



TECHNICAL REVIEW COMMITTEE

**A TECHNICAL REVIEW REPORT
PREPARED FOR**

**MUNICIPALITY
OF
RHINELAND**

**PLATINUM PORK INC.
SE 20-1-1E**

TRC 12 – 054

July 23, 2019

A. INTRODUCTION – THE TEAM

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

- Agriculture (Ag); Livestock Environment, Nutrient Management and Business Development Specialists, Agricultural Engineer, and Veterinarians
- Municipal Relations (MR); Community Planners
- Infrastructure (MI); Development Review Technologists, Engineering and Operations Division; Development Review Officers, Water Management and Structures Division
- Sustainable Development (SD); Land-Water Specialist, Environment Officer, Habitat Mitigation and Wildlife Land Specialist, Regional Wildlife Manager, Groundwater Specialist, Water Rights Licensing Technologist
- Any other specialist or department that may have an interest, which may be consulted during the process.

The Technical Review Coordinator, (Senior Planner, MR) chairs the committee.

THE REPORT (TRC Process Box 17)

Prime Purpose of TRC Reports

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

- a) Enable municipal councils to make informed Conditional Use Permit decisions;
- b) Create a common stakeholder understanding of a livestock proposal, 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 municipal councils and proponents; and
- e) Represents 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 the Municipal Council provide conditional approval of the 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.

Livestock Technical Review Process



B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

To view a detailed description go to

www.gov.mb.ca/ia/programs/livestock/public_registries.html

Applicant: Platinum Pork Inc.

Site Location: SE 20-01-1 EPM

Approximately 3.0 miles (5 km) south of the community of Altona, approximately 3.75 miles (6 km) west of P.T.H 30, 8900 ft. from the community of Sommerfeld

Refer to maps below.

Proposal: To expand a sow farm established in 2003. Expansion of existing 1500 (375 Animal Units) sow-farrow to weaning operation with space for an additional 70 (10 Animal Units) gilts to 3600 (900 Animal Units) sows-farrow to weaning and 140 (20 Animal Units) gilts. The total number of animal units is proposing to expand from 385 Animal Units to 920 Animal Units.

This will involve the following:

- Expansion of the existing sow facilities by adding on to both ends of the established barn. 157' x 380' is proposed to be added to the south end of the facility for dry sows. 157' x 130' is proposed to be added to the north ends for the farrow operation.
- Proposed expansion of a provincially approved, engineered earthen manure storage facility. Current capacity of 325 days, with capacity of 400+ days after completion of proposed expansion, producing 5,980,800 imperial gallons annually
- Consuming 26,202 imperial gallons of water per day, 6,628,564 imperial gallons (from a proposed well)
- Rendering of mortalities
- Using the truck haul routes as shown on the 4th map below.



