

(#)

From: Mtsmail ·
Sent: December-21-17 1:14 PM
To: +WPG139 - TRC (MR)
Subject: TRC12-033

Good day , we are well aware of this company and are totally in favour of letting it proceed with expansion plans .
Manitoba is the perfect place to establish a vibrant sheep industry and we support the idea of having it in our
neighbourhood .

Bob & Linda Byle

Sent from my iPad

From: Cheryl Deprez
Sent: January-04-18 2:00 PM
To: +WPG139 - TRC (MR)
Cc: Rockwood, R.M.; Cheryl Deprez; Curtis Deprez
Subject: Opposition to TRC-12-033 - Canada Sheep and Lamb Rockwood

Cheryl Deprez
Box 551
Stony Mountain, Manitoba
ROC 3A0

Technical Review Co-ordination Unit
Municipal Relations
604-800 Portage Avenue
Winnipeg, Manitoba
R3G 0N4
TRC@gov.mb.ca

January 4, 2018

Attention: Technical Review Co-ordination Unit

Reference: TRC-12-033 - Canada Sheep and Lamb Rockwood

I am a long-term resident of RM of Rockwood and reside near the proposed Canada Sheep and Lamb – Rockwood. I have serious concerns with the proposal to increase the number of livestock to 8000 ewes, 100 Rams and 4558 Lambs (182 Animal Units to 1,333 AU).

Based on the limited information included in the notice I received, my current concerns include:

- The negative water and air implications from the waste produced by the livestock as well as issues around the storage and handling of waste.
- Impact to the property value of the homes within range of the site.
- The issues related to the mortalities from the livestock, there is already a coyote issue in the area.
- The increase in large truck travel to transport the lambs, manure, etc.
- The Concord Colony within proximity to the location is already a large-scale farm in the area.
- Concerns related to the provincial and municipal monitoring that must be put in place to ensure the farm is complying with provincial and municipal requirements.
- Concerns about the quality of life for the animals, at this volume and large-scale farming.

I would expect these concerns will be individually addressed as the application moves forward. I hope there is an opportunity to attend a public meeting where I can hear about the proposal and share my concerns along with other residents in the area.

As this location borders the RM of Rosser and RM of West St. Paul, I would assume the residents in these RM's will also be notified and have an opportunity to provide input.

Regards,

Cheryl Deprez
Resident, RM of Rockwood

CC: RM of Rockwood Council (info@rockwood.ca)

From: Gary and Cathy <
Sent: January-08-18 1:38 PM
To: +WPG139 - TRC (MR)
Subject: Re : TRC- 12-033 (sheep farm)

The proposed sheep farm in the RM of Rockwood mb would be a great asset to the area . As a farming community it would just blend in with other farming ventures . Economic benefits would increase jobs , revenue and provide other ventures in the wool industry .

It provide us with meat that we enjoy . To buy fresh lamb would be great instead of buying meat from NZ or Australia . We have no problem with the sheep farm being in the area.

Sincerely Gary and Cathy Goresky (3-14-2E) Sent from my iPad

From:
Sent: January-08-18 3:45 PM
To: +WPG139 - TRC (MR)
Subject: TRC 12-0388 Canada Sheep and Lamb - Rockwood

Box 187
Balmoral, Mb
ROC 0H0

Reference: TRC 12-033 Canada Sheep and Lamb-Rockwood

To Whom It May Concern:

Upon reading the December 21st, 2017 issue of The Stonewall Teulon Tribune where the Manitoba Government is accepting views upon the proposed expansion of a sheep operation we would like to take this opportunity to express our full support for this farming operation. We come from a mixed farming background and are always concerned with diversity within the agriculture sector. Particularly with the recent influx of immigrants to our region and country, lamb is a main source of their diet and to provide this commodity for our own citizens and export is a real economic benefit for our region. It will also provide another form of employment for our region.

We believe this is a great opportunity for our municipality.

Robert and Teresa Makowski

From:
Sent: January-11-18 2:33 PM
To: +WPG139 - TRC (MR)
Subject: TRC 12-033

My name is Glen Massey, and i have lives at sw4-13-3e since 1977, which is located quite close to the site that is being looked at in this request. All of that time, the land has been zoned agricultural, and that site was a turkey breeder farm for most of that time, and then a sheep farm since i believe May of 1977. I have no negative comments to say about those operations during all of that time.

I can only see this request as being good for the municipality, concerning economic benefits, added employment, and diversity to the agricultural makeup within the municipality, and also benefit the province.

One of the biggest issues would be enviroment related, but these issues should be all addressed by the Technical Review Committee, as the definition of them is :

The Technical Review Committee is made up of representatives from the provincial Departments of Agriculture, Food and Rural Initiatives, Conservation and Water Stewardship, Infrastructure and Transportation, and Municipal Relations, which coordinates this committee.

Thanks

Glen Massey

From: Pinsky, Lawrence
Sent: January-12-18 5:30 PM
To: +WPG139 - TRC (MR)
Subject: TRC 12-033

Hello,

We are writing to oppose the expansion of the sheep farm. We own land in the area as you are likely aware.

