



TECHNICAL REVIEW COMMITTEE

**A TECHNICAL REVIEW REPORT
PREPARED FOR THE**

RM of Lac du Bonnet

Brightstone Holding Co. Ltd.

27-15-9 EPM

TRC 12-124

June 16, 2026

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

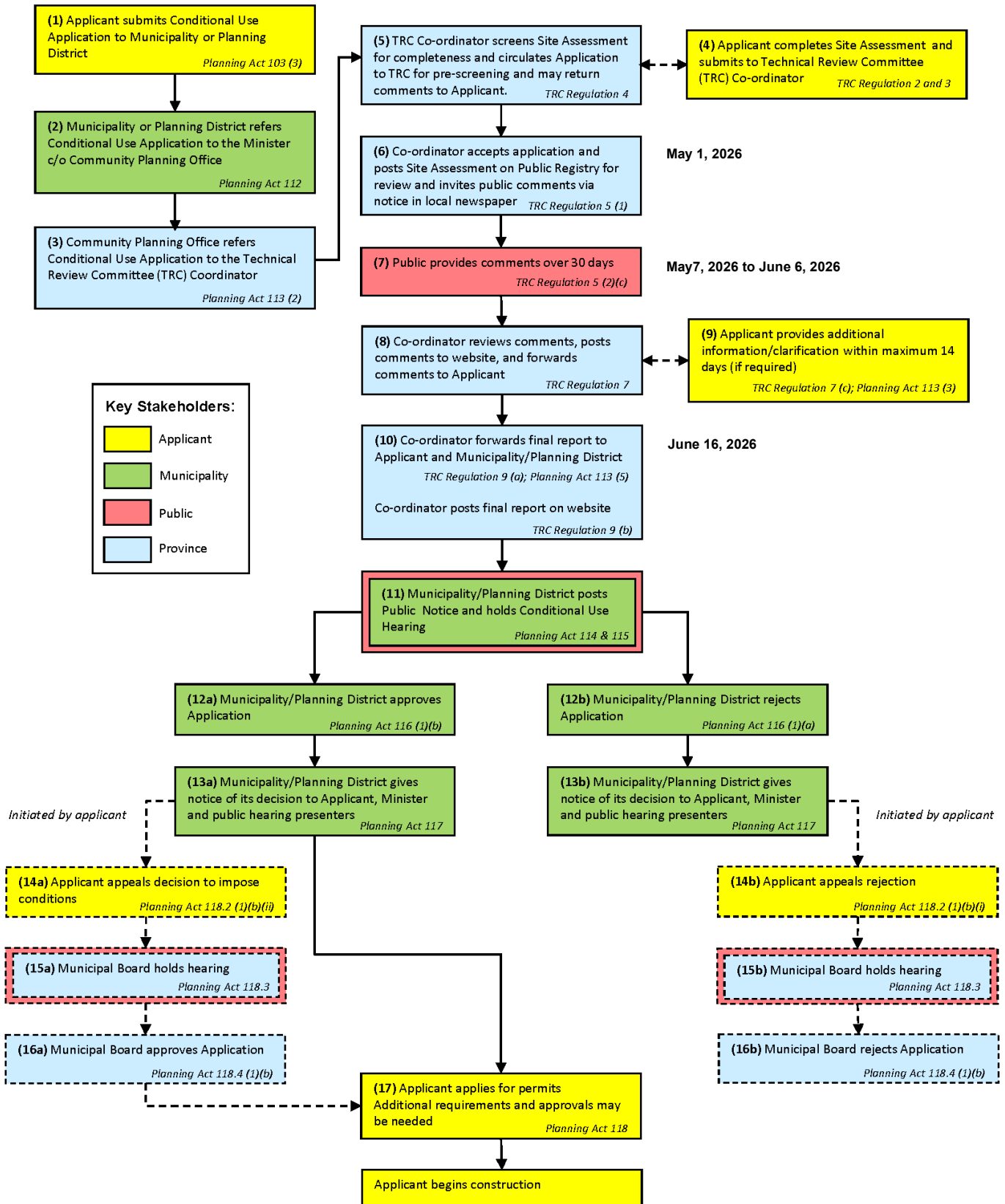
Purpose of TRC Reports

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

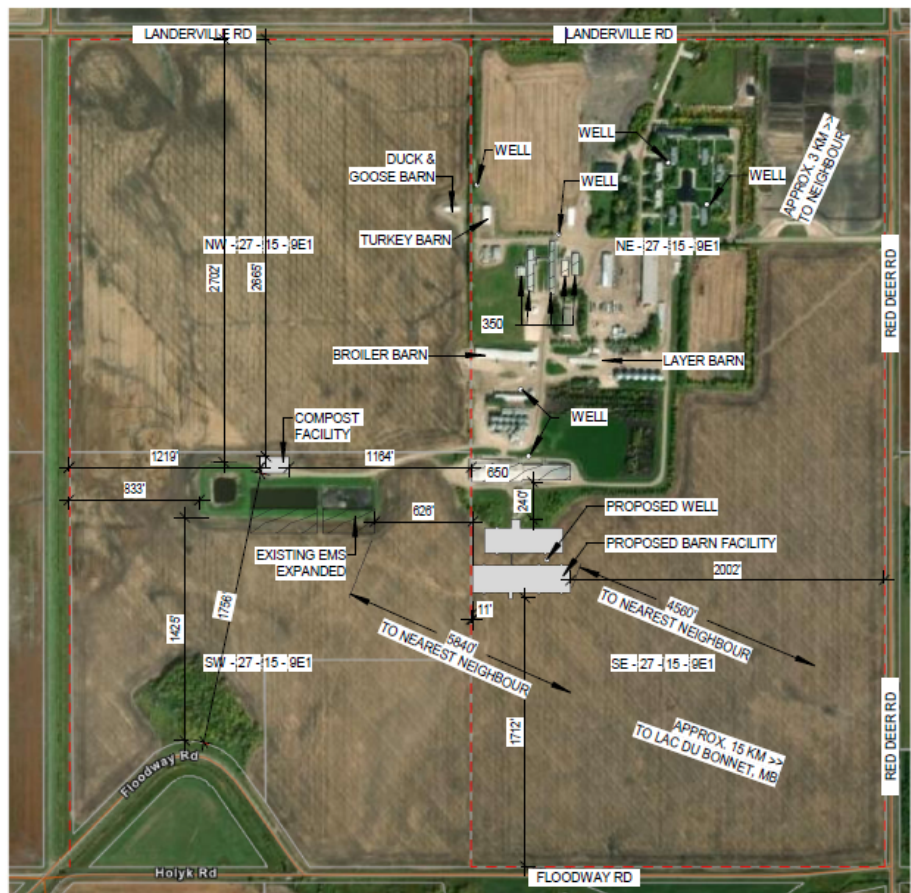
Applicant: Brightstone Holding Co. Ltd.