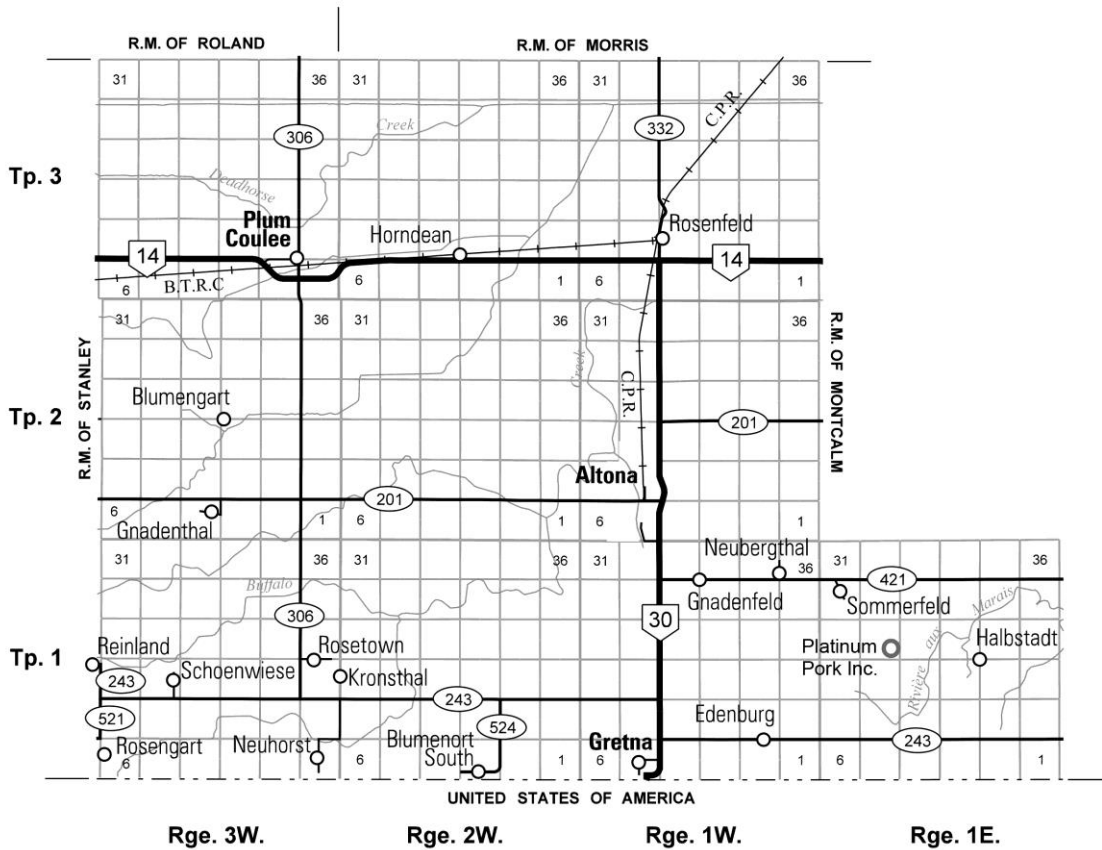
MUNICIPALITY OF RHINELAND

0 5
SCALE IN KILOMETRES

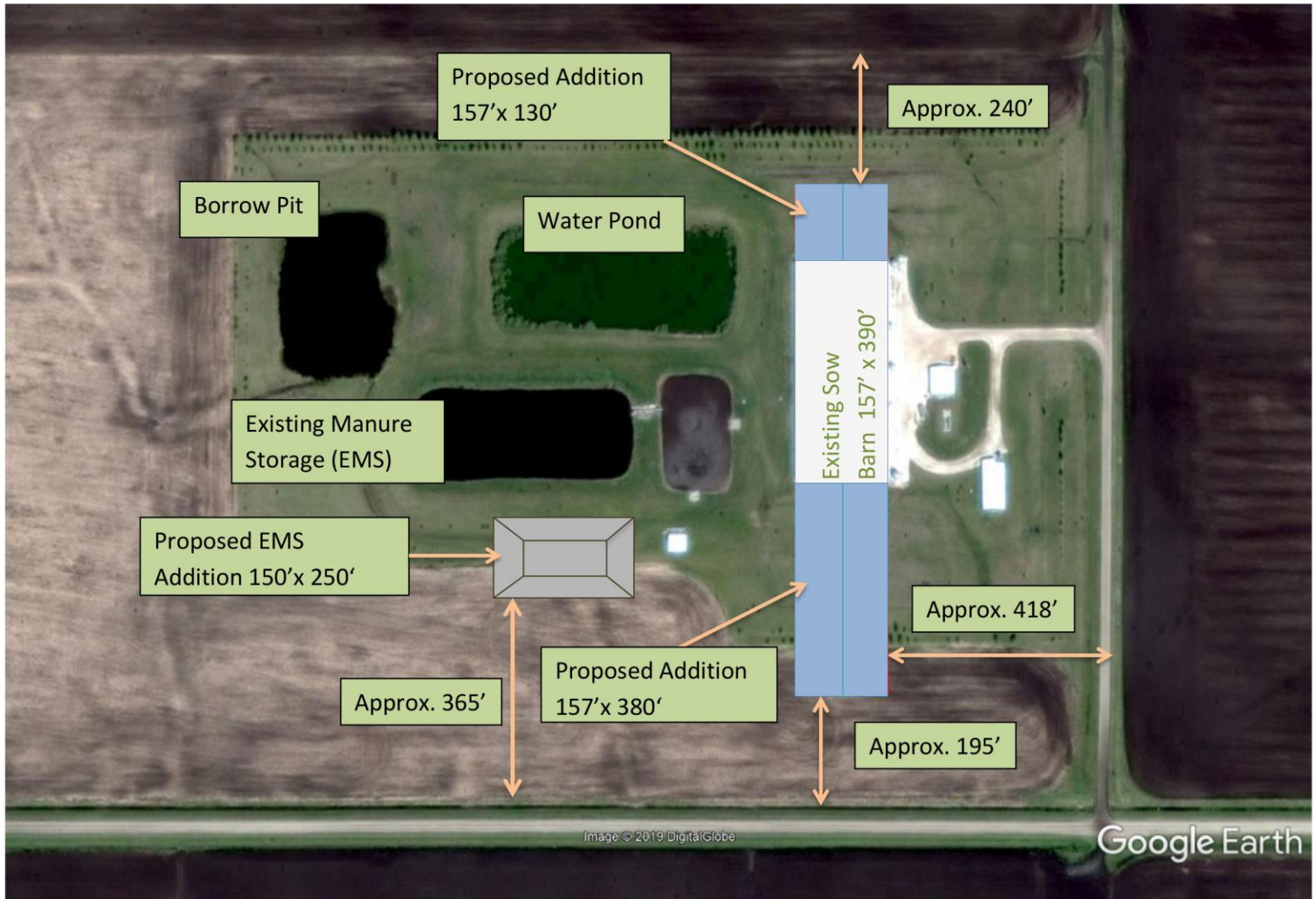
PROVINCE OF MANITOBA
INFRASTRUCTURE
HIGHWAY PLANNING AND DESIGN BRANCH
GEOGRAPHIC & RECORDS MANAGEMENT SECTION
WINNIPEG
JANUARY 1, 2015