The smell and traffic of expanded sheep operations will hurt land values, hurt the environment, hurt the infrastructure, and contribute little or nothing to the community. Before anything is done there should be extensive studies on all of these areas. Thank you

Lawrence Pinsky *

9th Floor - 400 St. Mary Ave | Winnipeg, MB | R3C 4K5
Email: lpinsky@tmlawyers.com | Direct Line:



** Professional services provided by Lawrence I. Pinsky Law Corporation*

Legal Assistant: Corrine Scott | Email: CScott@tmlawyers.com | Direct Line: :

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17

From: Lana Lipkowitz
Sent: January-12-18 11:36 PM
To: +WPG139 - TRC (MR)
Subject: Rockland sheep farm expansion trc 12-033

Hello,

My Name is Lana Lipkowitz and I am part owner of role number 231400 and 231300 Mun.of west St. Paul our property is on Miller road and Hwy. 8

I have concerns regarding the expansion of the sheep farm in Rockland as it quite close to our farmland.

Firstly I see Miller road borders on the proposed land and I have concerns regarding increased truck traffic on Miller road. I am concerned about smells emanating from the manure/animals of the operation, the increased water consumption and the environmental impact of this operation on the surrounding farms and habitat. The water use increase on the public system seems huge to me and ultimately I believe the changes would affect our property values negatively both for future development and for farming. I have concerns about soil contamination. I have read the proposal and do understand that many of these concerns have been addressed but I have no way of knowing if there is adequate monitoring of the proposed operation by provincial or municipal governance to ensure ongoing that the above indentified concerns do not become a reality.

I would like to know who oversees the sheep operation from a government? Are there fines or consequences for violating the rules and laws? Are the animals treated humanely? Who regulates such a large operation? Who ensures of proper disposal of waste and animals?

Thank you

Lana Lipkowitz

From: Colin + Michelle <cmcmmd@mts.net>
Sent: January-13-18 5:51 PM
To: +WPG139 - TRC (MR)
Subject: TRC 12-033

Good evening

To whom it may concern

I would like to comment on the above noted proposal from Canada Sheep and Lamb – Rockwood (TRC 12-033) to expand their operation. Being that we are very close to this property I am opposed to the expansion due to odor this many sheep will create. We have enough people and businesses that have animals in the area that already cause unpleasant odors. We do not need more. This area is really starting to build up as a residential area and it seems improper to allow further build-up of animal production facilities. It will just lead to conflict and complaints by people who have built or will build houses in the area.

Thank you for the opportunity to comment

Sincerely

Colin Merritt
935 Blackdale Road
West St. Paul

From: Gerald Tycholis
Sent: January-15-18 9:32 AM
To: +WPG139 - TRC (MR)
Cc: MaryAnn.Mihychuk@parl.gc.ca; mayor@weststpaul.com; 'D Hindemith'; ron@ronschuler.com; 'BRUCE HENLEY'
Subject: OPPOSITION to TRC 12-033
Attachments: SCAN20180115_001.pdf; site_assessment_attachments.pdf; final_factsheet_tce.pdf

On behalf of my Family (Gerald Tycholis, resident @ 2048 Rushman Rd., West St. Paul Mb.) we are strongly opposed to TRC 12-033.

As a 20 year + resident of the immediate area of concern, my family & I ARE disgusted that the local government would even consider such an operation. Has our residential living area not learned from the past in regards to the "Rockwood Sensitive Area Groundwater Zone" (see attachment)???? We already have long term domestic water issues, why should farmers be able to do what they want, with such environmental & health risks to the residents in the area? This "Sheep & Lamb" operation will only drive away future residential builds & new family's to the area. "Sheep & Lamb" operations do not bring tax dollars to the area, multiple new residential builds bring tax dollars to the area!!! We are downstream from Bristol nightmare (see attached fact sheet), and Concord Colony, how can an additional approx., 13,000 animals be beneficial to the area drinking water? Along with all the animal waste that is to be spread in the RM of Rockwood & West St. Paul? Thank goodness myself & my neighbors can still drink our water, but with animal waste being spread directly in our back yards, how long are we safe?

With no walking trails systems or playgrounds in our area the gravel roads are a busy with families & people walking their dogs, young children riding bicycles & playing in their front yards etc. Highway 321 & 220 are already major thoroughfares along with Rushman Rd. & Fulsher Rd. in West St. Paul. People living on Rushman & Fulsher Roads already deal with our roads being a short cut to highways # 321, 220, 7 & 8. Sheep & Lamb operations will bring increased heavy traffic to the area, creating more dust & unsafe conditions to our families & our children, due to the increased speeding heavy traffic

We need all parites & our government leaders involved, to help suport the residents to oppose TRC 12-033. OUR FUTURE & OUR CHILDRENS FUTURE DEMAND IT!!

If needed best way to reach me is via email or

Please review the attachements;

Thanks, Gerald Tycholis

M. E. L. Cartage Ltd.
 961 Jarvis Ave.
 Winnipeg Mb., R2X 0A1

ph.
 fax.

Manitoba Safety Fitness

Certified MB002784



**ISNetwork
Member**

As members of IS Network, we are Safety Certified & are continually striving to refine and improve upon our success.

Attention: You are being sent a copy of this notice as your property (in the RM of West St Paul or RM of St Andrews) is located within a 3 kilometer setback of the proposal's location in the RM of Rockwood.

Attention Residents of the Rural Municipality
of Rockwood

Share Your Views

**concerning the proposed expansion of a sheep
operation**

TRC- 12-033 – Canada Sheep and Lamb - Rockwood

The Manitoba government has received a proposal from Canada Sheep and Lamb - Rockwood to expand its sheep production operation from 2000 replacement ewes to 8,000 lambing ewes, with lambs removed after 10 weeks. This will involve the addition of 8000 Ewes, 100 Rams and 4558 Lambs (182 Animal Units to 1,333 AU). The site is located west off PR 220, approximately 2.9 miles (4.66 km) SE of the community of Stony Mountain at SE 5-13-3 EPM, adjacent to the SE municipal boundary.