Site Location: 27-15-9 EPM (Refer to map below)

Proposal: The applicant is proposing to expand their existing mixed livestock operation from 1000 sows-farrow to finish to 1650 sows-farrow to finish, representing an increase from 1784.2 to 2596.7 animal units.


This will involve the following:

- Demolition of one barn and conversion of existing facilities to loose housing for the sow herd;
- Use of an earthen manure storage facility and field manure storage;
- Estimated daily water use of 54,547 imperial gallons from an existing well;
- Composting of mortalities; and
- Truck haul routes as shown in map below.



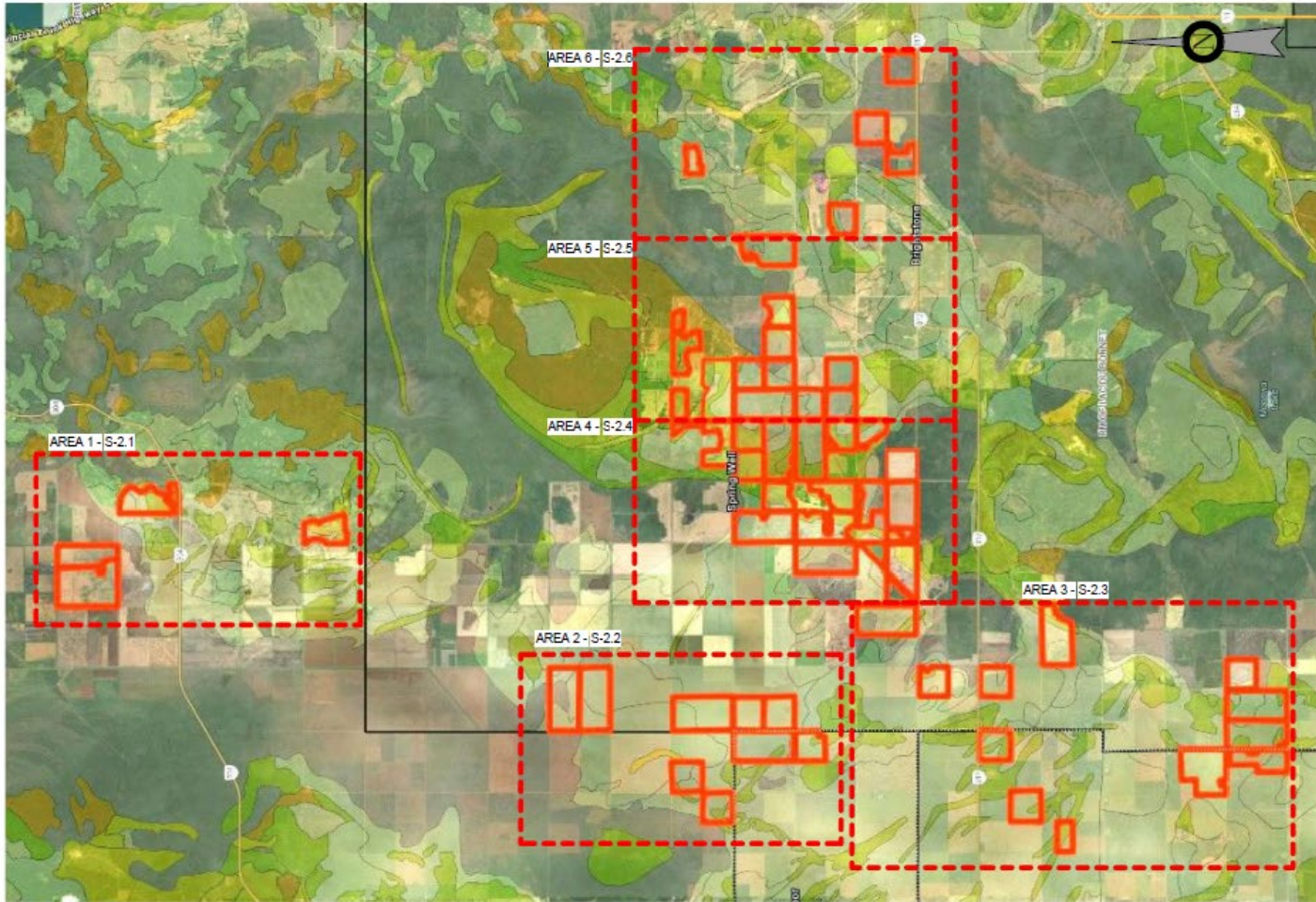
BUILDING AREAS:
 EXISTING BUILDINGS MARKED '350' - TO BE DECOMMISSIONED
 EXISTING BUILDINGS MARKED '650' - TO REMAIN


'350' - 38672 FT²
 '650' - 70072 FT²

CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB, R2J 3K4 www.southmandesign.ca 204-565-9652	PROJECT NUMBER: 2511-111	S-1.0
	DRAWN BY: BN/RF	
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	DATE: 03/16/2026	

