

From: [Kim Draper](#)
To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-071
Date: May 23, 2020 9:09:39 PM

In Reference to TRC 12-071:

To Whom it May Concern,

Regarding the proposed HyLife Gibson's Nursery (TRC 12-071)

We, Jim and Kim Draper, who own and reside at the neighbouring property (SW31-5-21W) and also own the south ½ of 30-5-21, north ½ of 31-5-21 and south east quarter of 31-5-21, have numerous concerns and are strongly opposed to the placement of this proposed hog barn and manure management proposal that is currently in place.

Below are our concerns:

1. Ground water supply – We have on our aquifer the Village of Elgin, Souris River Colony and ourselves. We have fears that an operation of this size 2.5 miles away from us will compromise our water supply. We do have a cow/calf operation ourselves, though it may be small it is a valued part of our mixed farming operation.
2. Roads – The amount of traffic on our road would increase significantly. In recent years the traffic has already increased, both farming and commercially, we have concerns that a hog barn this size would deteriorate already stressed road conditions.
3. PRIMARY CONCERN – Proposed Spread Field, concerning the ¼'s NE25-05-22, NW30-5-21, NE30-5-21, SW25-5-22, NE19-5-21 and SW19-5-21 as well as NW14-5-22: All of these directly run onto our property with three of them, specifically NE25-5-22, NW30-5-21 and NE30-5-21 **are all a quarter of a mile away from our residence and water supply** (including drinking water for our home and our livestock) for our two wells as well as a ravine that supplies our cattle with drinking water in the summer months. In addition to this, this ravine continues to run beside and behind the community of Elgin and connects to the Elgin Creek which in turn goes to the Souris River and directly through the Souris Golf Course. As well, this ravine is situated directly beside the water source for both the Village of Elgin and Souris River Colony. Any contaminated run off would have a far reaching catastrophic effect on not only ourselves but many people downstream from our property. As well as any wildlife and /or fisheries that may be affected by run off in these areas. All of the listed proposed spread fields contribute run off water to the Elgin Creek watershed. It should also be noted that our neighbor to the south, residing at NW19-5-21, will have the spread field literally right outside her house door.

We would also like it to be known that the owners of the said land where these spread fields are located (they own the land but do not reside on it), will not be affected in any way by any contamination that may occur, however, ourselves and many other residents who do reside in this immediate area will be severely impacted if this project continues with the proposed plan.

In closing we would like to say that we are not opposed to Hog Barns and the job opportunities created, however, we do feel that the current proposal for this facility and especially the spread field are way too close to residential yards and a major water supply for the area.

If you would like to contact us for any further information, you will find our contact information below.

Jim & Kim Draper
Box 1156
Souris, MB R0K 2C0

RE: The proposed establishment of a pig operation HyLife Gibson's Nursery (TRC 12-071)

Hello,

I am writing to you today as a concerned landowner and resident of the Municipality of Grassland to the building of a 24,000 head hog nursery operation at NW 13-05-22 WPM.

In speaking with community members of neighboring municipalities, residents openly share their frustration with the large hog operations in their areas.

The biggest concern is the offensive odor emitted from the barns and their lagoons. No number of fans, shelterbelt tree lines, or lagoon covers contain the smell generated by these large hog operations.

With that comes the de-valuing of our property. Our farm is located approximately 12 miles from the proposed barn site. We must look at how the building of these barns will impact our land and yard values in the coming years.

There is no doubt this will decrease the value of rural residential property when it comes to selling our yard, either through the desire to retire off the yard, to pass it on to our children to raise their family, or to sell it to new owners wanting to enjoy the benefits of living in the country.

I recently had a conversation with a young man from our area, who has moved out of the community. I asked him the question, "Will you come back and farm your family farm and live and raise your family in the area if this hog production goes through?" His answer was a resounding 'NO!'

It is widely known that the big trucks hauling hogs and feed most certainly hammer out our rural roads. Our roads were never built to handle this kind of weight and continuous traffic of large units. Neighboring municipalities try their best to maintain the roads driven on by the HyLife trucks, but no amount of grading, or hauling in of fresh gravel, fixes the dangerous wash-board road conditions and potholes. Even if our municipality puts a specific road tax rider on this HyLife proposition, it does not change the fact that our rural roads are adversely affected from this kind of traffic.

The other major complaint we are hearing is that the trucks create an enormous amount of dust to everyone who lives downwind. This is most unfortunate to those who live along the same road that these trucks travel daily. Again, the quality of life of enjoying the outdoors of our own yards is sacrificed for big business.