If you would like to share your opinion concerning this proposal, you are invited to contact the Manitoba government by sending either a letter or an email referencing TRC 12-033 to (TRC@gov.mb.ca) no later than January 21, 2018. After this date, the proposal will be dealt with by the Livestock Technical Review Committee.

Information submitted in response to this proposal is considered public information and will be made available to the proponent and placed on the public registry.

For more information

If you would like more information on this topic, please visit http://www.gov.mb.ca/la/livestock/public_registries.html or the South Interlake Planning District Office at 285 Main Street, Box 1219, Stonewall, Manitoba, R0C 2Z0.

Technical Review Co-ordination Unit
Municipal Relations
604-800 Portage Avenue
Winnipeg, MB R3G 0N4
Fax: (204) 945-5059

Manitoba 

TCE (Trichloroethylene)

in Rockwood Sensitive Area groundwater

*Does TCE occur in your well water?
If you live in the Rockwood Sensitive Area, your well water may contain TCE. The only way to know for sure is to test your water.*

Is my well water safe to drink?

The quality of groundwater in the Rockwood Sensitive Area is typically good. However, it is naturally variable and can be influenced by man-made conditions. One chemical which has been found in well water in some areas of the Rockwood Sensitive Area is trichloroethylene (TCE). Drinking or breathing TCE may cause health problems.

What is TCE?

TCE is a manufactured chemical that does not occur naturally in the environment. It is a colourless liquid with a somewhat sweet odour and a sweet, burning taste. TCE is used mainly as a solvent to clean and remove grease from metal parts and had previously been used in the dry-cleaning process.

TCE is also a volatile organic compound (VOC) meaning it is a carbon-containing chemical that can easily evaporate into the air.

What is the Rockwood Sensitive Area?

TCE was discovered in groundwater beneath an industrial site (locally known as the Rockwood plant) in the early 1990's. TCE solvent had been used at the plant site as a cleaner and degreaser in manufacturing and assembly operations. The discovery triggered an extensive program of soil and groundwater investigation to define the sources

of the solvent on the plant site and the areal and vertical extent of solvent in the aquifer system. An area of TCE contaminated groundwater was found to extend four kilometres to the east and six kilometres to the south of the plant site. A second smaller area of TCE groundwater contamination, separate from the plant site, was also found southeast of Stony Mountain.

The areas containing known TCE contaminated groundwater along with an adjacent buffer zone was designated as the Rockwood Sensitive Area under the Rockwood Sensitive Area Regulation of *The Environment Act* of Manitoba.

Where is the Rockwood Sensitive Area?

Refer to map on the back page of this information sheet.

What happens to TCE when it enters the environment?

- TCE exposed to air evaporates easily and occurs as vapour.
- When TCE comes into contact with surface water it evaporates readily as vapour. However, TCE is heavier than water and has low solubility. As a result, most of it sinks and settles below the surface of the water.
- TCE evaporates less easily from soil and rock than surface water. It can travel through soil and rock but may stick to particles and remain for long periods of time.
- When TCE comes into contact with groundwater, some of it dissolves and travels with the groundwater but most of it sinks and may stick to or become trapped within the soil or the rock.
- TCE does not build up significantly in plants and animals.

Well water and your health

How TCE gets into well water

A well drilled into an aquifer containing TCE will produce TCE contaminated water. The pumping effect of a well located near a source of TCE contaminated groundwater might pull TCE contaminated water towards and into the well.

Exposure to TCE

TCE in well water can enter people's bodies by breathing it in, by drinking or eating it, or through the skin. TCE can evaporate into the air in a house from shower and bath water, water sitting in toilets, or water used to wash hands. Some ways that TCE can be eaten or drunk are through making infant formula or juice, mixing with food, washing fruits or vegetables, brushing teeth and soaking false teeth.

The source of the public (municipal) water supply system serving both Stony Mountain and the rural area via pipeline is located outside the area of TCE contaminated groundwater. It does not contain TCE and undergoes regular water quality testing that includes TCE.

Drinking water quality standard for TCE

Manitoba has adopted Health Canada's maximum acceptable concentration (MAC) of 0.005 milligrams per litre (mg/L) as a water quality standard for TCE in drinking water. Public and semi-public water systems are legally required to meet this standard. Private well owners on the other hand are not legally required but, where concentrations are above the MAC, a treatment device or other corrective action is recommended.

Permit required for drilling, modifying or abandoning a well

By Manitoba law, no person can drill, modify or abandon a well within the Rockwood Sensitive Area without first obtaining a permit. The application for a permit allows a process for the review of the well location and stipulates any special requirements for the drilling, modification or abandonment of the well. The drilling of a private well in an area serviced by a municipal water supply system within the Rockwood Sensitive Area is not allowed. In this case, the property owner must hook up to the municipal water supply.

To obtain a permit for drilling, modifying or abandoning a well, contact Manitoba Sustainable Development at 204-785-5030. The well owner must ensure that a permit has been approved prior to work commencing.

Health effects of TCE

TCE's effect on human health depends on factors such as the concentration, length and type of exposure.

The main health concerns from the lowest exposures to TCE are the risk of harm to the immune system (for example autoimmune disease), kidney damage and increased risk of heart defects in the developing fetus if the pregnant mother is exposed in the first trimester. At higher levels, TCE may increase the risk of harm to the brain and nervous system, liver, and male reproductive system.

TCE causes cancer. Long term exposures to TCE can cause kidney cancer in humans. There is also evidence that TCE exposure might increase the risk of non-Hodgkin's lymphoma and liver cancer.