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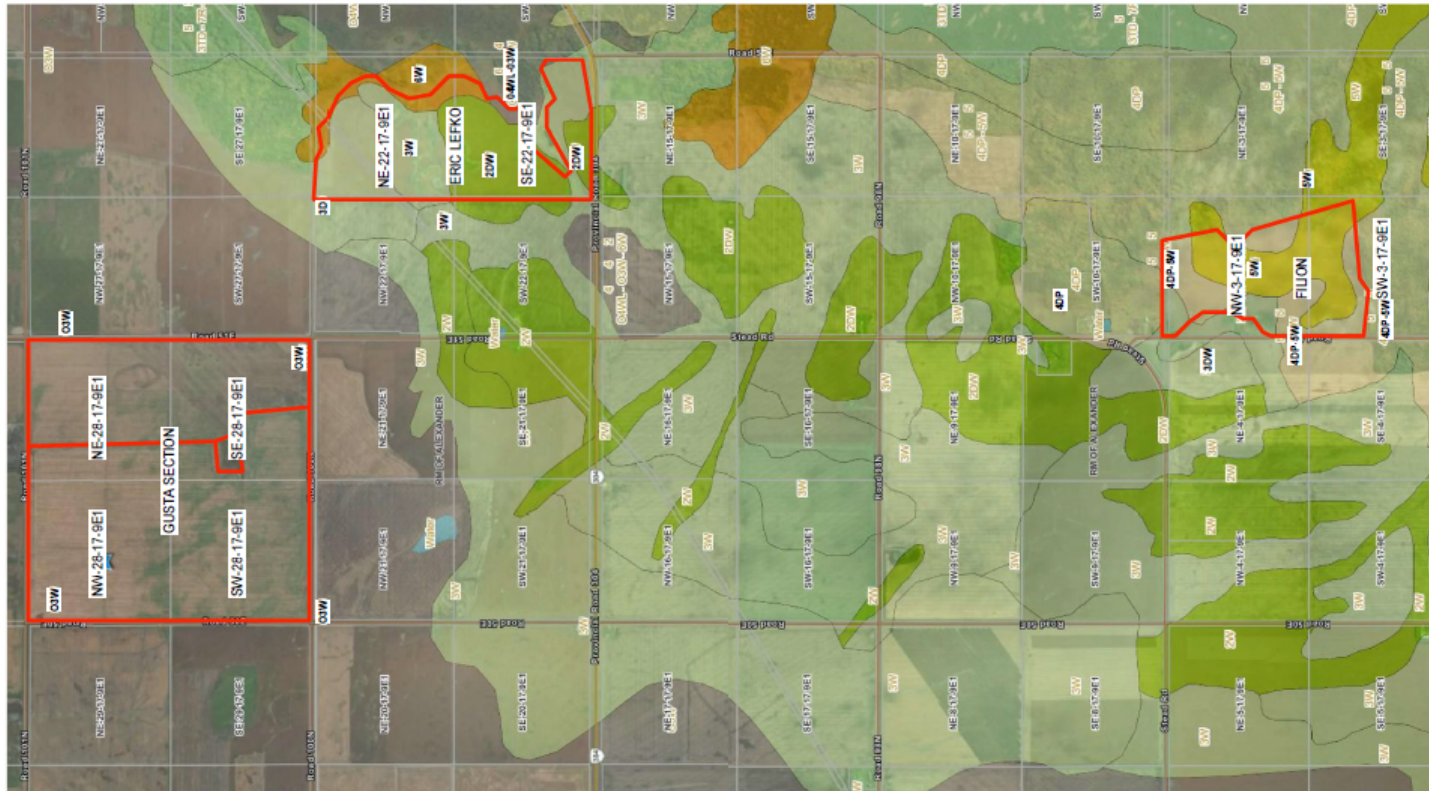
Site Map




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd, Winnipeg, MB, R2J 3K4 www.southmandesign.ca 204-668-9632	PROJECT NUMBER: 2511-111	S-2.0
	DRAWN BY: BN/RF	
<small>This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	CHECKED BY: PG	Spread Field Map
	DATE: 03/16/2026	

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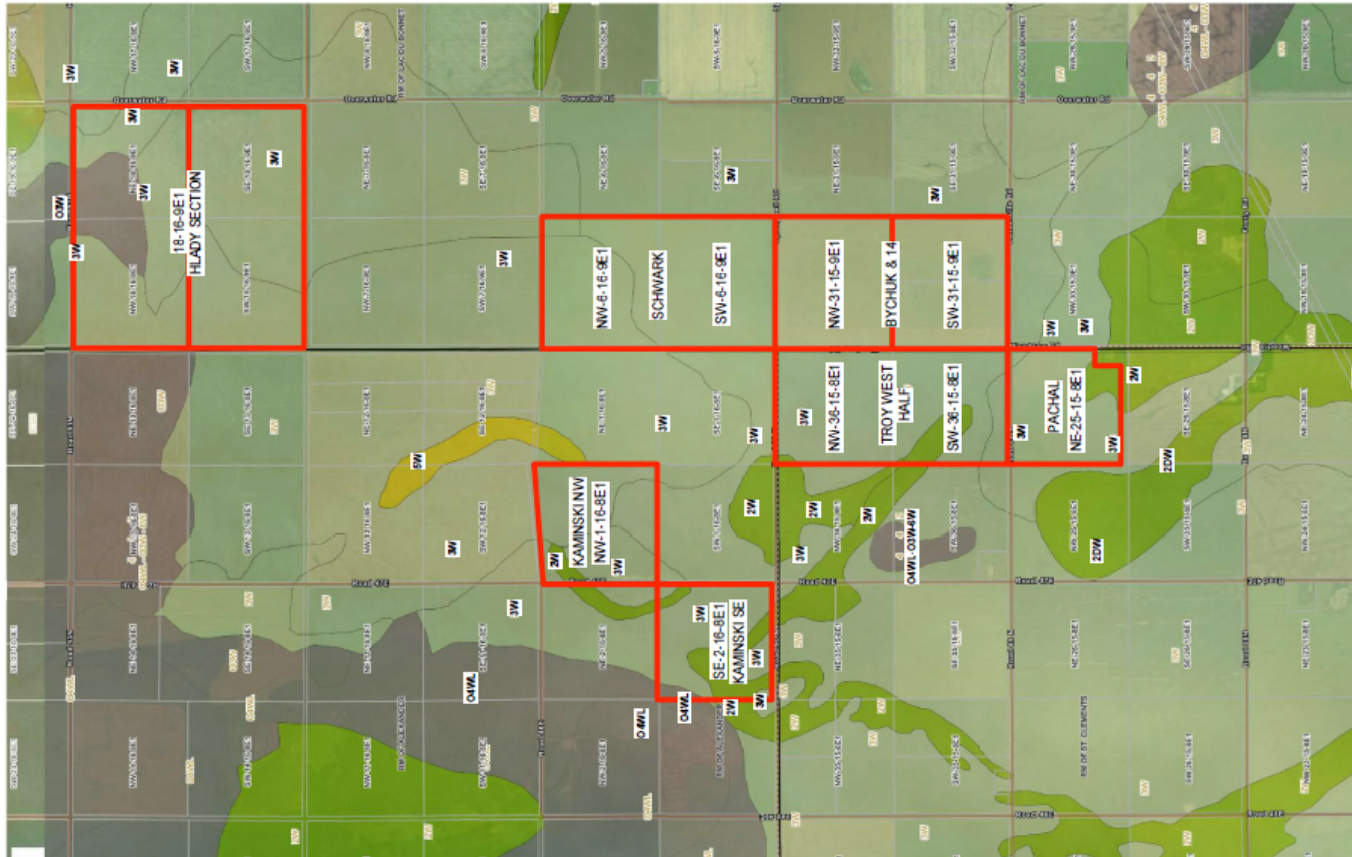
Spread Field Map (1)




