21 and Figure 13 for truck hauling route, and seasonal use for manure application, cropping, and harvesting equipment.

# 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

Not applicable. No crown land is being effected, and no change in land use for any of the Divorne Farm properties.

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):_____

❑ 12. Conservation Data Centre Report attached. See previous note.

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 17 - Land Available for Manure Application**

☑ 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)

**Section 21 - Projected Truck Haul Routes and Access points**

☑ 11. Truck Haul Routes and Access Point Map

**Section 22 - Conservation Data Centre Report**

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

**Additional Forms**

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

☑ 14. Conditional Use Application

❑ 15. 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: 2024 / 12 / 16

(YYYY/MMM/DD)

Name: Bruno Divorne

(print clearly)

Signature: