



TECHNICAL REVIEW COMMITTEE

**A TECHNICAL REVIEW REPORT
PREPARED FOR THE**

RM of Hanover

GREENKEY FARMS INC.

NW ¼ 14-6-6 E1

TRC 12-119

December 12, 2025

A. INTRODUCTION – THE TEAM

The Technical Review Committee (TRC) is supported by the following department personnel:

Agriculture (AGR)

- Agri-Resource Engineer
- Business Development Specialists
- Veterinarians
- Agri-Ecosystem Specialists

Natural Resources and Indigenous Futures (NRIF)

- Crown Lands Manager
- Fish Habitat Specialist
- Habitat Mitigation Biologist

Environment and Climate Change (ECC)

- Environmental Engineer
- Environment Officer
- Water Rights Licensing Technologist
- Land-Water Specialist
- Groundwater Specialist

Manitoba Transportation and Infrastructure (MTI)

- Senior Development Review Technologist
- Senior Flood Protection Planning Officer

Municipal and Northern Relations (MNR)

- Community Planners

And any other specialist or department that may have an interest or is consulted during the TRC process.

THE TECHNICAL REVIEW COMMITTEE (TRC) REPORT

Purpose of TRC Reports

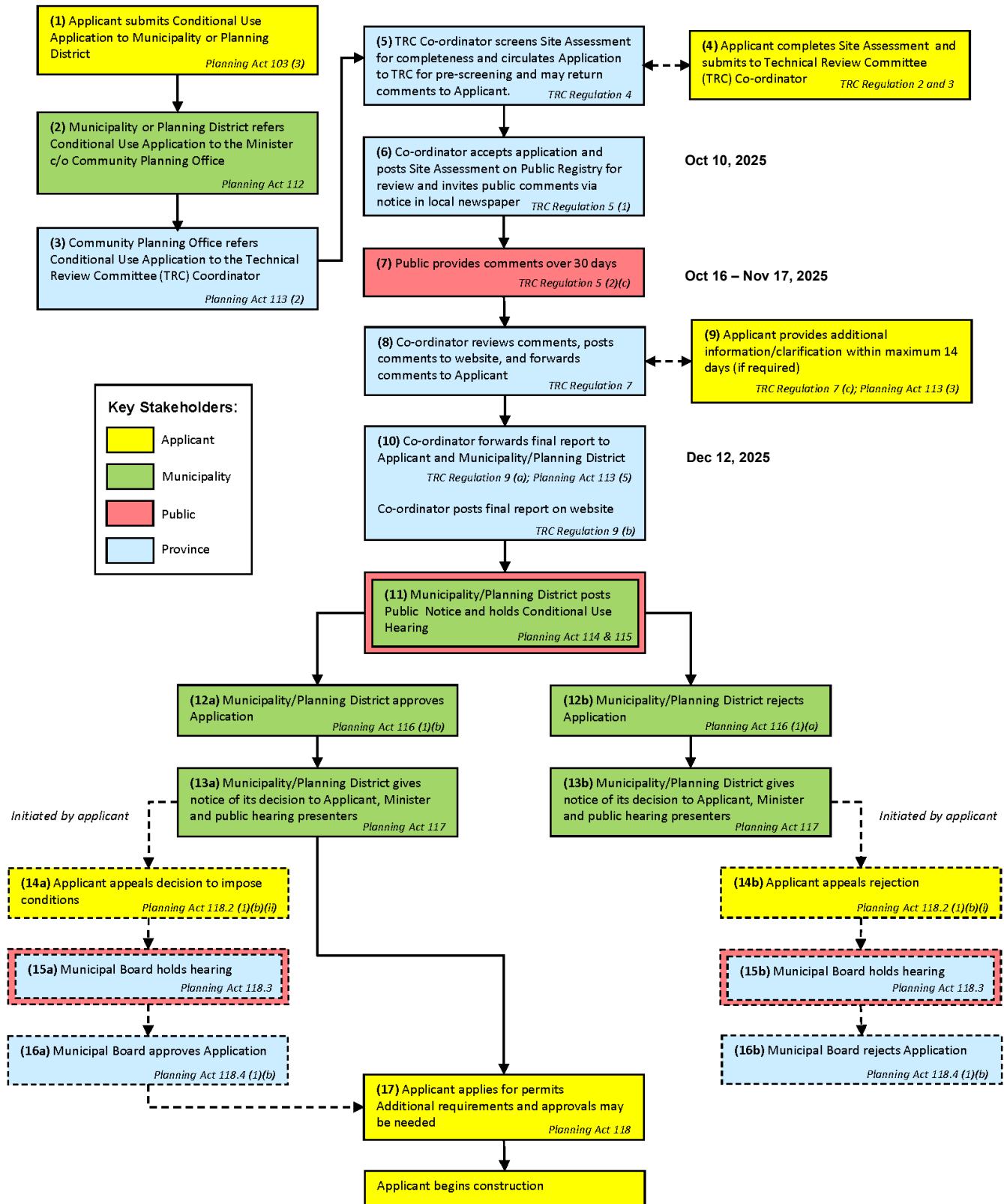
To provide objective, credible, technically-based assessments that:

- a) Enable municipal councils or planning district boards to make informed decisions regarding Conditional Use applications;
- b) Create common stakeholder understanding regarding livestock proposals, their potential impacts, and related regulatory requirements and safeguards;
- c) Provide a vehicle/forum that enables the sharing of public concerns and proponent responses;
- d) Offer recommendations to both councils/boards and proponents; and
- e) Represent the fulfillment of the TRC's role, as per 116(1)(b)(i) of The Planning Act – to determine, based on available information, that the proposed operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, measures and safeguards.