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review	
 Unit 8 - 851 Lagimodiere Blvd., Winnipeg, MB, R2J 3K4 www.southmandesign.ca 204-668-9652 <small>This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	PROJECT NUMBER: 2511-111	S-2.1	
	DRAWN BY: BNRF		Spread Field Map AREA 1
	CHECKED BY: PG		
DATE: 03/16/2026			

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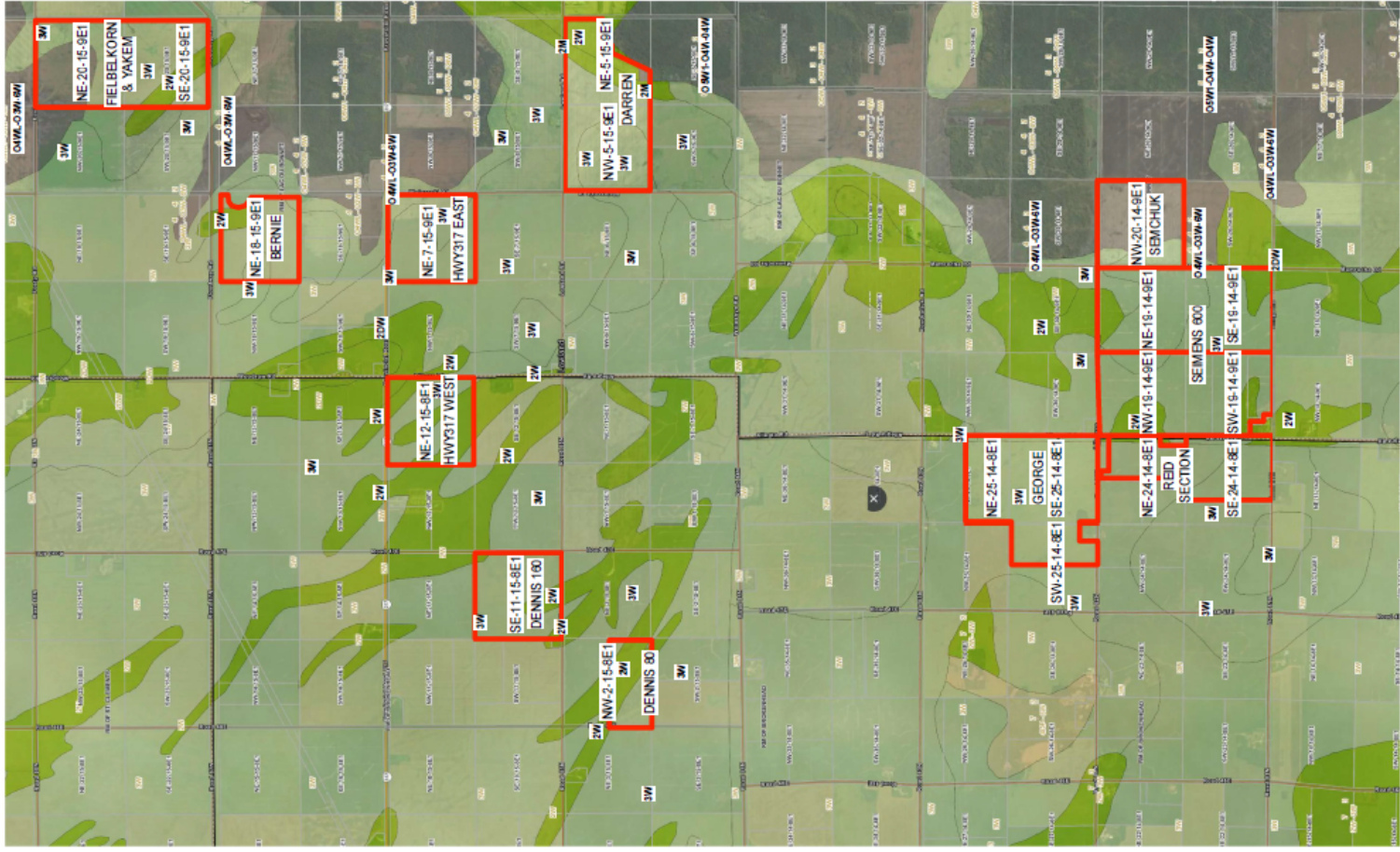
Spread Field Map (2)




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB. R2J 3K4 www.southmandesign.ca 204-668-9652 <small>This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	PROJECT NUMBER: 2511-111	<h1>S-2.2</h1> <p>Spread Field Map AREA 2</p>
	DRAWN BY: BN/RF	
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	DATE: 03/16/2026	