The drinking water quality standard of 0.005 mg/L will protect people from increased health risks.

For health related questions, consult your doctor, who can consult with your regional medical officer of health for more information.

Recommendations for TCE testing of well water in the Rockwood Sensitive Area

Private well owners are responsible for ensuring that their wells are tested and, if necessary, treated to make sure their water is safe for domestic use. All new wells should be tested to ensure they are not contaminated by TCE. Annual testing of well water is also recommended if TCE is detected but below the drinking water quality standard of 0.005 mg/L.

Public water supply systems in the Rockwood Sensitive Area and in Manitoba that use well water are tested regularly by the water system owner or the Office of Drinking Water as required under *The Drinking Water Safety Act*.

Well water and your health

How to test well water for TCE

Water containing TCE may exhibit a sweet odour or a sweet, burning taste. However, the only way to know if well water contains TCE is to have a water sample tested by an accredited laboratory. Two laboratories in Manitoba accredited to test for TCE are:

ALS Laboratory Group
12-1329 Niakwa Road E.
Winnipeg, MB R2J 3T4
204-255-9720

Maxxam Analytics
Unit D, 675 Berry Street
Winnipeg, MB R3H 1A7
204-772-7276

Test costs will vary from year to year, and well owners should contact the laboratories directly for an estimate and sampling instructions.

What to do if TCE is found in your well water

If the TCE concentration in the well water is above the drinking water quality standard of 0.005 mg/L, private well owners should consider how they are using this water and may wish to discuss health risks with their doctor, who can consult their regional medical officer of health for more information.

Private well owners should not use contaminated water for domestic use such as drinking, making infant formula or juice, mixing with food, washing fruits or vegetables, brushing teeth, soaking false teeth, or bathing and showering. If your well water is contaminated with TCE above the drinking water quality standard of 0.005 mg/L, your options include:

- Hooking up to a public (municipal) system. Contact your municipal office to inquire if one is available in your area.
- Installing a cistern and arranging for the delivery of safe drinking water by a water hauler.
- Drilling a new well at a different location or to a different depth. This may or may not solve a TCE problem. For more information, contact Manitoba Sustainable Development's Groundwater Management Section at 204-945-6959.
- Treating the well water.

Treating the well water

Water treatment systems like water softeners and sediment filters, or boiling the water do not remove TCE from well water. The most common and effective residential water treatment system for reducing concentrations of TCE in drinking water is granular activated carbon (GAC) filters.

Types of treatment systems

A treatment device may be installed at the faucet (point of use) or where water enters the home (point of entry). Point-of-entry systems are preferred for volatile organic compounds such as TCE because they provide treated water for bathing, showering and laundry as well as for cooking and drinking. Treatment devices are available for purchase at most stores that sell water treatment equipment.

Quotes should be obtained from reputable water treatment equipment suppliers. The supplier should provide information on how much TCE will be removed, maintenance requirements and costs.

Any treatment device should be certified to meet the NSF International (NSF)/American National Standards Institute (ANSI) standard 53 for removal of volatile organic compounds, which includes TCE. Certified devices are tested to ensure the safety of materials used in the devices and to ensure they perform as claimed.

For more information on certification of residential point-of-use or point-of-entry water treatment devices, visit www.nsf.org or call their Consumer Information Office at 1-800-673-8010, or visit the websites of other certifying bodies (www.csagroup.org; www.ul.com; www.iapmo.org; www.wqa.org).

Maintenance of treatment systems

Once installed, manufacturers' instructions on the use and maintenance of treatment devices and disposal of filter media should be followed. The raw well water and treated drinking water should be tested annually for TCE to confirm that the treatment system is working properly.

For more information on well water treatment or assistance with understanding test results, contact the Office of Drinking Water at 204-945-5762.

Well water and your health

How is TCE contamination being addressed in the Rockwood Sensitive Area?

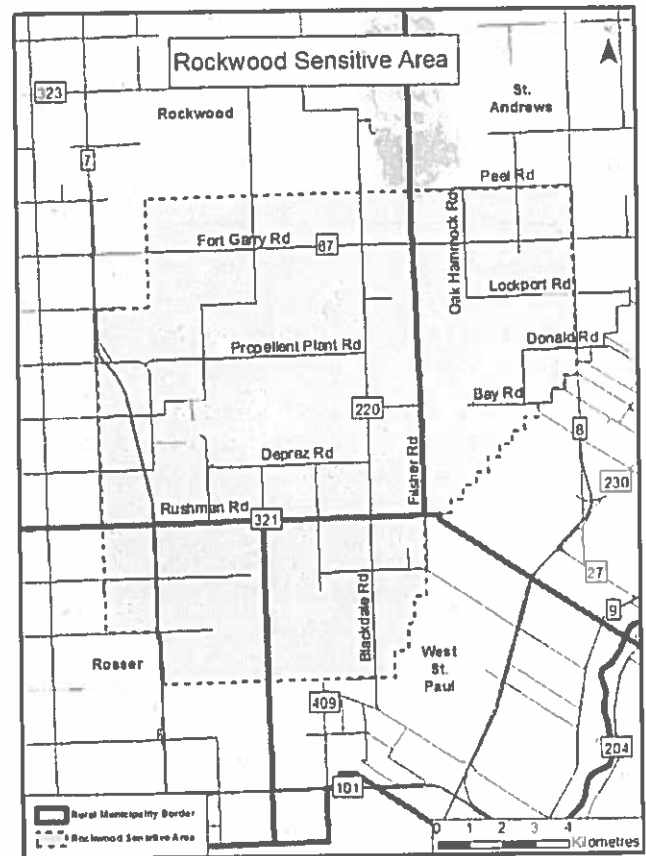
A groundwater pumping and treatment (pump and treat) system has been operated at the Rockwood plant since 1994 to reduce and contain the highest concentrations of TCE in the aquifer. The system operates by pumping groundwater in the area of the aquifer having the highest concentrations of TCE and then safely removing the TCE from the pumped water by means of air stripping technology.