Should a municipal council or planning district board provide conditional approval of a proposal, the project proponent may be required to obtain various permits and licenses from the Province to address in greater detail environmental aspects of the proposal. As of November 1, 2019, a proponent may appeal a council/board's rejection of their application or appeal a condition imposed on the approval of a council/board to the Municipal Board.

Livestock Technical Review Process

(June 19, 2024)



B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

Further information may be found at https://www.gov.mb.ca/mr/livestock/public_registries.html

Applicant: Greenkey Farms Inc.

Site Location: NW ¼ 14-6-6 E1 (Refer to map below)

Proposal: The applicant is proposing to expand their existing dairy operation from 200 milking cows to 400 milking cows, representing an increase from 400 to 720 animal units.

This will involve the following:

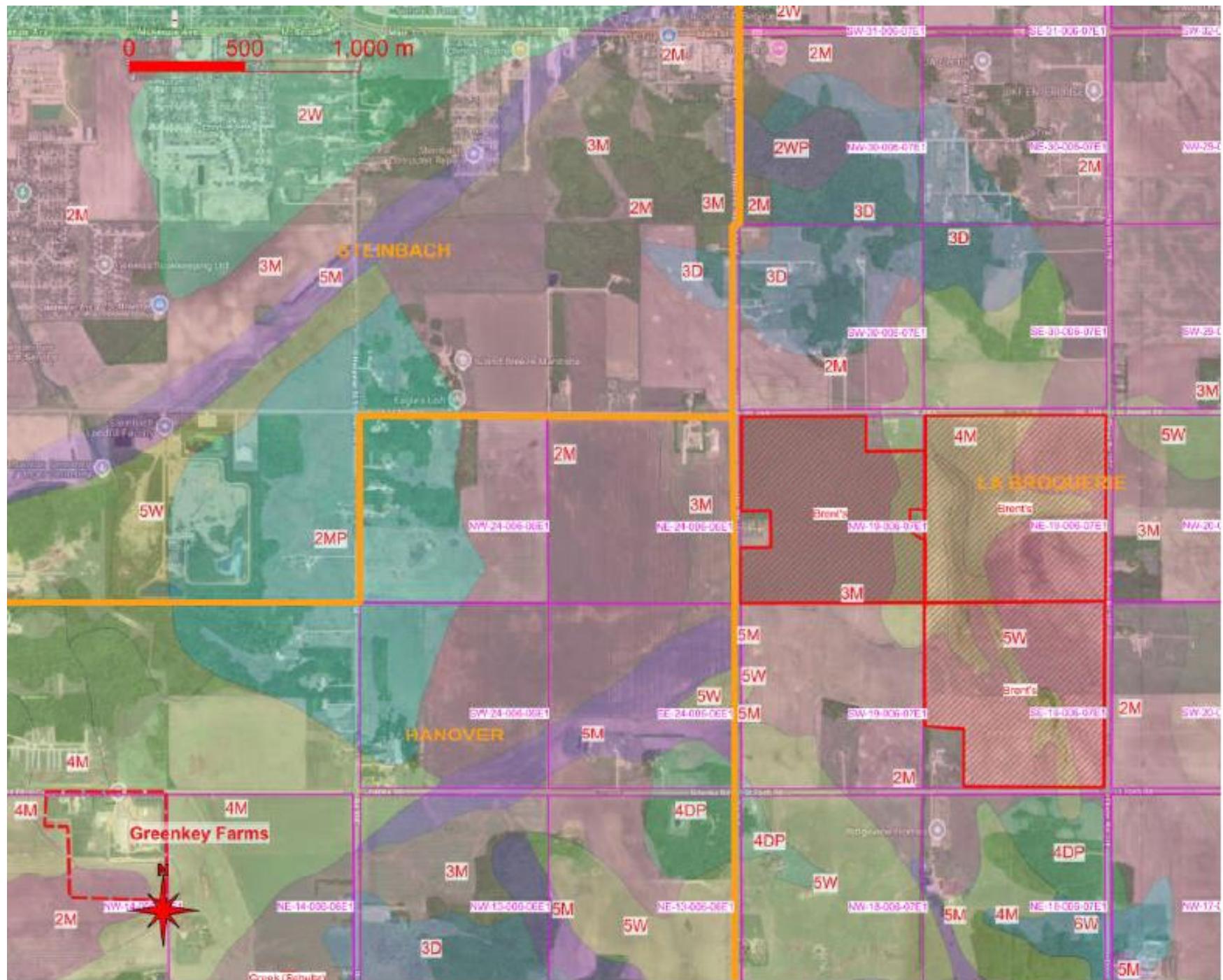
- Use of existing buildings;
- Use of earthen manure storage, field storage and steel tank;
- Estimated daily water use of 39,210 imperial gallons from an existing well;
- Composting of mortalities; and
- Truck haul routes as shown in map below.