LEGEND

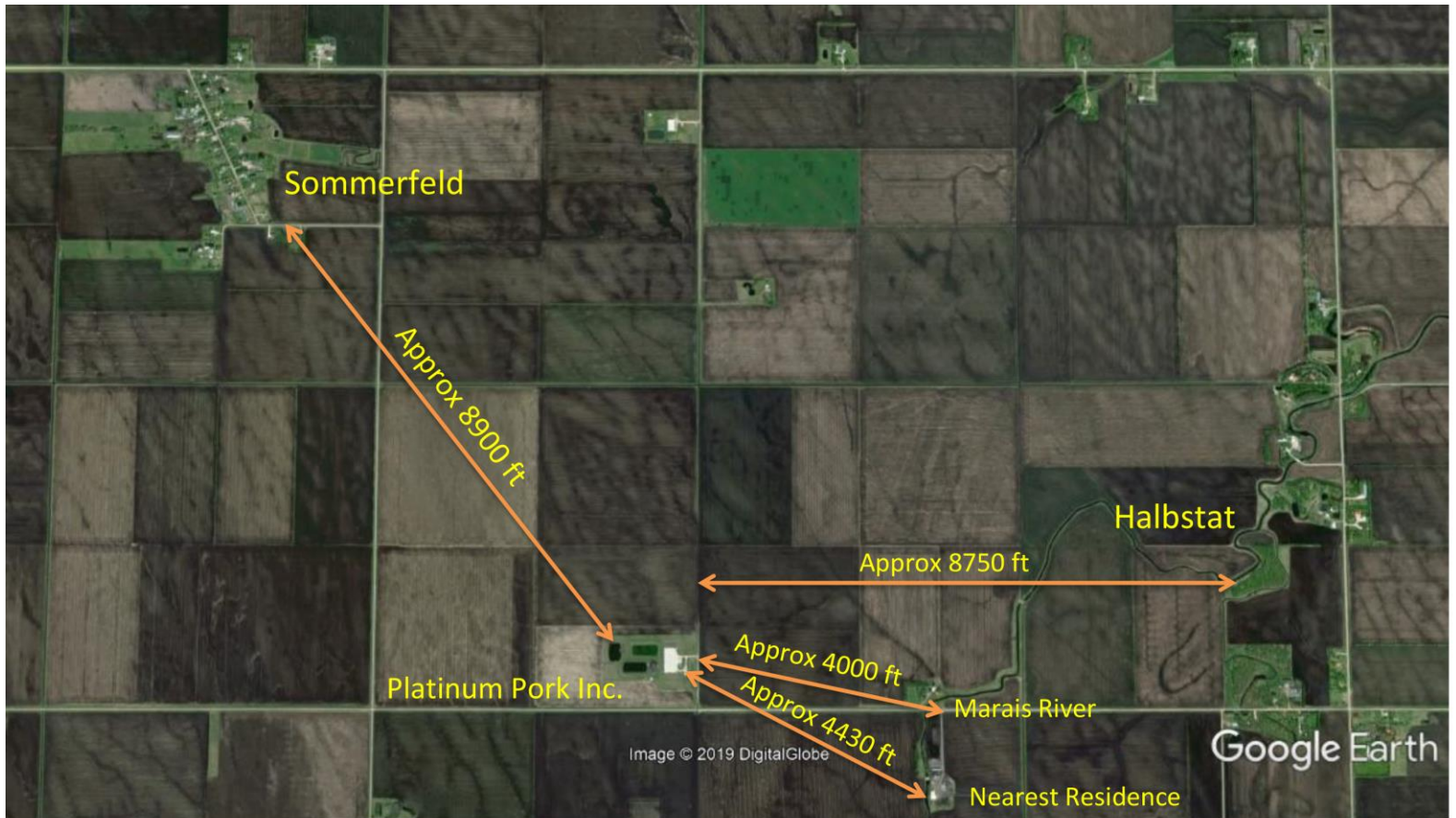
PROVINCIAL TRUNK HIGHWAYS		ACCESS ROADS	
PROVINCIAL ROADS		RAILWAYS	



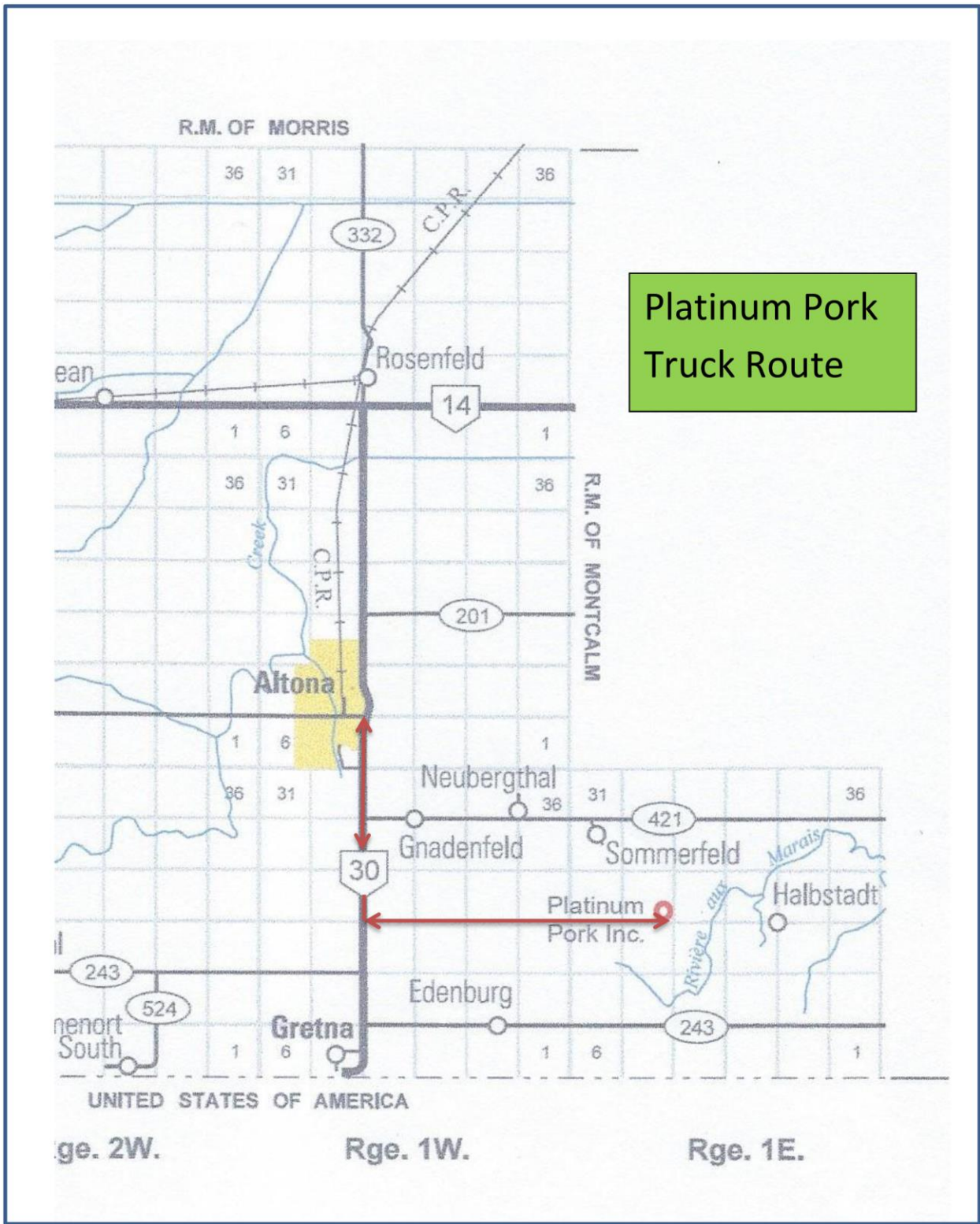
SHEET 1 OF 1



Platinum Pork Inc. Site Plan



Platinum Pork Inc. Setback Distances



C.SITE ASSESSMENT OVERVIEW

Assessment Overview Table

Provincial Technical Overview of TRC 12- 054 Platinum Pork Inc.			
Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
1. Submitted complete Site Assessment	X	The proposal is consistent with the Provincial requirements for a livestock operation.	MR
2. Clearly defined the project as an Animal Confinement Facility	X	Any barn (animal confinement facility) in excess of 6,458 sq. ft. each will require a building permit from the Office of the Fire Commissioner.	MR
3. Proposed Project Site Physical Suitability	X	According to detailed soil survey (1:20,000), Platinum Pork Inc is located on prime agricultural land.	AG
4. Proposed Project Site Flood Risk Potential	X	This site is adjacent to the Red River Valley Designated Flood Area, and the section directly to the west of the Platinum Pork site did experience some flooding during the 1997 flood. However, the site itself is outside of the Red River Valley Designated Flood Area, and Water Management, Planning and Standards is not aware of any major, overland flood hazard at this location.	MI
5. Identified <u>26,202</u> imperial gallons /day required for proposed operation	X	Under the Water Rights Act, all operations using more than 25 000 litres (5,499 Imperial gallons) of water per day must hold a Water Rights Licence. Based on our understanding of the proposed project, a Water Rights Licence will be required. The applicant has been contacted and agreed to submit an Application to Divert and Use Surface Water.	SD
6. Proposed measures to meet storage and application regulations for manure	X	<p>The Environmental Approvals Branch of Sustainable Development is responsible for administering the Livestock Manure and Mortalities Management Regulation (LMMMR). Platinum Pork must submit annual Manure Management Plans (MMP) in accordance with the LMMMR.</p> <p>According to the site assessment, it is proposed to expand the existing earthen manure storage facility. The proponent is required to obtain a permit for expansion of the facility.</p>	SD