As this is the first operation being considered in this area, we must ask what comes next? How many more barns will be built in the area if this first one has been approved? And, what is the saturation point? How will this affect us when more barns are built in our

municipality? How will this affect our personal health, the value of our property, and the quality of life for those of us living in the area and having to put up with the repugnant odor, extra traffic, extra dust, hammered out roads and continuous de-valuing of our residential property?


I must ask the question, why are these large hog operations not being built beside the resident of your investors? These are always built miles away from where they live!!! Perhaps for the very same reasons?

Our municipality must do its due diligence to protect property owners who will be affected by their decisions. They must look to neighboring municipalities and see what parameters were set in place before barns were erected. They must know what the saturation point is before the first barn is decided on, and what the effect of that first one, and any additional barns after, will have on their residents.

For these reasons we are strongly opposed to the proposed building of this hog operation. We feel it will most definitely affect the quality of life for ourselves and our fellow residents in the area for the above stated reasons.

Thank you for your consideration,

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 - Chris Winters

 - Maais Winters

 - E. M. Popple

From: [Tracy and Zippy Bond](#)
To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-071
Date: May 20, 2020 3:19:37 PM

Anthony Bond & Tracy Forsyth
Box 25 Elgin, Mb ROK OT0
35-5-22

May 20th 2020

To Whom It May Concern,

I'm writing this letter in regards to TRC 12-071, the proposed building of a hog nursery on NW 13-05-22 WPM.

As a resident that is living within a 2.5 mile radius of the proposed building, I'm writing to inform you that I am against it but also have some questions that I would like answered directly. I have spoken to quite a few people regarding the hog nursery and all that comes with it, which is why I understand that I am not alone in my concerns.

My first concern is how will it affect the environment around me? This includes my air quality which I believe is an extremely important part of my everyday life. Will there be any monitoring of air quality around the nursery? As a past employee of a hog barn in Manitoba, I remember the smell, how it could hang in the air and the distance the smell could travel. I'm positive that that is something I do not want to subject my child or my employees to because it has a negative effect on quality of life. If it smells outside, you are less likely to spend your time outside which has a negative impact on an immune system and is known to increase anxiety, depression and mood-related issues. Are there any actions taken to reduce the smell since the manure is to be spread out over quite the distance?

My next concern is the water which I believe should be taken quite seriously. Will there be monitoring of local streams and other bodies of water to determine quality and levels of things such as nitrates, ammonia, etc.? Will the town of Elgin increase testing for drinking water quality since the manure is to be spread on land within a mile and half from town? My concern is not only the cleanliness and safety of the water but also where they will be getting their water supply from? If they are hauling it in, where are they taking it from? Is it the community well that many people and especially farmers rely on? Which area will be their water supply most affected? We have water channels go through many areas of our land and I would like to know that if this hog nursery is built, that it will not affect any of my land and the water on it. We have an amazing amount of wildlife in our area and I would hate to think that we could lose some of it because of the hog barn being built. I find it unfair that this aspect of my life could be hindered because of someone building a barn that they themselves and their outside daily life, are completely unaffected by. How will you make sure that our wildlife is not affected by the building? We have a lot of water fowl and I'm worried that we may see it dissipate if the nursery is built.

My next question is who will be building all the necessary roads? As a resident, I have a very good idea of what the roads are like going to the proposed location and I know for a fact that there will have to be a lot of work done to be able to access this area year-round. The highway used to access the area will also be needing some work if it is used for all the feed trucks and water trucks needed to supply the nursery. Is the Municipality fronting the bill for the roads or is the hog barn doing that? As a taxpayer of the Municipality, I'm intrigued to find out the answer to this. This also leads me into wondering how it will change my yearly taxes. My land will still be worth the same amount but this definitely decreases the value of my home and buildings as no one generally

chooses to live within this distance to a 24,000 head hog nursery. Will my taxes go down substantially since the value of living here will also go down with this hog addition?

We built our home here within the last 4 years because of the location. We are close to our farm and have a quiet road with fresh air that is perfect for raising a family. It makes me sad to think that may change negatively after all the work and effort we put in here. I'd also like to point out that this is not one of my neighbors that is subjecting themselves to the negative impacts of this nursery being built. Someone is choosing to subject myself and the rest of my neighbors to this negative change. My feelings would be different if this was not the case. Instead, this is someone that does not live in this area and will not have the negative impact or worries about their air quality, their roads, their wildlife, their water or their immediate environment. Please take all this into consideration as this is something that is quite serious to many of us in this immediate area.

I ask you to please answer my questions and hear my concern for my family, my farm and my neighbor's concerns as well. I appreciate the time you have taken to read my letter and I look forward to receiving a response.