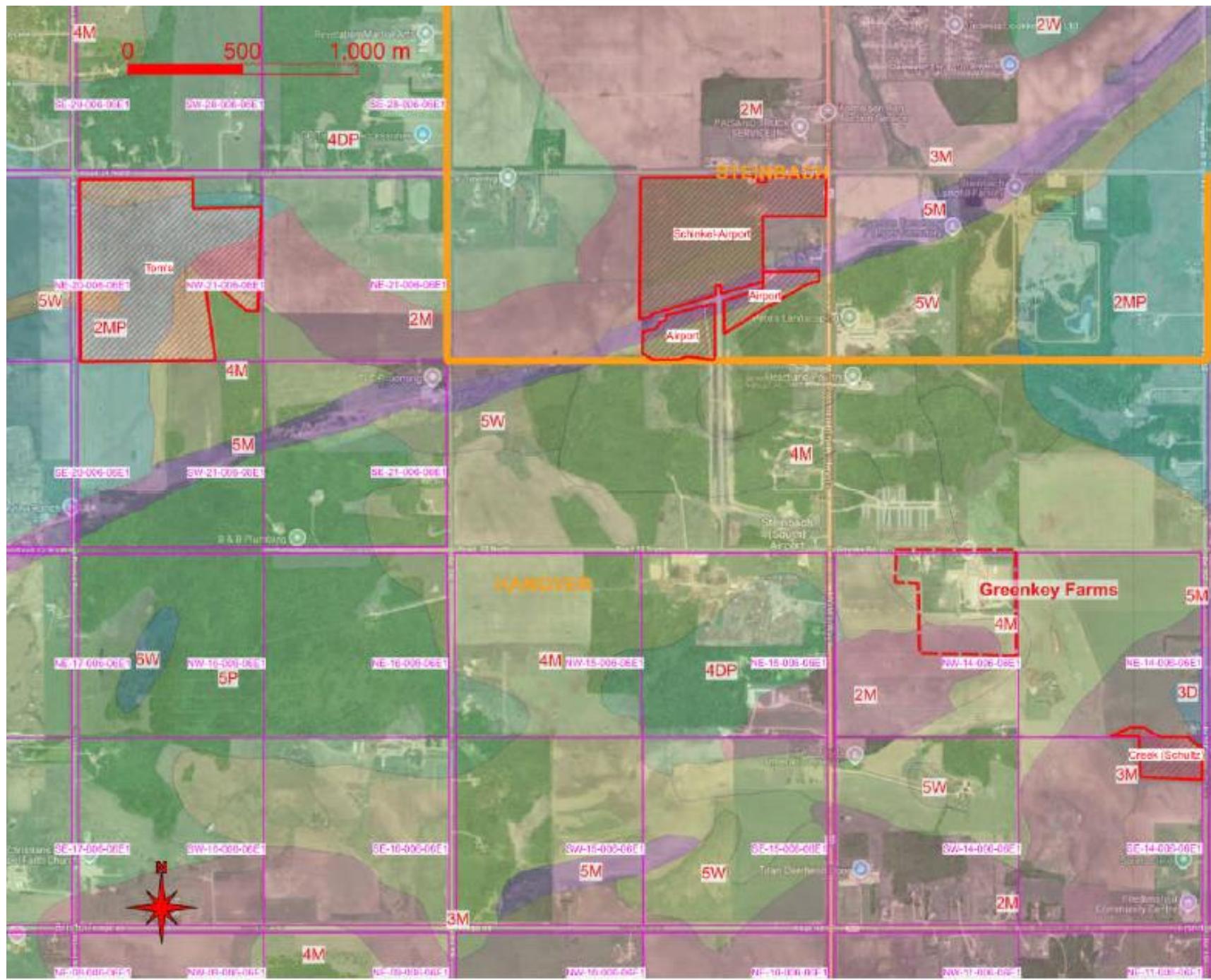
Location Map



Site Map



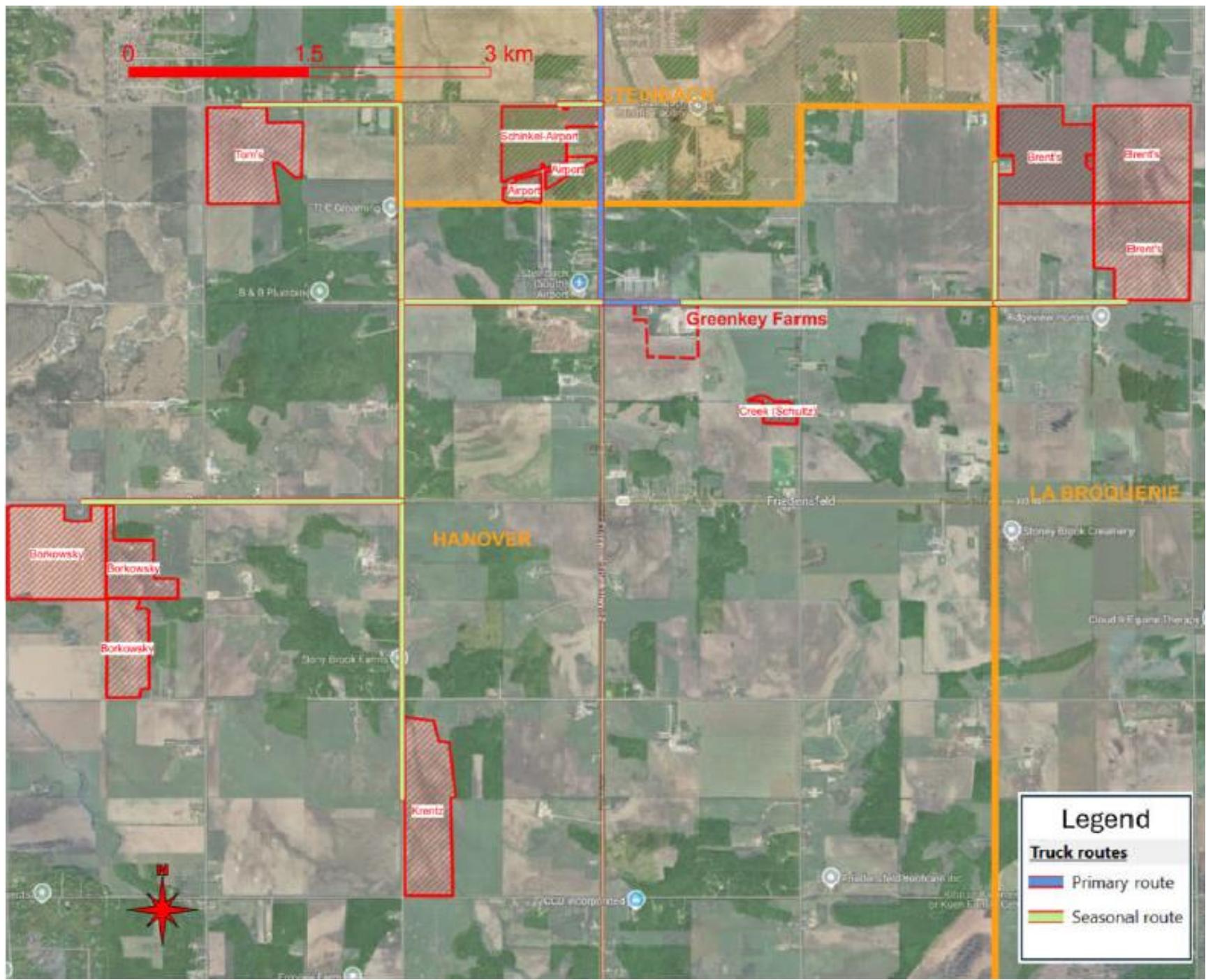
Spread Field Map (1)



Spread Field Map (2)



Spread Field Map (3)



Truck Haul Routes Map

C. SITE ASSESSMENT OVERVIEW

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
1	Description of Operation and Nature of Project	<p><i>The Planning Act</i> requires that an application to approve a conditional use for a livestock operation involving 300 or more animal units must be referred to the Livestock Technical Review Committee (TRC) for review.</p> <p>The RM of Hanover Development Plan By-law No. 2417-18 states that expanding livestock operations 400 animal units or greater in size located in the Agriculture 2 Policy Area shall be listed as a conditional use in the zoning by-law and will require a technical review.</p> <p>Greenkey Farms Inc.'s application is for an expanding dairy operation (matured cows-lactating and dry) from 400 animal units to 720 animal units. As such, it has been referred to the TRC for review.</p> <p>The Technical Review Committee Regulation 119/2011 requires an applicant to submit a completed site assessment.</p> <p>The TRC has received and accepted for review a complete site assessment from Greenkey Farms Inc., including all information necessary to review the application.</p>	MNR