Provincial Technical Overview of TRC 12- 054 Platinum Pork Inc.

Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
		Details on the requirements for MMP's, as well as design guidelines and application forms for manure storage facilities are available at: https://www.gov.mb.ca/sd/waste_management/livestock	
7. Proposed Project Site with suitable mortalities disposal methods (rendering)	X	The proponent has indicated that mortalities will be dealt with by rendering. This is an acceptable disposal method under the LMMMR. Mass mortalities will be managed either by burial on site or removal to an approved landfill site.	SD
8. Proposed Project Site with acceptable odour control measures	X	The proponent has indicated that straw will be applied to the manure storage facility and existing shelterbelts will be maintained. Properly maintained straw on the surface of the manure can significantly reduce odours from the storage. Should odour become a problem for neighbouring residents, there is a complaints process under The Farm Practices Protection Act. 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.	AG
9. Proposed Project Site that meets development plan and zoning by-law requirements	X	The proposed livestock operation, located in the SE ¼ 20-1-1E in the Municipality of Rhineland, is designated General Agricultural (RPGA Development Plan By-law No. 3-2011) and the proposal complies with Development Policies 2.3.9 to 2.3.21 (Livestock Policies). The proposed site is zoned "A40" Agricultural (Municipality of Rhineland Zoning By-law No. 2013-9) and has a minimum site area requirement of 40 acres with a minimum site width requirement of 400 feet.	MR
10. Proposed Project Site that is a sufficient distance	X	The distance of the project exceeds 1 mile from any parcel of Crown land which would include a Provincial Park, Wildlife Management Area, Ecological Reserve,	SD

Provincial Technical Overview of TRC 12- 054 Platinum Pork Inc.

Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