Much appreciated,

Anthony Bond & Tracy Forsyth

From: [Leslie Larson](#)
To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-071
Date: May 19, 2020 9:02:36 PM

To Whom it may concern:

I am writing about the proposed establishment of a pig operation TRC 12-071. This is just over a mile from our home. I am quite concerned about the smell and any noxious gases which may end up in our yard- air. Both my husband and I have compromised lungs and value clean fresh air when we are in our yard, either working outside or enjoying our grandchildren playing in the yard. I am sure you will tell me there is nothing to worry about so I am asking you to test our air quality before the establishment becomes operational and once a month after it starts up to ensure that there really is nothing to worry about.

My next concern is the value of our building site. Once a pig operation is close to your buildings the value goes down drastically as no one wants to live close to the odour. So will you ensure the assessment reflects this on our land taxes?

And finally, water is scarce in this area. I know pig operations require enormous amounts of water and I was wondering where they are getting it. Also once they have the water how are they storing the waste from the barn to ensure it is not getting into the ravines or our ground water. Again are you going to test our wells before this pig operation starts and then regularly afterwards to prove that our water is not being affected?

Leslie and Dave Larson

SE 12-05-22W1

Clark and Shannon Combs
NW 36-05-22W1
Elgin MB
R0K 0T0

May 22, 2020

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

To Whom It May Concern,

This letter of concern is regarding the proposed establishment of a pig operation HyLife Gibson's Nursery (TRC 12-071) at NW 13-05-22 WPM.

We, Clark and Shannon Combs, moved to the Elgin community in 1988, purchasing land and making our home on NW 36-05-22. When we made the move to this land, we were aware of the cattle feedlot (Cloverleaf Cattle Co.) that was established on land description NW 1-6-22W. As this feedlot was/is just north and east of our home we had small concern that our water quality would be affected by the cattle business, or that we would get consistent odor from the large establishment. To date we have little concern of this established business.

Then, in 1998 neighbours, Clive and Marge Bond, purchased and moved to NW 35-5-22W. They moved a house in and Clive worked for the Cloverleaf Cattle Co. for a number of years. He then pulled away from Cloverleaf and he and his family decided to set up a cattle feedlot for themselves on this property. When this feedlot was developed, there was no consultation with the neighbouring land owners regarding concerns anyone may have with another feedlot being built so close to Cloverleaf Cattle Co. It seemed that the buildings were erected, and the animals brought in with no/ little regard to concerns of those that may be affected from the industry.

This feedlot, 007 Feedlot, has grown in size over the past 10 years, and the manure is now being spread on the owner's pasture and grain land. It is when the manure is stock piled (June-late July) directly across the road from our home that we become outraged that NO concern for how the smell and the accumulation of flies affects our home. Should we wish to hold a gathering in the summer, we contact the feedlot to ask them to stop hauling manure (at least a week before our event) so that we have less aroma should we be trying to enjoy the outdoors with our guests. However, if the wind direction is south/southwest (which is our prevailing winds in the summer) we are still at the mercy of the stench and flies, and we are moved indoors. We become prisoners in our own home. On a 95 degree day with a southwest wind, our windows are closed tight.... We do not have air conditioning and we should not be forced to have an additional expense of purchasing an air conditioner when Mother Nature offers a free soothing breeze to cool our home.

Now, we are receiving notice that yet a third livestock operation (pig nursery) is being considered to be established directly 2.5 miles straight south of our home. Again, the manure of this proposed pig barn is to be spread on the surrounding land. Our home will be surrounded, on 3 sides, by large animal feedlots/barns, should this proposal go through!!! The people who are putting forth this proposal of putting up the pig nursery are not living in this area. They live miles and miles from the proposed barns. They may have land in the area that they are willing to sell/rent to Hylife to establish the nursery barns, but they will be nowhere near the daily aroma that will come from these barns. They will receive their monies from the business exchange and have no regard for the family farms and homes that will be negatively impacted by the pig barns in this area. If this land owner wishes to sell/rent some land to Hylife to establish a pig nursery, ask him to sell/rent some of his land that is just 2.5 miles south of his home, where he lives, to have the barns erected. I highly doubt he would even consider this! My question would be why not? What would be his concerns....He is willing to sell/rent land for such a proposal as long as he is not affected negatively!! Our son lives and farms his land 2.5 miles to the east of the hog barns that are located south of Hartney. When the manure is injected onto the land the smell is unimaginable. Wind direction does not even matter!