A groundwater quality monitoring program is also completed annually to determine the effectiveness of the pump and treat system and assess the extent and migration of TCE in groundwater within the Rockwood Sensitive Area. In general, the pump and treat system has been successful in removing some of the TCE contamination and reducing the size of the areas of highly contaminated groundwater. However, lower concentrations of TCE continue to be present in groundwater to the south and east of the Rockwood plant and in an area to the southeast of Stony Mountain. A map of the approximate boundary of TCE contamination in the Rockwood Sensitive Area is available online at www.gov.mb.ca/conservation/waterstewardship/odw/public-info/fact_sheets/index.html.

Concerns and questions related to the impact of TCE contamination on private well users in the Rockwood Sensitive Area are addressed by Manitoba Sustainable Development and Manitoba Health, Seniors and Active Living. For information on the TCE contamination, contact Manitoba Sustainable Development at 204-785-5030.

Additional water quality analyses that well owners should consider

Private well owners are also reminded to test their well water for bacteria (total coliform and *E. coli*) on an annual basis. Testing is recommended during times of high surface run-off such as following the spring snow melt, or following a particularly heavy rainfall. You should also test for bacteria if you see any changes in the water



(ex: change in taste, clarity, colour or odour). A sample for nitrate should also be collected every three to five years. For more information on well water sampling, please refer to www.manitoba.ca/drinkingwater and click on "Public Information".



3550 Main Street
 WEST ST. PAUL, MB.
 R4A 5A3
 Ph: (204) 338-0306
 Fax: (204) 334-9362
 Email: info@weststpaul.com

January 12, 2018

Technical Review Co-Ordination Unit
 Municipal Relations
 604-800 Portage Avenue
 Winnipeg, MB
 R3G 0N4

Re: TRC-12-033 – Canada Sheep and Lamb Rockwood

Dear Sir or Madame,

Below is a list of concerns and questions raised by the RM of West St. Paul and Red River Planning District staff, submitted as directed by council in response to the proposed Sheep Expansion, TRC 12-033 in the RM of Rockwood.

Distance

- The proximity of this livestock operation to a designated rural residential area with residential homes at approximately 1/3rd the required minimum distance. 6037' to 1935'.
- Reducing this setback may increase land use conflict between farming and non-farming land uses.
- This extreme variation 2/3 closer than permitted appears not compliant with Livestock Expansion for required minimum separation distances zoning bylaw.

Impacts

- Livestock farming may create noise, dust, odor and increased traffic nuisances incompatible with adjacent land use in West St. Paul.
- Farming delivery / employee traffic migrating into portions of Blackdale Rd, Miller

Rd, Pipeline Rd, Rushman Rd, Fulsher Rd which is used by residential property owners can have significant repair and maintenance costs.

- Increasing sheep density / expansion of operations may reduce property values and effect resale homes in nearby residential homes in both Municipalities.

Water

- Sheep manure can contain different amounts of nitrogen, phosphorous, potassium and sulfur. The application of which and run off of inappropriate levels of manure can cause pollution if it reaches surface water such as drains and rivers or ground water further contaminating the aquifer.
- Concern with spring flooding and rain run off containing E. coli and other nutrients having multiple impacts on the Watershed which drains into the Red River.
- Soil composition in the area is typically heavy clay based with high surface water runoff potential.

Manure and Mortalities Management

- On site manure storage may present an additional risk to ground water contamination.
- Manure spread fields in close proximity to residential homes are not appropriate as odor can travel considerable distance with wind direction.
- Burial of animals on site may present a potential risk to groundwater contamination.

Other Concerns — Red River Planning District

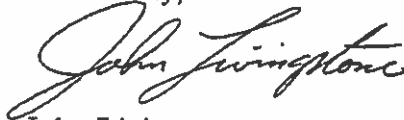
- The buffer from the proposed expansion includes Rushman Road development (RRO), Blackdale Road development (A4) and Fulsher/Lawson Development (A4); which could curtail further developed/infill subdivision potential.
- The homes along Fulsher and Lawson are not even showing on the circulation map. This means the review committee may be missing out on the true number of homes in the radius.
- Impact on water and soil capacity would need to be assessed and determination if any additional costs to water testing for local residents or hauling of drinking water if water becomes contaminated.
- What is the maximum number of houses within the radius allowed for sheep producers in Manitoba? For pig it is 4 houses max for 6401-12800 units. Currently there is 23 residences marked in the radius on the map labeled SP- 2 but according to our maps (all public information) there are excess of 55+ homes in the radius. Further to this, the 3km line and the map labelled SP- 2 from South-Man Engineering are of such poor quality the houses are hidden within the “glare of diffusion” of the map. I have enclosed two maps from Google Earth and Flash Earth which clearly identify these homes many of which are within the Rural Municipality of West St. Paul. There are several more Homes in Rockwood which again are not included within the radius. The Municipality is concerned that the presentation is flawed and there are just far to many homes within the 3km radius.
- Traffic, the trucking route for the livestock --- would they have a designated route to minimize impact of residents on Rushman or Blackdale road (i.e. no trucking permitted); as well as maintenance for the municipality to upkeep the road from added load.