from native prairie, Wildlife Managements Areas and Crown Land		Provincial Forest, and Wildlife Refuge/ Sanctuary. Lands Branch has no objection to the proposal.	
11. Proposed Spreadfields that are sufficient, and suitable for manure spreading	X	Platinum Pork requires at least 1140 acres of suitable land for manure application (1119 acres for the sows, farrow to wean and an additional 21 acres for the gilts). They have demonstrated that they have access to 2020 suitable acres for manure application. Additional details are provided in the Appendix A.	AG
12. Proposed Spreadfields with sufficient minimum setbacks on Spread fields from natural features (water sources etc.)	X	The proponent has acknowledged the setback areas for all water features have been observed and excluded from land base calculations. Setbacks should be clearly communicated to and observed by those involved in manure application to minimize the risk of nutrients entering surface and groundwater. See Appendix B.	SD
13. Proposed Spreadfields that have been secured by spread agreements	X	The proponent has indicated that all of the land for manure application is under agreement with local producers.	Ag
14. Proposed Spread fields that meet development plan and zoning by-law requirements	X	The proposed livestock operation is designated General Agricultural (RPGA Development Plan By-law No. 3-2011) and the proposal (spread fields) complies with Development Policies 2.3.9 to 2.3.21 (Livestock Policies). The proposed site is zoned "A40" Agricultural (Municipality of Rhineland Zoning By-law No. 2013-9) and the spread field meets the Zoning By-law requirements: The proposal site meets the minimum separation distance requirements from the earthen manure storage facility and animal confinement facility to the nearest residence and nearest designated area (Sommerfield) as per table 4-27.	MR
15. Proposed trucking routes and access points that	X	The proposed truck haul routes utilizes a municipal road with an existing access connection onto PTH 30. We do not anticipate a significant increase in use of that	MI

Provincial Technical Overview of TRC 12- 054 Platinum Pork Inc.