2	Type and Size of Operation	Greenkey Farms Inc. is seeking Conditional Use approval from the RM of Hanover to expand their dairy operation to 360 mature cows, including associated livestock. The total animal units would be 720 animal units.	AGR
3	Animal Confinement Facilities	<p>Dairy Barn (Lactating) – 41,328 square feet</p> <p>Maternity Barn (Dairy) – 5,750 square feet</p> <p>Calf Barn (Dairy) – 7,344 square feet</p> <p>Feedlot (Dairy) – 36,000 square feet</p>	MNR
4	Confined Livestock Areas	<p>The applicant will use an existing confined livestock area. Under the Livestock Manure and Mortalities Management Regulation, the applicant must:</p> <ul style="list-style-type: none"> • Ensure the confined livestock area does not pollute surface water, a surface watercourse, groundwater, or soil. • Remove manure at least once per year and store or land-apply. 	ECC
5	Project Sites Unsuitable for Development	The proposed manure storage facility will not be located within Nutrient Management Zone N4 or any Nutrient Buffer Zone.	ECC
6	<p>Water Source: Existing well</p> <p>Water Requirements of <u>39,210</u> imperial gallons per day</p>	<p>Based on the water consumption information provided, this proponent is required to apply for a Water Use Rights Licence under <i>The Water Rights Act</i>. An application can be submitted via our online portal –</p> <p>https://web22.gov.mb.ca/Sso/Account/LogOn.</p>	ECC