- Water table to provide for the livestock vs. local residents. Is there capacity in the region to support the expansion without impacting sustainable levels for neighbouring residents?
- What are the possible restrictions in further developing residents in the buffer radius?
- Will they have to enter into an agreement acknowledging the use is there at minimum to minimize complaints to the local municipality?
- Are there any restrictions this would place on the Planning District when approving a new development or subdivision within the radius area? What legislation or additional approvals, if any, would need to be considered?

In addition, for information, I would add that there are approximately 60 lots that have homes or are vacant residential properties in the area that may have new homes in the near future within West St. Paul and the 3km radius. Not all are indicated in the *Land Use & Spread Field Map SP- 2*.

Please feel free to contact our office should you require any clarification.

Yours truly,



John Livingstone
Director of Planning Property & Community Services,
Rural Municipality of West St. Paul



#11

From: Len Dacombe
Sent: January-18-18 4:29 PM
To: +WPG139 - TRC (MR)
Cc: D Hindemith
Subject: Canada Sheep and Lamb Rockwood Farms (12-033) plans to expand the current sheep operation at SE 5-13-3E, 72078 PR 20.

In response to Canada Sheep and Lamb Rockwood Farms (12-033) plans to expand the current sheep operation at SE 5-13-3E, 72078 PR 20.

We would like to publicly express our opposition for the current plan as defined. The reasons for our concerns are as follows:

- 1). We are very concerned that this plan will adversely affect the fresh water aquifer in this region, which has already experienced a disastrous contamination as a result of the Bristol Aerospace operation in the Stony Mountain region. The corrective measures to reverse this contamination have been in operation for over 15 years and the issue is still not resolved. The fresh water aquifer does not need another potential contaminant from a significantly large livestock expansion.
- 2). As we live in a growing residential development, we object that our development will be in such close proximity to the proposed expanded Sheep & Lamb operation, and ultimately be surrounded by the proposed manure distribution (as defined in the application). We are concerned that odour will be an unpleasant problem (occurring from all directions) and it will ultimately depreciate our property values in the future.
- 3). The proposed location for this expanded Sheep & Lamb Operation borders on the Rural Municipality of West St Paul, and in our discussions with our municipal representatives, we found that they had not been approached or even made aware of the proposed expansion. This leads us to seriously question the approval process currently underway.
- 4). The proposed plan calls for a relaxation in the currently established guidelines with respect to the required distance from a designated residential development (subdivision in NW-33-12-3E). The variance application calls for reduction in the required distance from a designated development from 6,037 feet to only 1,935 feet. This represents a reduction in the required separation distance by over 68%, reducing the actual distance to only 32% of the approved regulated distance. We assume that the required regulated distance was established and based on valid scientific research parameters. This indicates to us that the proposed variance is much too large, and should not be approved.

As it stands, we do not support the approval of the proposed expansion by Canada Sheep & Lamb Rockwood Farms. We would appreciate our concerns being taken into consideration in the project review process, by all involved Review Committees.

Sincerely

Len & Janet Dacombe
2310 Rushman Rd.
West St. Paul, Mb.
R4A9A8

#12

From: Ron Dacombe
Sent: January-18-18 11:17 PM
To: +WPG139 - TRC (MR)
Cc: detlef.hindemith
Subject: TRC 12-033 CANADA SHEEP AND LAMB - ROCKWOOD

Importance: High

Re: TRC 12-033 CANADA SHEEP AND LAMB – ROCKWOOD

We have lived at 2286 Rushman Rd for the past 38 years and are writing to register our opposition to the proposed expansion of the sheep operation. Our concerns are as follows:

1. IMPACT ON GROUNDWATER AQUIFER

The proposed expansion is located at the south-east edge of the groundwater aquifer previously rendered unfit for human use by the improper disposal of toxic chemicals at Bristol Aerospace's Rockwood Propellant Plant. According to sheet SP-2 of the proposal an estimated 40 % of the manure spread fields proposed for this operation are to be located in the RM of West St Paul above the ground water aquifer still safe for human use and adjacent to residences that rely on well water. In addition, the area identified for the most easterly spread field in the RM of West St Paul is already used as a spread field for the large dairy operation located south-west of the intersection of Miller Rd and Blackdale Rd. Also of concern is the close proximity to the safe groundwater aquifer of the four southernmost spread fields in the RM of Rockwood. They make up 23 % of the total spread fields for this operation.

2. NUMBER OF RESIDENCES WITHIN THE 3 KM SETBACK

The number of residences within the 3 km notification zone as presented on Sheet SP-2 of the proposal is completely inaccurate and artificially downplays the significant number of residences negatively impacted by this proposal. By way of example, section 33-12-3E (bounded by Blackdale Rd on the west, Rushman Rd on the north, Fulsher Rd on the East and Miller Rd on the south) is shown on sheet SP-2 to only have a total of 9 residences, 4 on the north and 5 on the south side of Rushman Rd for a total of 9 residences for the entire section. In actuality there are in excess of 50 residences adjacent to or located within this section that rely on well water. Furthermore, there are an additional 8 residences that rely on well water immediately adjacent to the two southern most spread fields, again within the RM of West St Paul, that are missing from sheet SP-2. This not only raises the question of the accuracy of the information contained on sheet SP-2 but of that contained in the remainder of the proposal as well.

3. ODOUR

The prevailing winds in this area are typically from the north-west with the occasional south or south-easterly wind. Section 33-12-3E is directly south-east of the proposed main site location and 3 of the spread fields and will therefore be subjected to odour on a regular basis. When the winds are from the south the spread fields to the south will be a concern.