Items Provided by Project Proponent	Confirmed	Related Existing Provincial Safeguards	Dept
may impact Provincial Roads or Provincial Trunk Highways		access. Manure spreading: please note that any structures placed within the controlled area of PTH 30, PR 243 or PR 421 (125 feet from the edge of the right-of-way) requires a permit from our office. The contact is Sheena del Rosario at (204) 945-3457. The placement of temporary draglines or any other temporary machinery/equipment for manure application within the right-of-way of PTH 30, PR 243 or PR 421 requires permission from our regional office in Portage. Please contact the Regional Planning Technologist (Denise Stairs) at (204) 871-2239. In addition, please notify the Regional Planning Technologist for the placement of temporary draglines or other temporary equipment for manure application within the controlled area of PTH 30, PR 243 and PR 421 (125 feet from the edge of the right-of-way).	
16. Proposed trucking routes – local roads	X	Under <i>The Planning Act</i> , municipalities as a condition of approval may require Platinum Pork Inc. to enter into a Development Agreement regarding the condition and upkeep of local roads used as truck haul routes.	MR
17. Declared Provincial Waterways	X	No impact to Provincial Waterways.	MI

Provincial Departments

- Ag – Agriculture
- MR –Municipal Relations
- MI – Infrastructure
- SD – Sustainable Development

D. PUBLIC COMMENTS & DISPOSITIONS

Public Comment Summary

<p>Wes Schroeder</p>	<p>Opposed</p> <p>I live 1.5 miles from the barn. The owners of that barn DO NOT follow the conditions that were put on that barn when it was built. And now they want to expand it more then double the original size!</p> <p>Living in the village of Sommerfeld we should be able to enjoy the outdoors. That, however, is not the case. Not only can we not enjoy being outside but we can seldom open our windows because of the smell of the barns surrounding us.</p> <p>We also have a barn 1.5 miles east of Sommerfeld, another one 2.5 miles northeast of Sommerfeld and yet another southwest of the village. No matter what the wind direction we are inundated with the smell of hog manure.</p> <p>Another barn that size would down grade our property value even more.</p> <p>None of the owners of the said barn live anywhere near the barn and they have no reason to care about the smell.</p> <p>The lagoon of the barns to be covered before thaw. It is now early June and it still remains uncovered.</p> <p>There were other conditions that were imposed when that barn was built which are also not followed.</p>
<p>Sean Nicholson</p>	<p>Opposed</p> <p>I am 100% opposed to having the Platinum Pork operation expanded.</p>
<p>Peter Friesen/Justina Friesen Gretna MB</p>	<p>Opposed</p> <p>The smell of the pit and the disgusting flies it attracts brings very unfavorable conditions to the area during the spring summer and fall seasons. The larger the lagoons get the worse the problem and more neglect.</p> <p>Secondly this will depreciate the value of our residence while we live here and later in to sell close to a large barn/lagoon.</p> <p>I suggest the owner/s of the business build the hog operation</p>

	on or near the site of their residence.
Peter Friesen	<p>Opposed</p> <p>The smell and disgusting flies are attracted and leave a large area with a stench that is not good for residence. The value of property is not improved by adding unliked odour to the area. The larger barns have a larger potential for disease and is not welcome in the area.</p>
Cory Schroeder Christine Sabourin	<p>Opposed</p> <p>I own land just to the north of the barn site and I rent land just to the east of the barn site. I also live in Sommerfeld which is less then 2 miles away from the barn site.</p> <p>First concern of mine pertains to my land and the salinity issues that seem to be getting worse as the years go on. When this barn was first built the had to dig a separate borrow pit to find enough clay to line the bottom of the lagoon. One of the conditions of this borrow pit was that it was to be constantly kept empty or closed up so that it would not cause salinity issues on the neighboring land. Neither of these conditions have ever been met. It is not pumped out and sits full of water all year long. The salinity spots in the field just to the east are getting larger every year. It costs me lost crop potential and it will affect the owner's ability to attain top market value when he decides to sell.</p> <p>A second concern of mine is that this barn has not been following the condition of covering the lagoon with straw in early spring. In fact, there are years where it does not get covered at all. Now I know this is a responsibility of the RM to enforce these conditions but they are not. So the smell of the lagoon can get real strong on the hot and humid days!!</p> <p>Thirdly we are surrounded by hog barns. We have platinum Pork southeast of us. We have a barn 2 miles southwest of us, we have a barn 3 miles northeast of us and another barn 1.5 miles east of Sommerfeld. We are surrounded by barns and to have such a big barn so close to us will make it very difficult for us to be outside to enjoy any summer at all. There are too many people that live too close to the proposed expansion to have such a big barn.</p> <p>I really hope that the considerations of the people that live</p>