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
7	Development Plan	<p><i>The Planning Act</i> requires that development plans include a livestock operation policy that guides zoning by-laws dealing with livestock operations.</p> <p><i>The Planning Act</i> requires that municipalities issue a development permit before any development takes place on a site. All development must comply with the Zoning By-law and Development Plan. Any proposed development that does not comply with required separation distances or setbacks must obtain Council approval following public hearing to vary those requirements.</p> <p>Designation</p> <p>The site of the proposed livestock operation, located in the NW 1/4 14-6-6 E1 in the RM of Hanover, is designated Agriculture 2 Policy Area (Development Plan By-law No. 2417-18). The proposal generally complies with Development Policies 3.1.5 Policies – Livestock.</p> <p>Relevant policies related to the development or expansion of Livestock Operations are contained within section 3.1.5 of the Development Plan with reads, in part, as follows:</p> <p>3.1.5.5 No person shall develop or expand a livestock operation unless Council has approved the establishment or expansion where listed as a conditional use in the Zoning By-law, or the Designated Employee or Officer has approved the establishment or expansion where listed as a permitted use.</p> <p>3.1.5.6 Preference will be given to the expansion of existing livestock operations over the establishment of new livestock operations.</p> <p>3.1.5.7 New livestock operations shall not be permitted within the Agriculture 2 Policy Areas. The expansion of legally existing livestock operations may be considered based on the provisions of the Zoning by-law.</p> <p>The review or approval of new or expanding livestock operations can be given consideration under policies 3.1.5.10.</p> <p>Note: The intent of the <i>Agriculture 2 Policy Areas</i> is to contain an existing mix of uses and/or may be subject to environmental impact. Agricultural activities shall remain the dominant land use but will be more restricted with respect to livestock operations, in order to limit potential for conflicts with neighbouring land uses and environmental impacts.</p>	MNR
8	Zoning By-Law	<p>Zoning</p> <p>The site of the proposed operation is zoned “AL” Agriculture Limited Zone (Zoning By-law No. 2418-18) with a minimum site area requirement of 80 acres and a minimum site width requirement of 600 feet.</p> <p>The proposed operation complies with the minimum site area and width requirements of the Zoning By-law.</p> <p>Note: Zoning By-law No. 2418-18 was approved on March 13, 2019, to allow existing operations to expand beyond 300 animal units within the “AL” Zone as a Conditional Use.</p>	

Related Section in the Site Assessment	Related Provincial Requirements and Safeguards	Dept.
9 Separation Distances	<p>The proposed expansion from 400 animal units to 720 animal units increase the required minimum separation distances from livestock operations to single residences and designated areas in the development plan. The minimum separation distances listed for 401 – 800 animal unit livestock operations, shown in Table 4-3 of the RM of Hanover Zoning By-Law, are required. The expanded operation consists of animal confinement facilities and earthen manure storage facilities. Therefore, the following minimum separation distances are required:</p> <ul style="list-style-type: none"> - 250m (820 ft.) from single residence to animal confinement facility and non-earthen manure storage facility. - 500 m (1,640 ft.) from single residence to earthen manure storage facility. - 1,330 m (4,364 ft.) from designated residential area in the development plan to animal confinement facility and non-earthen manure storage facility. - 2,000 m (6,561 ft.) from designated residential area in the development plan to earthen manure storage facility. <p>The proposed Earthen Manure Storage (EMS) facility and barns are located 830 ft. and 460 ft., respectively, from the nearest single residence within NW 1/4 14-6-6 E1 (34048 Road 33N). The EMS is located 2645 ft. from the nearest designated area in the Development Plan – Rural Residential Policy Area situated directly south in SW 14-6-6EPM.</p> <p>At the current size of operation (400 animal units), the separation distance from the animal confinement facility and non-earthen manure storage is 738 feet. However, with the current separation distance of 460 ft. from the nearest single residence, the barn does not meet the minimum required separation distance in the Zoning By-law. It is unclear whether a variance has been obtained to vary the minimum requirement, since the barn is already in existence.</p> <p>The proposed expansion does not meet the minimum separation distances between livestock operation and single residences, or designated areas as outlined in Table 4-3 of the RM of Hanover Zoning By-law. Specifically, the barn requires a variance to reduce its separation from the nearest single residence from 820 ft. to 460 ft. The proposed EMS also requires variances to reduce separation distances from the nearest single residence (1,640 ft. to 830ft.) and from the nearest designated area in the Development Plan – Rural Residential Policy Area (6,561 ft. to 2,645 ft.).</p> <p>Note: The proposed expansion is located approximately 1 km from the City of Steinbach's Development Reserve Policy Area and less than 1 km from the Rural Residential Policy Area to the south. Approving the expansion would require a significant variance.</p>	MNR

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
10	Wells	<p>The proposal indicates that water for the proposed livestock operation will be sourced from an existing well at NW 1/4 14-6-6 E1. The provincial water well database contains information for a well associated with the proposed operation. The proponent has indicated that they are not aware of any abandoned wells on the project site or manure spread fields. However, if any abandoned wells are encountered during operations, they must be properly sealed in accordance with <i>The Groundwater and Water Well Act</i> and its associated regulations., and a Sealed Well Report must be filed with Manitoba Environment and Climate Change, Groundwater Management Section. For guidance on well sealing and submission of reports, contact Manitoba Environment and Climate Change at (204) 945-6959 or consult: https://www.gov.mb.ca/water/groundwater/wells_groundwater/index.html.</p> <p>A licensed well drilling professional should carry out well sealing for all but the most basic wells. A list of currently licensed well drilling professionals is available at the link above.</p> <p>As a reminder, under the Livestock Manure and Mortalities Management Regulation, a minimum setback of 20 metres must be maintained from any well, spring, or sinkhole during manure spreading, or 15 metres where a permanent vegetative buffer is in place.</p>	ECC
11	Water Control Works	<p>There is no requirement for an authorization under <i>The Water Rights Act</i> as it appears there are no new water control works proposed. If water control works are proposed, an authorization under <i>The Water Rights Act</i> is required.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p>	ECC
12	Manure Type and Storage: Solid/Liquid; Field Storage/new earthen manure storage	<p>The applicant will store solid manure as field storage. Under the Livestock Manure and Mortalities Management Regulation, the applicant must:</p> <ul style="list-style-type: none"> Locate the manure at least 100 m from any surface watercourse, sinkhole, spring, or well. Ensure the manure does not pollute surface water, groundwater, or soil. Land-apply the stored manure the following year. <p>The applicant will construct a new manure storage. Under the Livestock Manure and Mortalities Management Regulation, the applicant must obtain a permit from Environment and Climate Change to modify or expand the storage. Once in operation the applicant must:</p> <ul style="list-style-type: none"> Ensure there is sufficient capacity to store all manure through the winter. Maintain the structural integrity of the storage. Operate the storage so that it does not pollute surface water, ground water or soil. 	ECC

