

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 Operation¹

Legal name of operation:

Harbour Colony

Name of municipality:

Armstrong

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

SW28-18-3E and NW28-18-3E

Municipal tax roll number(s):

44500.000, 44300.000

Prepare a Location Map of the project site. (see [Location Map Example¹](#)).

☒ 1. Location Map attached.

1.1 Nature of the Project²

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:

State operation's original name if different from current:

Describe what is being proposed:

It is proposed to establish a new layer, pullet and broiler operation on the w1/2 of 28-18-3E. The first phase of construction will encompass the layer and pullet operations and it is expected that a year later the broiler barn will be constructed. Manure from the facilities will be handled as a dry product and field stored in the appropriate fields on which the manure will be applied as fertilizer for the following year. The minimum setback from property lines and surface and groundwater sources will be adhered to at all field storage locations.

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.

There are no existing buildings to be replaced or reused in this situation.

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 Operation⁴

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 facility⁵ 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) | Layer barn | 60050 | ✓ | | | |
| (2) | Pullet barn | 35558 | ✓ | | | |
| (3) | Broiler barn | 65000 | ✓ | | | |
| (4) | | | | | | |
| (5) | | | | | | |
| (6) | | | | | | |
| Outdoor area | Animal category | | | | | |
| (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 area⁶ 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 | | | | | | |

☒ None of the above

5.0 Project Sites Unsuitable for Development⁷

Will the proposed confined livestock area and/or manure storage facility be located within Nutrient Management Zone N4⁸ 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: identified on site plan SE28-18-3E
- ☐ Dugout or reservoir - source and location: _____
- ☐ Other, describe: _____

6.1 Access to Surface Water¹⁰

☒ 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 Requirements¹¹

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

6.2.1 Maximum daily water use: 11440 igpd

☒ Imperial gallons

☐ Litres

6.2.2 Maximum daily water use: 52006.2 Lpd

☐ Imperial gallons

☒ Litres

☒ 4. Water Requirement Calculator attached.

7.0 Development Plan¹²

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) | Fisher Armstrong Planning District |
| Name of municipality | Armstrong |
| Development plan by-law number | Fisher Armstrong Planning District No.3/02 |
| Land use designation of project site | Agriculture Area |

8.0 Zoning By-law¹³

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: <u>No.6/04</u> | | |
|--|----------------------------------|---|
| Identify zone of project site: <u>Agriculture General</u> | | |
| Identify minimum project site requirements as per zoning by-law: | | |
| | Proposed project site dimensions | Zoning by-law project site requirements |
| Minimum site area | 320 acres | 80 acres |
| Minimum site width | 2640 ft | 300 ft |
| Minimum front yard | 328 ft | 125 ft |
| Minimum side yard | 328 ft | 50 ft |
| Minimum rear yard | 328 ft | 50 ft |

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 <u>less than</u> the minimum separation distance required in the zoning by-law complete this section: | |
|------------------------------------|---|---|--|---|
| | <input type="checkbox"/> Earthen manure storage facility or <input type="checkbox"/> Feedlot | <input checked="" type="checkbox"/> Animal confinement facility or <input type="checkbox"/> Non-earthen manure storage facility | Provide actual distance | Provide location or name of feature (e.g., Red River) |
| Residence/dwelling | ft | 2296.58 ft | 3374 ft | neighbour on NE21-18-3E |
| | | | ft | |
| Designated area (non-agricultural) | ft | 7004.59 ft | 21320 ft | Rural Residential Area to north N1/2 16-19-3E and N1/2 17-19-3E |
| | | | 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 Wells¹⁵

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 works¹⁶

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 Storage¹⁷

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 facility¹⁸ 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 Disposal¹⁹

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 | | |
| | Field storage | 100 m | 100 m | Municipal drainage, wetland and surface watercourses |
| | Manure composting site | 100 m | | |
| | Confined livestock area | 100 m | 131.4 m | natural drain to south wells situated in SE 28-18-3E |
| | Mortalities disposal site | 100 m | | |
| | Mortalities composting site | 100 m | >100 m | |
| Property line | Manure storage facility | 100 m | | |
| | Manure composting site | 100 m | 100 m | as determined by field |
| | Confined livestock area | 100 m | 100 m | west property boundary |
| | Mortalities composting site | 100 m | >100 m | |

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

All setbacks have been met or exceeded.

15.0 Building in Flood Areas²²

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):

No removal of natural treed areas are expected as a result of the proposed development.

17.0 Land Available for Manure Application²³

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:²⁵ 638 _____

Acres for Phosphorus removal:²⁵ 1201 _____

- ☒ 7. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields²⁶ attached.
- ☒ 8. 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 2403

☒ I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 2403 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 Fields²⁸

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 setbacks²⁹ 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: _____

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 Inundation³¹

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 Points³²

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 | 1 | | 1 | 0 | | | 0 | 1 | | |
| Tractor trailer | 1 | | 1 | 0 | | | 0 | 1 | | |
| 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.

Sufficient land base has been identified for long term sustainability of the operation. For manure application and field storage, preference will be given to fields furthest away from residential development and significant surface water drainage. Composting of the manure piles is proposed as a means of odour control to ensure minimal odour during field application. Incorporation of the manure as soon as practically possible after spreading will also aid in mitigating any odour concerns. Any field areas known to be potentially inundated on a regular frequency during spring thaw or heavy rainfall, will also be avoided for manure application as a means of mitigating potential nutrient runoff. Available spreading acres have been calculated with generous setbacks from significant field drainage to ensure protection against nutrient escape.

The proposed layer barn will impact a class III wetland area approximately 0.12 acres in size. A Licence to Construct Water Control Works will be secured through Manitoba Environment and Climate Change to facilitate the removal of this wetland area.

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: 2025/12/01
(YYYY/MMM/DD)

Name: Peter Grieger
(print clearly)

Signature: 