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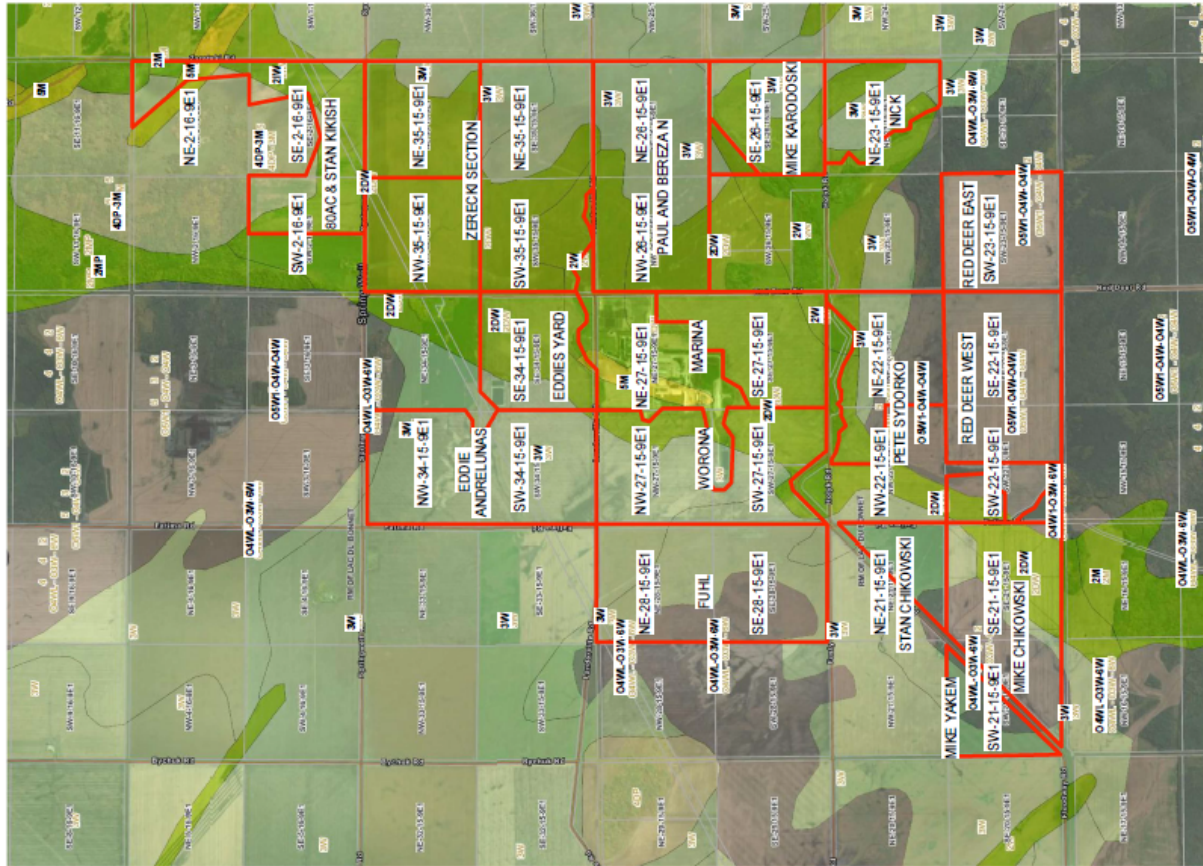
Spread Field Map (3)




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB, R2J 3K4 www.southmandesign.ca 204-666-9652 <small>This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	PROJECT NUMBER: 2511-111	S-2.3
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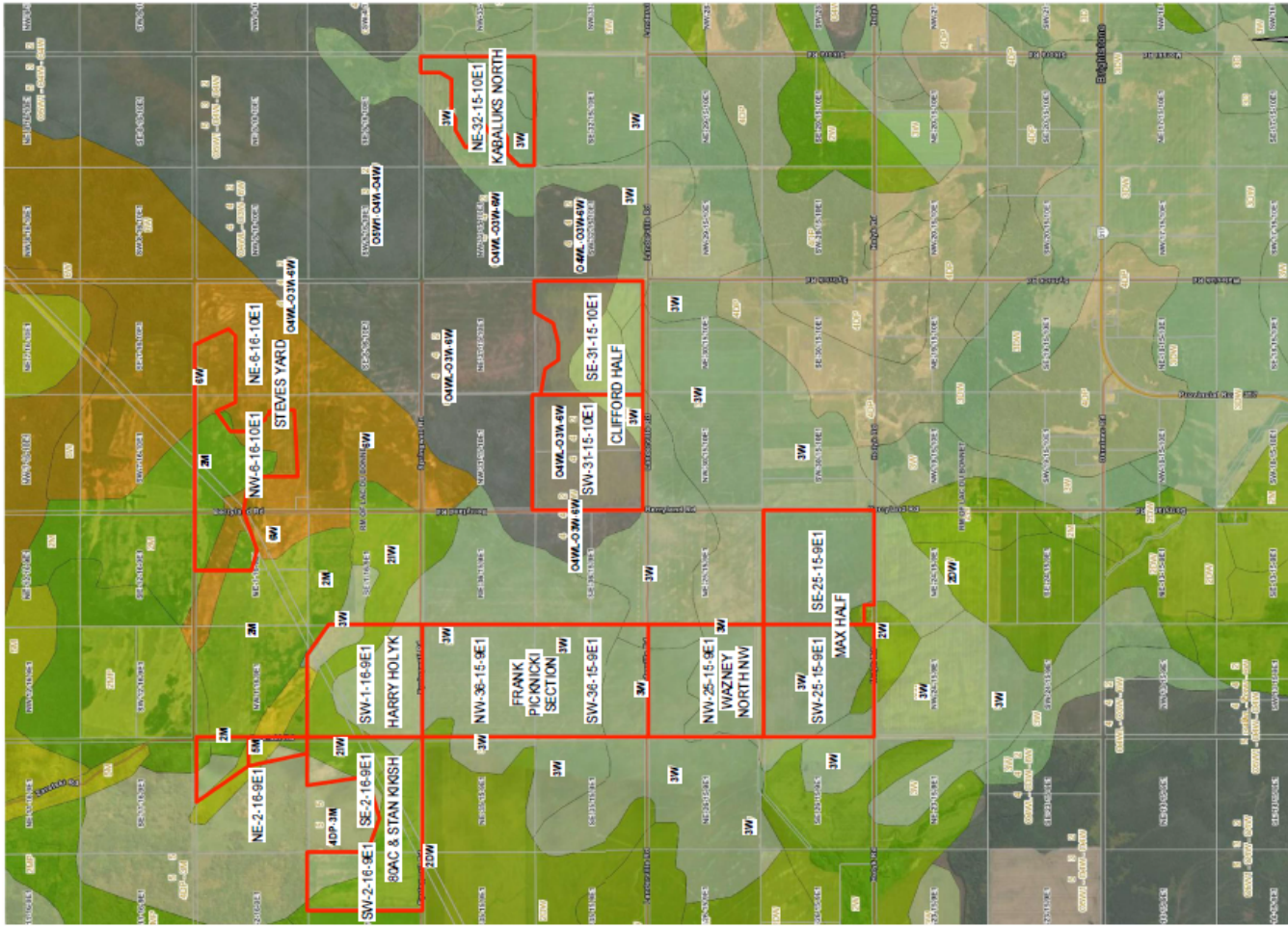
Spread Field Map (4)