	close to these barns are taking into account before any big expansion is allowed.
<p>Alvina Hildebrand</p> <p>Winnipeg, Man.</p>	<p>Opposed</p> <p>I grew up in Sommerfeld and my brother continues to live on my great grandparent’s heritage farmstead in Sommerfeld. The community would be greatly disadvantaged by this expansion. The odor alone would not allow families to enjoy the outdoor as they currently do. My family continues to visit the farm that I grew up in and those gatherings would no longer be able to be held there because of the uncontrolled and unpredictable stench. I continue to have ownership of farmland in this area and thus feel the right to voice my concerns.</p> <p>I have friends that live in Landmark and that community suffers from the consequence of numerous pork operations in the area. Again, the stench and constant and ridiculous number of flies do not allow residence to enjoy their yards that they have purchased throughout the summer, as they rightfully should. I have been spent time at their house and the smell is again unpredictable and disgusting.</p> <p>I do not want to see that same demise in the community that I grew up in and continue to visit.</p>

A full copy of the public comments as well as the proponent’s response may be viewed on the public registry at the following link

[HTTPS://WWW.GOV.MB.CA/MR/LIVESTOCK/TRC-12-054.HTML](https://www.gov.mb.ca/mr/livestock/trc-12-054.html)

See Appendix C for the proponent’s response to the public comments

E.CONCLUSIONS & RECOMMENDATIONS

Overall Conclusion

The information contained in the Site Assessment submitted by the proponent generally meets Provincial requirements. In addition, 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

- As per Section 114(1) of The Planning Act, Council must set a date for a Conditional Use hearing.
- 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
 - (1) the applicant,
 - (2) the minister, (c/o the Morden Community & Regional Planning Office)
 - (3) all adjacent planning districts and municipalities, and
 - (4) 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;
 - b) post a copy of the notice of hearing on the affected property in accordance with Section 170 of The Planning Act.
- Council should specify the type(s) of operation, legal land location, number of animals in each livestock category and total animal units in its Conditional Use Order.
- 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 Morden Community & Regional Planning Office)
 - c) every person who made representation at the hearing.

Council is welcome to contact Manitoba Sustainable Development 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

That any additional measures identified through subsequent municipal and provincial licensing or permitting in order to minimize any identified risks to health, safety and the environment be undertaken.

F. TECHNICAL REVIEW COMMITTEE MEMBERS

Name	Department	Title	Telephone
Don Malinowski Chair	Municipal Relations	Senior Planner Community & Regional Planning Branch	945-8353
Petra Loro	Agriculture	Livestock Environment Specialist Agri-Resource Branch	918-0325
Shannon Beattie	Sustainable Development	Policy Analyst Central Co-ordination Unit	945-3814
Jeff DiNella	Infrastructure	Senior Development Review Technologist Highway Planning and Design Branch	945-2664

Appendices

Appendix A

**Platinum Pork Inc.
Manitoba Agriculture
Petra Loro
June 2019**

Platinum Pork has met the land requirements for 3600 sows, farrow to wean and an additional 140 gilts, as follows:

In areas of lower livestock intensity such as the RM of Rhineland, 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 and could be brought into the Platinum Pork manure management plan to balance phosphorus with crop removal, should it be necessary in the future.

In order to determine the land requirements for the proposed Platinum Pork operation, nitrogen and phosphorus excretion by all of the pigs is compared to nitrogen utilization

and phosphorus removal by the proposed crops to be grown. The calculation takes into consideration typical, modern feeding practices for pig production and realistic, long-term 10-year crop yields from the Manitoba Agricultural Services Corporation (MASC) for the RM of Rhineland.

Land suitability is determined using soil testing for phosphorus and soil survey to establish the agriculture capability. All of the lands with soil tests were below 60 ppm Olsen P, as required to be considered suitable. Detailed soil survey is available to determine the agriculture capability of the land. The agriculture capability of the land included in the proposal is predominantly Classes 1 to 3 (prime agricultural land). The primary limitation is wetness (W), with smaller areas showing a risk of salinity (N), density (D) and inundation (I).

Platinum Pork requires at least 1140 acres of suitable land for manure application (1119 acres for the sows, farrow to wean and an additional 21 acres for the gilts). They have demonstrated that they have access to 2020 suitable acres for manure application.