The smell from these barns is only one concern of this proposal. We have great concerns of the water source that will be required for these barns, as well as the what will become of the ground water that feeds our wells and water supply to our home. According to the photo the red circled areas are the land owners who have potentially agreed to have the manure spread (injected) into their land. This affected land comes right to our property. The injected manure will leech down into the water supply that we use!!!! Who will monitor the water quality? Who will incur this expense? And who will incur the health impact of poor quality water... WE WILL, and all the farms downstream of this proposed project. Our farm exports straw to the US and we have signed an agreement with the FDA that there is no hog manure used on our land that will impact the quality of the straw exported. Will the result of adjoining land that has hog manure spread on it affect the straw tests??? IF it does then the proposal of this project has just indicated that they believe their business is more important than another farm business.



Another huge concern we have is road access to the nursery barns. Who is going to pay for the building up of the roads? Who is going to pay for the up keep of the roads when Spring road restrictions come on? We calculate there will be close to 14 miles of municipal gravel roads used to get to a none restricted road. (Grassland Municipality). Is the tax payer going to be paying for this? I am pretty sure we will.

It is my understanding that there was an early meeting this year held in the town ow Elgin regarding this project. Some community members were notified but we were given no notification of this meeting. We were told that people who were at the meeting were given a door to door notice. As a farm that will receive great impact should this proposal go through, why were we not notified to attend this meeting? I am pretty sure it was because the people holding the meeting knew there would be questions asked by us, and that would appear to be push back to this proposal. We are not in favor of this proposal at all. We want answers to our

questions and a full assurance that our water quality, our roads and our air will have no impact what so ever!

The proposal suggests that the establishment of the pig nursery will build a community... please explain how this will build the community. It will bring workers (4) to the barn but are they moving into the community? Are they going to volunteer in the community to work on the museum committee, the cemetery committee, the hall board, the rink board, the church board... I could go on and on. Volunteers are what keep our communities thriving. I highly doubt we will see any one of these hired workers coming into our community to help and work with our number of volunteer boards!

In closing, I wish to reiterate that Clark and Shannon Combs, land owners of NW 36-5-22 ARE NOT in favor of the proposal of the establishment of a pig operation HyLife Gibson's Nursery (TRC 12-071) at NW 13-05-22 WPM. By going forth with this proposal it will only affirm to us that people outside of this community have NO REGARD for the concerns and wishes of the people living in the community, to where the proposed nursery barn is to be established.

We would kindly request a written response to our letter as to the decision that is made regarding the nursery barn proposal.

Thank you,

Clark and Shannon Combs

To: [+WPG139 - TRC \(MR\)](#)
Subject: TRC 12-071 pig barn
Date: May 5, 2020 9:21:28 AM

TRC 12-071

To whom it may concern Yes I am a farmer who farms across the road from this proposed barn. They have asked me if I would take manure from this barn and I don't really want to, do to the possibility of me getting the crop disease clubroot from dirty application equipment. That being said I WAS 100 % in favor of the barn until I heard how little municipal tax they would pay. Now I am 100% against the barn! On this particular barn myself and every other taxpayer will have to pay for a mile of road to be built. That is not cheap. My little grain farm is paying \$26000 a year in land tax. I understand this barn will pay maybe \$12000 in tax. There is something very wrong with that. They need to pay at least 10 times this amount to come anywhere close to the costs they will inflict on the Municipality. If I wanted that mile of road built up I know what the answer would be. NO. I also understand over time the tax on the barn will be less and less. The tax on my yard and buildings don't become less with age so why should theirs. My taxes go up EVERY year and their"s become less???????? How is that fair??? I can guarantee the income out of that barn is a LITTLE better than my farm is. I would still be in favor of the barn if it was paying its own way but it isn't. The rest of the residents of the municipality are subsidizing the whole thing. What's even worse is we are subsidizing people in Taiwan. Why are we doing that? I am tired of subsidizing every one with food at less than cost of production. Why is the rest of us paying for a mile of new road, a mile of Hydro lines (which in a round and about way we will pay for) and having to pay for the extensive road damage which we will definitely have to pay for. This we will have to do for \$12000 a year of tax which they pay less and less for as we go. This is absolutely a lose lose idea for the municipality. Why anyone would OK this is beyond all intelligence in my mind. If they were putting back into the municipality instead of costing the municipality it would be a totally different thing..! This barn is no less than a meat factory which produces a factory amount of waste, odor, and traffic. Treat it as such. It is not a farm! If it was at a Hutterite colony it would be a bit different as it is farmers owning the place and working and living right beside the barn and farming right around the whole thing. The proposed hog barn here isn't even owned by Canadians and they couldn't care less about us here or how much it costs us taxpayers to subsidize their pork. I would be on side if they are charged a FAIR amount of tax not a complete giveaway.

Yours Truly Steve Tufts