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB. R2J 3K4 www.southmandesign.ca 204-661-9832 This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.	PROJECT NUMBER: 2511-111	S-2.4
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Spread Field Map (5)




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB, R2J 3K4 www.southmandesign.ca 204-668-9652 <small>This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	PROJECT NUMBER: 2511-111	S-2.5
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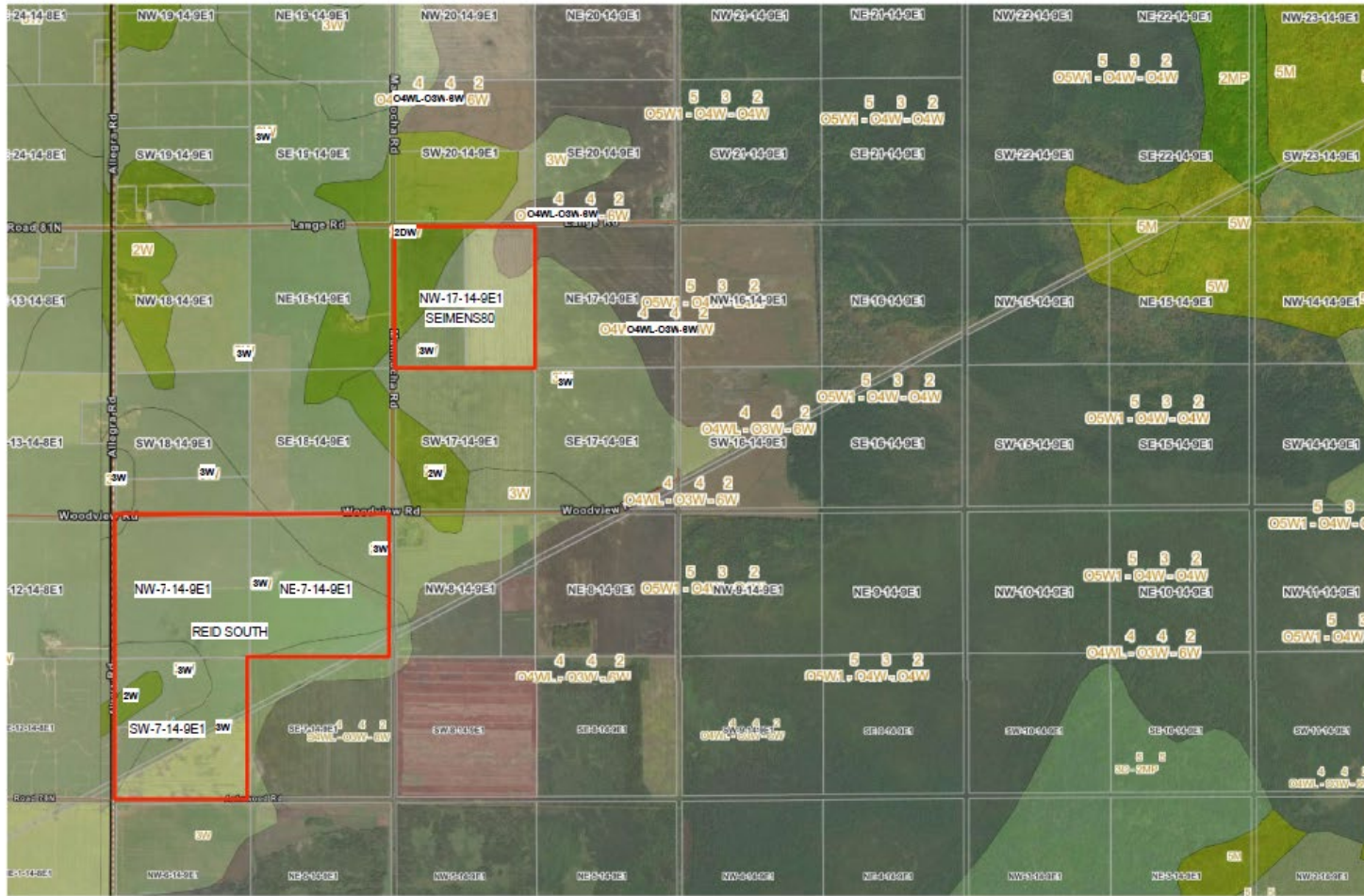
Spread Field Map (6)




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB. R2J 3K4 www.southmandesign.ca 204-664-9852 <small>This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	PROJECT NUMBER: 2511-111	S-2.6
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	CHECKED BY: PG	
	DATE: 03/16/2026	