4. MAGNITUDE OF VARIANCE REQUEST

The current required distance from a designated development for operations such as the one proposed is 6,037 feet. This proposal requires a variance which would reduce this distance to only 1,935 feet. This represents a 68% reduction in the required separation distance. This is not an insignificant variance! The required regulated distance was established for a reason. It is alarming that such a drastic reduction in the required separation is being considered.

In conclusion, it would be more appropriate for an operation such as this to be located further into the area where the ground water is already unsafe for human consumption and measures are in place to provide potable water to neighboring homes. Expanding into the RM of West St Paul, where significant residential development has occurred and will continue to occur (point 2 above), will lead to ongoing conflict.

Respectfully submitted

Ron & Lorraine Dacombe

2286 Rushman Rd

West St Paul, Manitoba

#13

From: David Dacombe
Sent: January-19-18 7:19 PM
To: +WPG139 - TRC (MR)
Cc: D Hindemith
Subject: Proposed Sheep and Lamb Expansion - TRC12-033

In response to Canada Sheep and Lamb Rockwood Farms (12-033) plans to expand the current sheep operation at SE 5-13-3E, 72078 PR 20.

We would like to publicly express our opposition for the current plan, our reasons for our concerns are as follows:

- 1). We are concerned how this plan will adversely affect the fresh water from the wells in this region. As there was an issue with contamination of the Rockwood water supply in the past, I do not think allowing (or even considering) another significant contaminant from a large livestock expansion is necessary or wise.
- 2). My wife and I recently moved to this area in September 2017 (along with our young family), and we are excited to start another chapter of our lives here. Our property is on the SE corner of Blackdale and Rushman Rd, and while it is a beautiful location with great neighbours, it is unfortunately in direct proximity and line of sight to the proposed expansion. We are concerned that the odour from the proposed manure distribution and from livestock operation itself will be an unpleasant problem for us and our kids, and it will ultimately depreciate our property value in the very near future. This is something that discourages us as a young family. We will be paying for a property that, due to this expansion, may not be worth as much as what we recently purchased it for. This would create a significant financial burden for us. We live in a growing residential development, and we moved here for that reason. This proposal will negatively impact the current and future residential expansion of this area and the opportunity to further provide places for new young families to flourish.

Therefore we object that the proposed expanded Sheep & Lamb operation will be in such close proximity to our new residence, and we do not support this proposal. We would appreciate our concerns being taken into consideration in the project review process by all involved Review Committees.

Sincerely

David & Amanda Dacombe
2364 Rushman Rd.
West St. Paul, Mb.
R4A9A8

From: Wendy Maxwell ·
Sent: January-20-18 2:40 PM
To: +WPG139 - TRC (MR)
Subject: To: Manitoba Government: reference # TRC 12-033

To: Manitoba Government:
Reference# TRC 12-033

AGAINST PROPOSAL:

We wish to raise the following concerns regarding the Tec review:

- a) Our understanding is that the Bristol pipeline system was developed for residential use only. The original system required that each user was to have a restrictive valve installed on their line, as the system was designed. We can't understand how all of a sudden an additional 35,000 imperial gallons per day can be created without adversely effecting current users. Should an engineering review not take place, "before" the proposal is evaluated? If a well system is used the current contaminate could be drawn south east to affect the wells on Rushman Road/Fulscher Road/Lawson Blvd.
- b) The application is not correct in that it does not have an accurate count of the homes in the buffer zones. What other information is incorrect?
- c) Our other concerns are as follows:
 - 1. The noise, odour, and pollution of 8000 Ewes, 100 Rams and 4558 Lambs, spread fields and mortalities.
 - 2. Very concerned of depreciation of our house and land.
 - 3. Too close to residential houses (half mile)
 - 4. Multiple bright pole lights.
 - 5. Increase of unwanted predators (coyotes)

C.& W. Maxwell

Sent from my iPad

#15

From: Laurie Ellwood <l
Sent: January-21-18 3:31 PM
To: +WPG139 - TRC (MR)
Cc: b.henley
Subject: Canada Sheep and Lamb Rockwood Farms (12-033) plans to expand the current sheep operation at SE 5-13-3E, 72078 PR 20.

In response to Canada Sheep and Lamb Rockwood Farms (12-033) plans to expand the current sheep operation at SE 5-13-3E, 72078 PR 20.

We received notice that there is a proposal to expand a sheep operation close to our home of 2314 Rushman Road. We are in opposition to this proposal for a number of reasons as per below:

- 1) This expansion will negatively impact the fresh water aquifer in the area. We experienced contamination from the Bristol Aerospace operation approximately 20+ years ago when living in Rockwood R.M. That contamination was not resolved and the issue still exists today. The livestock expansion is significant and absolutely cannot affect our access to clean water.
- 2) The odour from the proposed sheep and lamb operation is another concern. Our residential area is growing with many homes and families within close proximity to the proposed farm operation. The spreading of manure will ultimately result in unpleasant odour for all residents.
- 3) We built our home in the RM of West St Paul in 1998. It is an investment that we have grown over the past 20 years. Both the contamination of our clean water source and the unpleasant odour from the manure / operation will ultimately depreciate our property values.

As it stands, we do not support the approval of the proposed expansion by Canada Sheep & Lamb Rockwood Farms. We would appreciate our concerns being taken into consideration in the project review process, by all involved Review Committees.