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
13	Mortalities disposal methods identified: Composting	<p>The applicant will compost mortalities. Under the Livestock Manure and Mortalities Management Regulation, the applicant must:</p> <ul style="list-style-type: none"> • Ensure the composting does not pollute surface water, groundwater, or soil. • Locate the composting site at least 100 m from any surface watercourse, well, or the operation's boundaries. • Ensure the composting facilities and process are acceptable to the director. 	ECC
14	Setback Distances from Manure, Livestock, and Mortalities to Water and Operation Boundaries	The applicant has indicated that all setback distances meet minimum requirements set out in the Livestock Manure and Mortalities Management Regulation.	ECC
15	Building in Designated Flood Areas	Two spread fields ("Borkowsky", at NW & NE ¼ 8-6-6 E1, is adjacent to 303 Drain, which is designated Provincial Water Infrastructure. A Provincial Water Infrastructure permit from MTI – Hydrologic Forecasting and Water Management branch is required under <i>The Water Resources Administration Act</i> for any activity occurring on or near Provincial Water Infrastructure.	MTI
16	Odour control measures (project site)	Greenkey Farms Inc. has indicated that shelterbelts will be planted. Should odour become a problem for neighbouring residents, there is a complaints process under <i>The Farm Practices Protection Act</i> . A person who is disturbed by any odour, noise, dust, smoke or other disturbance resulting from an agricultural operation may make a complaint, in writing, to the Manitoba Farm Industry Board. <i>The Farm Practices Protection Act</i> is intended to provide for a quicker, less expensive and more effective way than lawsuits to resolve nuisance complaints about farm practices. It may create an understanding of the nature and circumstances of an agricultural operation, as well as bring about changes to the mutual benefit of all concerned, without the confrontation and the expense of the courts.	AGR
		A new shelterbelt is proposed as an odour control measure.	
17	Land Available for Manure Application	The estimated land requirement for Greenkey Farms Inc. is 1,115 acres for the phosphorus or 612 acres for the nitrogen, whichever is higher. Greenkey Farms Inc. has satisfied the land requirement by demonstrating that they have access to 1,112 suitable acres. Additional details can be found in the appendix.	AGR

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
		<p>The proponent's proposed spread fields are located within the RM of Hanover, RM of La Broquerie, and the City of Steinbach.</p> <p>The spread field locations in the RM of Hanover are designated as Agriculture 2 Policy Area and comply with the applicable Livestock Policies.</p> <p>The spread field locations in the RM of La Broquerie are designated as Rural 1 Policy Area and comply with the applicable Livestock Policies.</p> <p>The spread field locations in the City of Steinbach are designated as Development Reserve 1 Policy Area. There are no policies that restrict manure application in these designated areas. However, it should be noted that the intent of this designation is to support future development, and therefore, the land may not be suitable for long-term manure application.</p>	MNR
18	Setbacks for Manure Application	Under the Livestock Manure and Mortalities Management Regulation, manure spreading must meet setback distances to all surface watercourse and groundwater features.	ECC
19	Manure Transportation and Application	<p>Please be advised that any structures placed within the controlled area of a Provincial Trunk Highway (PTH) or Provincial Road (PR) (125 ft from the edge of the right-of way) requires a permit from our office. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at https://forms.gov.mb.ca/highway-permits-application/index.html.</p> <p>The placement of temporary drag lines or any other temporary machinery/equipment for manure application within the right-of-way of any PTH or PR requires permission from Manitoba Transportation and Infrastructure's Steinbach Office. Please contact Rob Fender, Regional Planning Technologist, at (204) 346-6265 or Rob.Fender@gov.mb.ca. Please also notify the Regional Planning Technologist for the placement of temporary draglines or other temporary equipment for manure application within the controlled area of a PTH or PR (125 ft from the edge of the right-of-way).</p>	MTI
		<p>Under the Livestock Manure and Mortalities Management Regulation, the applicant must:</p> <ul style="list-style-type: none"> • Operate with an annual manure management plan which includes: <ul style="list-style-type: none"> • Manure type, volume, and nutrient values, • Spread field location and soil class, • Soil tests showing nitrogen and phosphorus levels, • Crops to be grown, and • Manure application rate. • Ensure manure does not pollute groundwater, soil or escape the operation's boundaries. • Follow requirements for the land application of manure, including nitrogen limits and phosphorus thresholds. 	ECC
20	Manure Application on Lands Subject to Frequent Flooding or Inundation	The applicant has indicated that no spread fields are located within the Red River Valley Special Management Area or any other regularly inundated area.	ECC
21		The proposed truck haul route utilizes existing Government Road Allowances. We don't anticipate any significant increase in use of the existing road connections.	MTI