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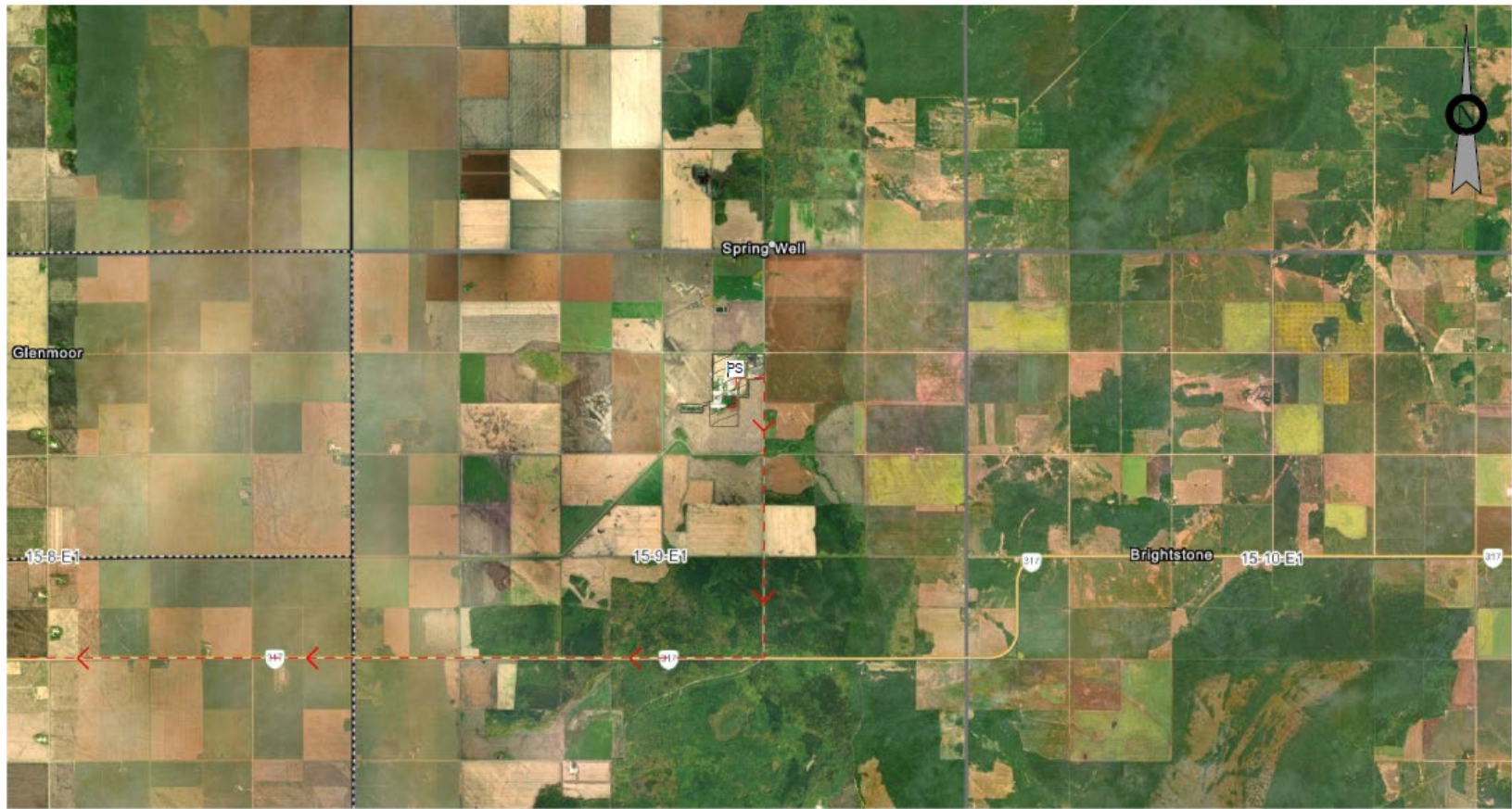
Spread Field Map (7)




CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review	
 Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB, R2J 3K4 www.southmandesign.ca 204-663-9852 <small>This drawing is the property of South-Man Design Group Ltd and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	PROJECT NUMBER: 2511-111	S-2.7	
	DRAWN BY: BN/RF		
	CHECKED BY: PG	DATE: 03/16/2026	Spread Field Map

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Spread Field Map (8)



CLIENT NAME: Brightstone Colony	PROJECT LOCATION: NE-27-15-9E1	PROJECT NAME: Technical Review
 Unit 8 - 851 Lagimodiere Blvd., Winnipeg, MB, R2J 3K4 www.southmandesign.ca 204-662-9652 <small>This drawing is the property of South-Man Design Group Ltd. and may not be copied, distributed or re-produced without the written consent of SMDG Ltd.</small>	PROJECT NUMBER: 2511-111	S-1.2
	DRAWN BY: BN/RP	
	CHECKED BY: PG	DATE: 03/16/2026

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Truck Haul Route 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>The Planning Act 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>Brightstone Holding Co Ltd.'s application is for an expanding hog/sow livestock type operation from 1,784 to 2,597 animal units; an increase of 813 AU. 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 Brightstone Holding Co Ltd., including all information necessary to review the application.</p>	MNR
2	Type and Size of Operation	Brightstone Holding Co. Ltd. is seeking Conditional Use approval from the RM of Lac du Bonnet to expand its livestock operation at 27-15-09 E1 by increasing the pig operation to 1,650 sows, farrow to finish. Combined with the existing livestock at the Colony, the total animal units would be 2,597 AU.	AGR
3	Animal Confinement Facilities	<p>Construction of a new 191,238 sq.ft. hog facility is proposed, along with decommissioning the 38,672 sq.ft. sows farrow to finish barn and an alteration to the 70,072 sq.ft. sows farrow to finish barn. Building permits are required from the Inspections and Technical Services Branch (Municipal and Northern Relations) under <i>The Buildings Act</i> and the Manitoba Building Code.</p> <p>https://www.gov.mb.ca/labour/its/</p>	MNR
4	Confined Livestock Areas	No – The proposed facility is not considered a Confined Livestock Area and is not regulated under the Livestock Manure and Mortalities Management Regulation	ECC
5	Project Sites Unsuitable for Development	The proposed manure storage expansion is not located within Nutrient Management Zone N4 nor in any Nutrient Buffer Zone and is therefore deemed suitable for development under the Nutrient Management Regulation.	ECC
6	<p>Water Source:</p> <p>Existing Well</p> <p>Water Requirements of 54,547 imperial gallons per day</p>	<p>Based on the water consumption information provided, the Water Use Licensing Section (of the Drainage and Water Rights Licensing Branch) has determined 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 section 25-15-9 E1 in the RM of Lac du Bonnet, is designated Agricultural Area (Lac du Bonnet Planning District Development Plan By-law No.19-03). The proposal complies with Development Policies 4.2.8 (Livestock Policies).</p> <p>Note: Lac du Bonnet Planning District Development Plan By-law 19-03 was approved on March 2020, to allow existing operations to expand beyond 300 AU in an Agricultural Area as a Conditional Use.</p>	MNR
8	Zoning By-Law	<p>Zoning</p> <p>The site of the proposed operation is zoned “AG” General Agriculture Zone (RM of Lac du Bonnet Zoning By-law No. 19-03) 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 Zoning By-law.</p> <p>Note: Zoning By-law No.19-03 was approved on September 2024 to allow existing operations to expand beyond 200 AU within the “AG” Zone as a Conditional Use.</p>	MNR
9	Separation Distances	<p>The proposed livestock operation meets the minimum separation distance for an animal confinement facility and earthen manure storage facility to the nearest single residence and the nearest designated area (approximately 14 km to a “Rural Residential Area” northwest of the Town of lac du Bonnet).</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 27-15-9 E1. The provincial water well database contains information for a well associated with the proposed operation. The proposal states that there are no wells present on the proposed site or spread fields. However, the provincial database shows existing wells in the manure spread field locations at SW ¼ 19-14-9E, 26-15-10E, 23-15-9E, 31-15-9E, 26-15-10E and 24-14-8E. The accuracy of the well location and its status in the database is uncertain. Most of these wells are plotting within a section. Accordingly, it is expected that the proponent will make reasonable efforts to identify these wells. If any of these wells are active, a minimum setback, as outlined in applicable regulations, must be maintained during spreading. The wells should be properly sealed if not in use and a sealed well report must be submitted to the Groundwater Management Section of Manitoba Environment and Climate Change. For information on well sealing and obtaining a sealed well report, please contact Manitoba Environment and Climate Change at 204-945-6959 or: https://www.gov.mb.ca/sd/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 (LMMMR), 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. Additionally, the well table referenced in the supporting documentation was not included with the proposal.</p>	ECC
11	Water Control Works	There are no concerns and no requirement for an authorization under <i>The Water Rights Act</i> .	ECC
12	Manure Type and Storage: Solid/Field Storage Liquid/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 modify or expand an existing 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	The applicant will compost mortalities. Under the Livestock Manure and Mortalities Management Regulation, the applicant must: <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	Project is <u>not</u> within a Designated Flood Area. However, several spread fields are adjacent to designated Provincial Water Infrastructure (PWI), specifically <i>Main Drain No. 1</i> and <i>Heckert Drain</i> for sites within "Area 2"; and <i>U Drain</i> for "Area 3", "Area 4" and "Area 5". A PWI permit from MTI – Hydrologic Forecasting and Water Management branch is required under <i>The Water Resources Administration Act</i> for any activity occurring on, near, across or along PWI.	MTI
16	Odour control measures (project site)	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. The Act 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
		There are no manure storage cover and no shelterbelt planning. In accordance with policy 4.2.8(f) of the Development Plan, Council may require treed shelterbelts and/or odour reducing technology to minimize offensive odours and the potential for pollution of soils, groundwater and surface water. Section 116(1) of <i>The Planning Act</i> allows municipal councils to require a manure storage cover and the planting of a shelterbelt as a condition of approval.	MNR
17	Land Available for Manure Application	The estimated land requirement for Brightstone Holding Co. Ltd. is 3,743 acres for the phosphorus or 3,249 acres for the nitrogen, whichever is higher. Brightstone Holding Co. Ltd. has greatly exceeded the land requirement by demonstrating that they have access to 11,016 suitable acres, which is more than enough land for all of the N and P generated by all of the livestock. 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 manure spread fields are located within the RM of Alexander, RM of Lac du Bonnet and RM of Brokenhead. All locations are designated Agricultural Areas and comply with livestock policies (Winnipeg River Planning District Development Plan By-law 83/25 – 12.2.4 <i>Livestock Operation Policies</i>, Lac du Bonnet Planning District Development Plan By-law 98-09 – 4.2.8 <i>Livestock Operation Policies</i>, Brokenhead River Planning District Development Plan By-law 181-23 – 12.2.4 <i>Livestock Operation Policies</i>).</p> <p>The proposed spread field locations are zoned "RA" Rural Area Zone in the RM of Alexander Zoning By-law 08/20, "AG80" General Agricultural Zone in the RM of Lac du Bonnet Zoning By-law 98-09, and "AG" Agricultural General Zone in the RM of Brokenhead Zoning By-law 2232-21; and support existing agricultural activity.</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 • Manure application rate • Ensure manure does not pollute groundwater, soil or escape the operation's boundaries. <p>Follow requirements for the land application of manure, including nitrogen limits and phosphorus thresholds.</p>	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