Appendix B

Manitoba Sustainable Development

Staff in the Water Science and Watershed Management Branch have reviewed the site assessment for the Platinum Pork Inc. proposal in the RM of Rhineland and have the following comments:

- Proper nutrient management applications that avoid excess loss of nutrients to surface waters are needed on lands receiving manure in southern Manitoba because long-term trend analysis of total phosphorus and total nitrogen has shown significant increases in these nutrients in the Assiniboine and Red rivers (Jones and Armstrong 2002).
- The proponent plans to inject all manure. Injection of manure at appropriate rates poses lower environmental risk than other manure application methods.
- The proponent plans to implement a three-cell lagoon for manure storage which when properly managed will allow for better utilization of manure nutrients and can reduce the risk of nitrogen and phosphorus loss to surface and groundwater.
- For most crops, manure contains an excess of phosphorus (P) compared to nitrogen (N) and as a result, application at N-based rates causes a buildup of soil P. Practices which reduce N losses from the manure improve the N:P ratio in the manure and help slow P buildup when manure is applied at N-based rates. The proponent is planning to use straw to cover the manure storage which will reduce N losses from the storage. They also plan to apply the liquid manure with

injection which will also reduce N losses compared to broadcast application methods.

- The proponent has acknowledged the setback areas for all water features have been observed and excluded from land base calculations. Setbacks should be clearly communicated to and observed by those involved in manure application to minimize the risk of nutrients entering surface and groundwater.
- Manitoba has included phosphorus as a nutrient by which fertilizer application through manure, synthetic fertilizer, and municipal waste sludge to agricultural lands may be limited. To remain environmentally sustainable over a long-term planning horizon of 25 years or more, the proponent must be able to balance phosphorus inputs from applied manure and other nutrient sources such as commercial fertilizers with crop removal rates to avoid further build-up in soils. Consequently, sufficient land base must be available such that manure can be applied at no more than 1 times crop P removal rates (P balance). For long-term planning purposes, the proponent needs to have sufficient land available to ensure that manure can be applied at 1 times crop P removal. The proponent acknowledges that 2,048 acres may be required for the long-term environmental sustainability of the operation. The proponent has identified 2,020 acres for manure application. Application to meet crop N requirements is estimated to use 993 acres. Application at 2 times the crop removal of P is estimated to use 1,119 acres (2,238 acres is estimated to achieve P balance with current crop choices and yield potential).
- As phosphorus levels build up in soils, the concentration of phosphorus in runoff to surface waters increases. It is important to rotate manure application across all spread fields and whenever possible focus manure applications on fields with low Olsen-P soil test levels so as to prevent excessive P buildup when applying manure at rates above P balance (P removal by harvested crops).
- The soil test reports indicate potential impacts from soil salinity in some locations on a few fields (SE9-1-1E, NW15-1-1E, NE16-1-1E, NW16-1-1E, NW and SW19-1-1E, SE24-1-1E). Saline areas generally have reduced yields and are therefore prone to nutrient buildup when manure (or fertilizer) is applied at the same rate as more productive parts of the field. Saline areas that are less productive should be monitored for nutrient buildup.

Appendix C

Proponent's Response to Public Comments

In regards to public response to TRC 12-054 Platinum Pork Inc.

July 15, 2019

In reply to the 6 public comments to the application for expansion of Platinum Pork Inc. I would like to provide some clarification on behalf of Platinum Pork Inc.

Platinum Pork was granted a conditional use order Sept 26, 2001. There was a list of 14 conditions with the conditional use order of which Platinum Pork has conformed to. As in any business you do the best you can and hope to succeed. I think our track record speaks for itself as have many neighboring farms wanting the manure from our facility and see the value of having Platinum Pork in the Municipality of Rhineland. We feel that we have been good neighbors and and respectful of the people around us. Within an approximate 1.5 mile radius we have 2 residences which have never complained to us about odor or insects.

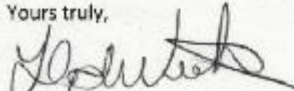
We try and maintain a well kept site and take pride in the pork we produce. All of our employees are local residence with our Manager and assistant Manager being employees of ours for over 15 years in the same facility.

We do our best to mitigate the risk of odor for our neighbors, we have planted 3 rows of trees around the site which needs some replanting as the lilacs on the south and east side have mostly died but we do have 2 good rows of mature trees on those sides. We have purchased our own straw applicator (picture attached) together with other barns in the area to apply straw to the earthen storage in a timely fashion. The larger cell of the earthen storage is difficult to keep straw on as it is a large area and the straw wants to break up. Most of the smell would come off of the small manure storage as the second storage is mostly water.

Another project we have completed many years ago is 2 drain tile pipes have been installed around the west, north and east side of our water ponds to catch any leaching water from those units to protect the farmland around it which was not part of our original conditional use. I believe this system is working as the nearest land to the east of our water ponds is 700 feet with a very good looking crop on it.

In closing, I would like to Thank the TRC for reviewing my response and appreciate the value this process brings to the pork industry in Manitoba.

Yours truly,



Lloyd Wiebe