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
	Projected Truck Haul Routes and Access Points	<p>The proposed site is accessed by Municipal Road 33N.</p> <p>As per Section 116(2) of <i>The Planning Act</i>, municipalities, as a condition of approval, may require proponent to enter into a development agreement regarding the condition and upkeep of local roads used as truck haul routes.</p>	MNR
22	Conservation Data Centre Report	<p><u>Provincial Requirements</u> Known rare species will not be impacted on new site/lands.</p> <p><u>Related Provincial Safeguards</u> The information provided in the assessment suggest that there will not be any conflicts with species protected under <i>The Endangered Species and Ecosystems Act</i> or <i>The Species at Risk Act</i>, or designated as rare or uncommon by the Manitoba Conservation Data Centre (MBCDC). This review is based on existing data known to the MBCDC of the Wildlife Branch at the time of the review. These data are dependent on the research and observations of our scientists and reflects our current state of knowledge. However, many areas of the province have never been thoroughly surveyed; the absence of data in any particular geographic area does not necessarily mean that rare or endangered species or ecological communities of concern are not present. The information should, therefore, not be regarded as a final statement on the occurrence of any species of concern. All future observations of rare or endangered species made by the proponent should be reported to the MBCDC for further review.</p>	NRIF

Provincial Departments: Agriculture (AGR); Environment and Climate Change (ECC); Transportation and Infrastructure (MTI); Municipal and Northern Relations (MNR); Natural Resources and Indigenous Futures (NRIF)

D. PUBLIC COMMENTS AND DISPOSITIONS

Public Comment Summary	
Louella Steele	Concerns Concerns Regarding: <ul style="list-style-type: none">• The potential impact of the operation on property value.

A full copy of the public comments as well as the proponent's response may be viewed on the public registry at: https://www.gov.mb.ca/mr/livestock/public_registries.html

E. CONCLUSIONS AND RECOMMENDATIONS

Conclusion

The information contained in the Site Assessment submitted by the proponent generally meets provincial requirements. Based on available information, it has been determined that the proposed operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, measures and safeguards.

Recommended Actions to Council

1. As per Section 114(2) of *The Planning Act*, at least 14 days before the date of the hearing, Council must:
 - a) send notice of the hearing to
 - i. the applicant,
 - ii. the Minister (c/o the Steinbach Community Planning Office),
 - iii. all adjacent planning districts and municipalities, and
 - iv. every owner of property located within three kilometres of the site of the proposed livestock operation, even if the property is located outside the boundaries of the planning district or municipality; and
 - b) publish the notice of hearing in one issue of a newspaper with a general circulation in the planning district or municipality or, when there is no newspaper with a general circulation in the area, post the notice in the office of the planning district or municipality and at least two other public places in the district or municipality; and
 - c) post a copy of the notice of hearing on the affected property in accordance with the Posting Requirements outlined in Section 170 of *The Planning Act*.
2. Council should specify the type(s) of operation, legal land location, number of animals in each livestock category, total animal units, and expiration date (as per Planning Act section 110(1)) in its Conditional Use Order.
3. As per Section 117 of *The Planning Act*, Council must send a copy of its Conditional Use Order to
 - a) the applicant,
 - b) the Minister (c/o the Steinbach Community Planning Office), and
 - c) every person who made representation at the hearing.
4. According to the RM of Hanover Zoning By-Law No. 2418-18, for this operation, the required minimum separation distance between the animal confinement facility and non-earthen manure storage needs to be changed from 738 ft to 460 ft and the minimum separation distance between the barn and the nearest single residence needs to be changed from 820 ft. to 460 ft. This operation also requires variances to reduce separation distances from the nearest single residence and the earthen manure storage from 1,640 ft. to 830 ft. and from the nearest designated area in the Development Plan – Rural Residential Policy Area and the Earthen Manure Storage from 6,561 ft. to 2,645 ft.
5. As per Section 169(4)(b) of *The Planning Act*, a copy of the notice of hearing to vary the separation distance involving a livestock operation must be sent to every owner of property located within the separation distance that is proposed to be varied.
6. As per Section 174(1) of *The Planning Act*, Council can hold all required hearings together in a single combined hearing. It is recommended that during the course of this public hearing, Council first deal with the conditional use order followed by the variance order.

7. As per Section 174(2) of *The Planning Act* the notice of hearing for each matter to be considered at a combined hearing may be combined into a single notice of hearing.
8. After holding the public hearing, Council may approve the application if the operation:
 - a) Will be compatible with the surrounding area,
 - b) Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area, and
 - c) Is generally consistent with the applicable provisions of the development plan by-law and zoning by-law.

The RM of Hanover Development Plan states that preference will be given to the expansion of existing livestock operations over the establishment of new livestock operations (3.1.5.6). New livestock operations shall not be permitted within the Agriculture 2 Policy Areas, however, the expansion of legally existing livestock operations may be considered based on the provisions of the Zoning By-law (3.1.5.7).