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
21	Projected Truck Haul Routes and Access Points	Proposed truck haul route utilizes existing Government Road Allowances and we have no concerns.	MTI
		<p>The proposed site is accessed by municipal road, Red Deer Road. Proposed truck haul routes use PR 317.</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> and/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 and 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

No public comments were received.

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 Beausejour 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 Beausejour Community Planning Office), and
 - c) every person who made representation at the hearing.
4. Under Section 116(2) of The Planning Act, council may consider including the following conditions on the approval of this application:
 - a) Measures to ensure conformity with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law
 - b) Measures to implement recommendations made by the Technical Review Committee
 - c) Requiring a manure storage cover

- d) Requiring a shelterbelt to be established
 - e) Requiring the owner to enter into a development agreement dealing with:
 - i. The timing of construction of any proposed building
 - ii. The control of traffic
 - iii. The construction or maintenance of, or a sum of money to the planning district or municipality to be used to construct, roads, traffic control devices, fencing, landscaping, shelter belts or site drainage works required to service the livestock operation.
5. After holding the public hearing, Board or 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, the zoning by-law and any secondary plan by-law.
 6. 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.
 7. 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.
 8. 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 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.
2. 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

Appendices

Manitoba Agriculture – Sustainable Agriculture Branch

In areas of lower livestock intensity, such as the RM of Lac du Bonnet, Alexander, Brokenhead and St. Clements, it is currently the Province of Manitoba's policy to require sufficient suitable land for all of the nitrogen and half of the phosphorus generated by the livestock. This policy assumes that more land is available in areas of lower livestock intensity to balance manure phosphorus with crop phosphorus removal, should it be necessary in the future.

Typical, modern feeding practices for livestock were used to estimate nutrient excretion by the livestock at Brightstone Holding Co. Ltd. Eleven-year crop yield averages from the Manitoba Agricultural Services Corporation (MASC) for the RM of Lac du Bonnet 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. Reconnaissance soil survey is available in the area to determine the agriculture capability of the land. The soil survey indicates the land is Classes 2 and 6 with areas of organic soils. Wetness (W) is the primary limitation in the area with smaller areas of density (D) and lack of moisture (M). Class 6 soils should be identified in the manure management plan and excluded from manure application. Manure application is also prohibited on unimproved organic soils (i.e. organic soils in their natural state).

The estimated land requirement for Brightstone Holding Co. Ltd. is 3743 acres for the phosphorus or 3249 acres for the nitrogen, whichever is higher. Brightstone Holding Co. Ltd. has greatly exceeded the land requirement by demonstrating that they have access to 11016 suitable acres, which is more than enough land for all of the N and P generated by all of the livestock.

Manitoba Natural Resources and Indigenous Futures – Fisheries Branch

The fisheries Branch has reviewed this proposal and found no specific concerns with the proposed expansion of capacity at the proposed site. Provided no access to surface water is maintained there are no concerns from the Fisheries Branch at this time.

Manitoba Natural Resources and Indigenous Futures – Lands and Planning Branch

The Lands Branch has reviewed the Brightstone Holding Co. Ltd. – 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 Branch as documented in the Crown Lands Registry System.