Sincerely

Laurie Ellwood & Joel Gillespie
2314 Rushman Rd.
West St. Paul, Mb.
R4A9A8

January 21, 2018

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January 20, 2018

REFERENCE: TRC 12-033 CANADA SHEEP AND LAMB

To Whom It May Concern:

Upon reading the local papers on December 21, 2017 where the Manitoba Government is asking for views on the proposed expansion of a sheep operation, we would like to take this opportunity to offer our full support for this farming operation.

We are nearby dairy and grain farmers and believe that this expansion should be approved. Our area is an agricultural area and we believe that any growth in agriculture in our province, no matter what commodity, should be approved and welcomed. We know that our province has guidelines that every farmer must abide by; thereby protecting our people and our environment for future generations, so we have no worries about that at all.

We look forward to meeting our new farming neighbours.

Thank you for this opportunity.



Wendal Roehle

Kelroe Farris

From: Kendal Roehle <
Sent: January-21-18 5:50 PM
To: +WPG139 - TRC (MR)
Attachments: Byle Letter.jpg

#17

From: Christine Skakun ·
Sent: January-21-18 9:08 PM
To: +WPG139 - TRC (MR)
Subject: Reference TRC 12-033

Hello,

I have been advised by my neighbour that there is an application to create an intensive livestock operation about ½ mile from my home.

I have the following concerns;

1. Why was I not directly notified of the application?
2. The operation is looking to be made exempt from 2/3 of the required provincial standard for a buffer zone from a residential area. If it is a minimum provincial standard, why is this type of operation being considered?
3. What type of contamination can I expect from this type of operation...air, water, soil, etc.?
4. What type of noise will the operation produce?
5. Will this operation cause increased traffic flow down the gravel roads in the area? Will the gravel be replaced more often if it is used more frequently and deteriorating because of this?

Please contact me regarding this information as I have serious concerns about this operation. I am located at 2186 Rushman Road.

Christine Skakun

#18

From: Brad Schilke
Sent: January-21-10 10:11 PM
To: +WPG139 - TRC (MR)
Subject: Reference TRC 12-033

After reviewing the application by Canada Sheep and Lamb, I have some major concerns about the proposal. My main concerns are as follows:

1. How will an undersized water system, created for residential use, adequately address the needs of an extensive livestock operation without adversely affecting the existing residential users?
How long before well water becomes a necessity and the pollution plume arrives on our road?
2. How will the livestock operation affect my property value? An operation of this size will create odor & noise.
3. The application lists properties for manure disposal. I witnessed the local dairy spreading manure on one of those properties last fall. Can one property be used by many different operations to spread manure?
4. The application does not accurately list all residential properties within the control area. Are there errors on this application?

Sincerely

Brad Schilke
2214 Rushman Road
West St Paul, MB
R4A 9A8

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#19

From: John Douglas
Sent: January-21-18 10:49 PM
To: +WPG139 - TRC (MR)
Subject: TRC 12-033

I would like to inform you of my concerns about the application by Canada Sheep and Lamb on Blackdale Road. The size of this sheep operation is overwhelming and we fear that it will have a negative impact on our neighbourhood. Our main concerns are as follows:

1. As a household using a well as our sole source of water, we fear that this operation may contaminate our well. My assumption is that they plan on pulling water from the same water system that is currently in place which would be undersized as it was created for residential use. How would this adequately address the needs of an extensive livestock operation without adversely affecting the existing residential users?

Paying existing rates, the cost of water would be immense and an unsustainable expense. How long before well water becomes a necessity and the pollution plume arrives on Rushman Road, Lawson Blvd, Blackdale Road, and Fulsher Road thereby affecting over 100 residents?

2. How will the livestock operation affect my property value? An operation of this size will create odor & noise.

3. The application lists properties for manure disposal. I witnessed the local dairy spreading manure on one of those properties last fall. Can one property be used by many different operations to spread manure?

4. The application does not accurately list all residential properties within the control area. There are no homes shown on Lawson Road, Fulsher Road, Miller Road... Are there errors on this application? I know of people who live along Rushman Road that did not even receive the notice in the mail. How can you be sure that everyone has been notified of the application if it was only mailed out once and didn't get placed in everyone's mailbox?

Thank you for allowing me to comment on this application.

Sincerely

John Douglas
2206 Rushman Road
West St Paul, MB
R4A 9A8

#20

I have lived in the area all my life, I understand farming it is part of the area, my parents have a cow/calf operation. The size of this sheep operation is overwhelming.

After reviewing the application by Canada Sheep and Lamb, I have some major concerns about the proposal. My main concerns are as follows:

1. How will an undersized water system, created for residential use, adequately address the needs of an extensive livestock operation without adversely affecting the existing residential users? Based on my rough calculation ($156.81/m^2/day \times 365 \text{ days} \times \$2.84/m^2$) it looks like it will cost this operation \$162,549.00 per year for water only services. I don't believe that this is a sustainable expense. How long before well water becomes a necessity and the pollution plume arrives on Rushman Road, Lawson Blvd, Blackdale Road, and Fulscher Road thereby affecting over 100 residents?
2. How will the livestock operation affect my property value? An operation of this size will create odor & noise.
3. The application lists properties for manure disposal. I witnessed the local dairy spreading manure on one of those properties last fall. Can one property be used by many different operations to spread manure?
4. The application does not accurately list all residential properties within the control area. Are there errors on this application?

Thank you for allowing me to comment on this application.
Sincerely

Todd Douglas
2194 Rushman Road
West St Paul, MB
R4A 9A8

From: Todd Douglas
Sent: January-22-18 12:09 AM
To: +WPG139 - TRC (MR)
Subject: TRC 12-033
Attachments: Todd sheep letter.docx

Sent from my Samsung Galaxy smartphone.