When considering approval of new or expanding livestock operations Council or the Designated Employee or Officer will consider the following (3.1.5.10):

- a. *The type and size of the operation;*
- b. *The comments of the Technical Review Committee report, when required;*
- c. *The stated concerns of local residents or neighbouring property owners;*
- d. *Compliance with Provincial guidelines and the provisions of the Development Plan and Zoning By-law;*
- e. *The available land base, phosphorous budget, and proximity to environmentally sensitive areas;*
- f. *The past performance record of the livestock operation (for expansion applications);*
- g. *The Manure Management Plan in accordance with Provincial standards and guidelines;*
- h. *The size and location of manure storage systems and manure application sites;*
- i. *The potential impacts generated by the livestock operation on the Provincial highway and municipal road systems;*
- j. *The context of the general area and neighbouring land uses; and*
- k. *The water usage requirements and proximity to municipal water supply wells.*

9. Council is requested to include in their resolution and/or Conditional Use Order notification that, as per Section 118.2(1) of *The Planning Act*, an applicant may appeal the following decisions of a board or council to the Municipal Board:
 - b) for an application for approval of a conditional use made in respect of a large-scale livestock operation,
 - i. a decision to reject the application,
 - ii. a decision to impose conditions.
10. As per Section 118, no development or expansion of a livestock operation that is the subject of an application under Part 7, Division 2 of *The Planning Act* may take place until
 - a) the application is approved and the applicant complies, or agrees to comply, with any condition imposed on the approval under this Division; and
 - b) the applicant obtains every approval, including any permit or licence, required under an Act, regulation or by-law in respect of the proposed operation or expansion, and complies with, or agrees to comply with, any condition attached to the approval.

11. Council is welcome to contact Manitoba Environment and Climate Change, Environmental Approvals Branch, or Regional Environmental Compliance and Enforcement staff with respect to the Livestock Manure and Mortalities Management Regulation (M.R. 42/98), including compliance and enforcement issues.

Recommended Actions to Proponent

1. That all required variances be applied for prior to the Conditional Use Hearing. This will provide council with the option of holding a combined Conditional Use and Variance Hearing.
2. That the proponent request the municipality hold a combined hearing.
3. That any additional measures identified through subsequent provincial licencing or permitting in order to minimize any identified risks to health, safety and the environment be undertaken.
4. That as per Section 118.2(2)(b), an applicant may appeal the following decisions of a board or council to the Municipal Board respecting an application for approval of a conditional use:
 - i. a decision to reject the application,
 - ii. a decision to impose conditions.

F. TECHNICAL REVIEW COMMITTEE MEMBERS

Name	Department	Title Branch	Contact
Holly Ervick-Knote	Municipal and Northern Relations	Senior Planner <i>Community Planning Services Branch</i>	204-945-1312 holly.ervick-knote@gov.mb.ca
Petra Loro	Agriculture	Livestock Environment Specialist <i>Sustainable Agriculture Branch</i>	204-918-0325 petra.loro@gov.mb.ca
Julie Froese	Environment and Climate Change	Environmental Livestock Coordinator <i>Environmental Approvals Branch</i>	204-945-7104 julie.froese@gov.mb.ca
Karin Newman	Natural Resources and Indigenous Futures	Habitat Mitigation Specialist <i>Wildlife Branch</i>	431-844-1625 karin.newman@gov.mb.ca
Jeff DiNella	Transportation and Infrastructure	Senior Development Review Technologist <i>Highway Planning and Design Branch</i>	204-430-7176

Appendix

The Lands and Planning Branch has reviewed the Greenkey Farms Inc. - TRC Pre-screening Request and the review of the information provided suggests there is no impact to Crown land administered under The Crown Lands Act. This review is based on information known to the Lands and Planning Branch as documented in the Crown Lands Registry System.

The Fisheries Branch has reviewed the pre-screening documents and due to the lack of project proximity to fish bearing waterways, we have no concerns about the proposed project from a fish and fish habitat perspective.

Manitoba Agriculture – Sustainable Agriculture Branch In areas of higher livestock intensity, such as the RM's of Hanover and La Broquerie, it is currently the Province of Manitoba's policy to require sufficient suitable land for all of the nitrogen and all of the phosphorus generated by the livestock.

Typical, modern feeding practices for dairy were used to estimate nutrient excretion by the livestock at Greenkey Farms Inc. Ten-year Manitoba Agricultural Services Corporation (MASC) crop yield averages in the RM's of Hanover and La Broquerie were used to estimate crop nitrogen uptake and phosphorus removal rates for the crop rotation specified in the proposal.

Land suitability is determined using soil testing for phosphorus and soil survey to establish the agriculture capability. Soils must be below 60 ppm Olsen P to be considered suitable. Semi-detailed soil survey is available in the area to determine the agriculture capability of the land. The soil survey indicates the land contains agriculture capability Classes 2 to 5. The limitations in the area are lack of moisture (M), wetness (W), typical of wet sands, and small areas of stoniness (P). Classes 1 to 5 are considered suitable for manure application.

The estimated land requirement for Greenkey Farms Inc. is 1115 acres for the phosphorus or 612 acres for the nitrogen, whichever is higher. Greenkey Farms Inc. has satisfied the land requirement by demonstrating that they have access to 1112 suitable acres (which is well within the margin of error for our calculations).