

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:

Delta Colony (West Plains Holding Company Ltd)

Name of municipality:

Municipality of Westlake-Gladstone

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

Section 4-13-12W

Municipal tax roll number(s):

Roll No. 0182400.000 and Roll No. 0182700.000

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:

Existing operation was built in stages from 1981 to 1983.

State operation's original name if different from current:

Describe what is being proposed:

To add a 1,360 Sow Farrow to Finish operation and a 60,000 broiler expansion to the existing livestock operations at the main Delta Colony site on the E 4-13-12W.

A new earthen manure storage (EMS) is also to be constructed on the SW 4-13-12W. The location and construction of the EMS and annual organic fertilizer spreading will be applied as a crop nutrient and in compliance with Manitoba Environment Act Regulations No 42/98, and Municipal Zoning requirements.

The new barns and new manure storage will be located on Colony land currently under annual cultivation.

State if any existing buildings will be replaced or demolished. If existing buildings will be reused or expanded, state how they will be reused or expanded. Note: Certain proposals involving the replacement or alteration of existing animal housing may be exempted from conditional use approvals and provincial technical reviews. To determine if you may be eligible, refer to the [Frequently Asked Questions](#) document and contact your municipal office.

The existing broiler operation will continue to operate. The existing hog operation will also continue to operate but will also be modernized to meet the requirement for Sow loose housing before the July 1, 2029 deadline.

Once the proposed new earthen manure storage is constructed and operating, it will service both the existing and new livestock operations. The current concrete slurry tank manure storage located in the center of Section 3-13-12W will officially be decommissioned in accordance with provincial regulation and re-purposed. (e.g. farm equipment storage).

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)	Swine Sow Barn	109,200	✓			
(2)	Swine Nursery Barn	47,600	✓			
(3)	Swine Finisher Barn	180,200	✓			
(4)	New Broiler Barn	44,100	✓			
(5)	Existing Broiler & Layer Barns	34,330				✓
(6)	Existing Sow Farrow-Finish barns	98,700				✓
Outdoor area	Animal category					
(1)	Dairy Yard (+Milk Barn 2700' sq.)	50,900				✓
(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: _____
- ☐ Dugout or reservoir - source and location: _____
- ☒ Other, describe: Pine Creek, Surface Water Rights License # 2011-001 (See Additional Information 23.0)

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: 64,742.5

☒ Imperial gallons

☐ Litres

6.2.2 Maximum daily water use: 294,319.4

☐ 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)	—
Name of municipality	Municipality of Westlake-Gladstone
Development plan by-law number	Development Plan By-law No. 2019-04
Land use designation of project site	AGRICULTURE

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>Zoning By-law No. 2020 -02</u>		
Identify zone of project site: <u>" AG" AGRICULTURE GENERAL ZONE</u>		
Identify minimum project site requirements as per zoning by-law:		
	Proposed project site dimensions	Zoning by-law project site requirements
Minimum site area	315.6 Ac	79 ac
Minimum site width	2,640 ft	656 ft
Minimum front yard	400 ft Swine barn/ 730 ft Broiler barn	125 ft
Minimum side yard	680'S /600'N & (Broiler)770'W /1500'E	25 ft
Minimum rear yard	Well exceeded both Swine & Broiler	25 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 less than the minimum separation distance required in the zoning by-law complete this section:	
	☒ Earthen manure storage facility or ☐ Feedlot	☒ Animal confinement facility or ☐ Non-earthen manure storage facility	Provide actual distance	Provide location or name of feature (e.g., Red River)
Residence/dwelling	2,625 ft	1,312 ft	ft	Note: All minimum separation distances have been well exceeded from proposed swine barns & EMS to residences.
			ft	
Designated area (non-agricultural)	10,499 ft	6,988 ft	ft	Designated Edrans Gen Dev Area is 5.0 km to EMS & is 6.3 km to proposed Sow FF barns.
			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): Temporary refrigerated storage until pickup by Darling Rendering Company

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	-	Pine Creek 4 km to the SE
	Field storage	100 m	-	
	Manure composting site	100 m	-	
	Confined livestock area	100 m	-	
	Mortalities disposal site	100 m	-	
	Mortalities composting site	100 m	-	
Property line	Manure storage facility	100 m	100 m (or more) after final positioning of the EMS	min. 100 m north of RD 72N & min 100 m east of RD 70W
	Manure composting site	100 m	-	
	Confined livestock area	100 m	-	
	Mortalities composting site	100 m	-	

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

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):

Proper siting of the proposed EMS was undertaken to ensure that all minimum separation distances from residences and all designated areas in Westlake-Gladstone Municipality and other Municipalities are respected and indeed exceeded.

Also important in EMS site selection was consideration of the prevailing North-West (and West-Southwesterly summer winds) to minimize odour. A multi-row shelterbelt of fast growing trees also will be planted to surround the perimeter of the proposed EMS.

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 4,938 Acres

Acres for Phosphorus removal:²⁵ 5,178 Acres

☒ 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 10,356 Acres

☒ I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 10,356 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	0.4 (PTH 34)	—	✓		✓			✓		
Tractor trailer	0.8 (PTH 34)	—	✓					✓		
Other, specify	0.1 (PTH 34)	—	✓					✓		

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.

Section 6.0 Water:

Delta Colony has a Manitoba Water Rights License that provides up to 74.5 decametres of water/yr for agricultural and municipal purposes. It has applied for an additional 47.0 decametres of water/yr which application is currently in process.

Section 12.0 Manure Storage:

The existing concrete manure storage tank located in the center of Sec 3-13-12W will be decommissioned in accordance to Provincial Regulations once the new EMS is constructed and approved. The old storage tank will be re-purposed to another farm use such as for farm equipment storage.

Section 13.0 Mortalities:

Deadstock is currently stored in a refrigerated room / shed until pickup by Darling to transfer for rendering in Winnipeg.

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: 2026/ 05/21
(YYYY/MMM/DD)

Name: Paul Kleinsasser
(print clearly)

Signature: (Signed) Paul Kleinsasser