

# Site Assessment

## For Large Livestock Operation Proposals

**(300 Animal Units or more) whenever a municipal conditional use approval is required**

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### 1.0 Purpose

The establishment or expansion of a livestock operation that has 300 Animal Units or more and requires a municipal conditional use approval is subject to Part 7 of [The Planning Act](#). This includes a review by the provincial Livestock Technical Review Committee (TRC). The [Technical Review Committee Regulation](#) requires a site assessment be undertaken by the proponent to help the committee complete its review and allow the public to comment on the proposal.

### 2.0 Assistance

For assistance in completing this Site Assessment form, the following resources are available:

- [Site Assessment Footnotes](#)
- [Site Assessment Supporting Documents](#)
- The [Land Use and Development Web Application](#) for Municipal Tax Roll Numbers, development plans and zoning by-law information.
- [Manitoba Agriculture and Resource Development Contacts](#) for assistance with animal unit calculations, manure application field acreage calculations, agriculture capability and Manitoba Agricultural Services Corporation yields.
- [Manitoba Conservation and Climate Contacts](#) for information on environmental regulatory requirements.
- [Livestock Technical Review Co-ordination Unit](#) for additional help.

### 3.0 Description of Livestock Operation

Legal name of operation:

Northern Breeze Colony Farms Ltd.

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Name of municipality:

Portage La Prairie

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

SW 35-13-6W and NW 35-13-6W

Municipal tax roll number(s):

255700.000 and 255500.000

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Prepare a Location Map of the project site. (see [Location Map Example<sup>1</sup>](#)).

- 1. Location Map attached.

## 4.0 Nature of the Project<sup>2</sup>

Indicate if the proposal is for a new or expanding livestock operation:

- New operation
- Expansion of existing operation

If the operation is expanding, indicate when the operation was established:

1999

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State operation's original name if different from current:

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Describe what is being proposed:

It is proposed to expand sows: farrow/finish from existing 600 to 720 and add 12,000 layers.  
9,000 turkeys (two batches of 4,500 turkeys per year) pre-existing will remain as is.

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

The existing hog and turkey barns will continue to be utilized in their current form and a new layer barn will be constructed.

## 5.0 Current and Proposed Type and Size of Operation<sup>3</sup>

Using the [Animal Units Calculator](#) insert the total number of animals for each animal category associated with the current and proposed operation.

2. Animal Units Calculator attached.

## 6.0 Animal Confinement

Based on the nature of the proposed project, indicate each type of animal confinement facility or confined livestock area to be found on site (post construction). Note animal category of each facility or area and its size and check off the type of project it is.

**Table 6-1: Animal Confinement**

Type of structure		Structure size (square footage)	Type of project			
Animal confinement facility <sup>4</sup>			New construction	Replacement	Alteration	Use existing as is
Barn	Animal category					
(1)	Hog barn	76'x350'				✓
(2)	Turkey barn	100'x358'+62'x722'				✓
(3)	Layer barn	50'x270'	✓			
(4)						
(5)						
(6)						
Outdoor area						
(1)						
(2)						
(3)						
Confined livestock area <sup>5</sup>						
Feedlot						
Paddock						
Corral						
Exercise yard						
Holding area						

## 6.1 Project Site Plan

Prepare a Project Site Plan. Show all existing and proposed buildings, additions to existing buildings and any existing or proposed confined livestock areas as well as separation distances. See the [Project Site Plan Example and Guide](#) for assistance.<sup>6</sup>

3. Project Site Plan attached.

## 6.2 Project Sites Unsuitable for Development<sup>7</sup>

Will the proposed confined livestock area and/or manure storage facility be located within Nutrient Management Zone N4<sup>8</sup> or any Nutrient Buffer Zone?<sup>9</sup>

Yes  No

## 7.0 Water Source

Indicate the type of water source for the operation (check all that apply):

Pipeline (public)/water cooperative

Proposed well – location: \_\_\_\_\_

Existing well – location: SE28-13-6W and NW21-13-6W

Surface water – source and location: dugout on NW 35-13-6W

Other, describe: \_\_\_\_\_

Will livestock have direct access to surface water (not including dugouts)?

Yes  No

If yes, identify the name of the surface water feature(s):

## 7.1 Water Requirements<sup>10</sup>

Estimate the total water use for your project using the appropriate water requirement calculator listed below:

- For non-dairy operations, use the [Water Requirement Calculator](#).
- For commercial dairy operations, use the [Dairy Barn Water Requirement Calculator](#).

Maximum daily water use: 22,361  
 Imperial gallons  Litres

Maximum annual water use: 8,161,692  
 Imperial gallons  Cubic decameters

- 4a. Water Requirement Calculator attached.  
 4b. Dairy Barn Water Requirement Calculator attached.

## 8.0 Siting and Land Use Planning Considerations<sup>11</sup>

### 8.1 Development Plan<sup>12</sup>

Using the [Land Use and Development Web Application](#) or the municipality's development plan, provide the following information:

**Table 8-1: Development Plan**

<b>Name of planning district (if applicable)</b>	Portage La Prairie Planning District
<b>Name of municipality</b>	Portage La Prairie
<b>Development plan by-law number</b>	02-2018
<b>Land use designation of project site</b>	Agricultural

## 8.2 Zoning By-law<sup>13</sup>

Using the [Land Use and Development Web Application](#) and the municipality's zoning by-law, provide the following information:

**Table 8-2: Zoning By-law**

Zoning by-law number: <u>3096</u>		
Identify zone of project site: <u>Agricultural General Zone</u>		
Identify minimum project site requirements as per zoning by-law:		
	Proposed project site dimensions	Zoning by-law project site requirements
Minimum site area	160 acres & 160 acres	80 acres
Minimum site width	2640 ft	300 ft
Minimum front yard	268 ft	125 ft
Minimum side and rear yard	328 ft (side) and 2293 ft (rear)	25 ft

## 8.3 Separation Distances (zoning by-law)<sup>14</sup>

Using the proposed size of the operation (see [Animal Units Calculator](#)) and the type of animal housing and manure storage facility, complete the following table.

**Table 8-3: Separation Distances**

	Indicate minimum separation distance required in the zoning by-law to the following listed land use features (if applicable).  Check appropriate box(es):		If land use feature is <u>less than</u> the minimum separation distance required in the zoning by-law complete this section:	
	<input type="checkbox"/> Earthen manure storage facility or <input type="checkbox"/> Feedlot	<input checked="" type="checkbox"/> Animal confinement facility or <input type="checkbox"/> Non-earthen manure storage facility	Provide actual distance	Provide location or name of feature (e.g., Red River)
Residence/dwelling	ft	984 ft	4,950 ft	Residence on NW 27-13-6W
Designated area (non-agricultural)	ft	5,249 ft	29,040 ft	Oakland

If any separation distance is less than the zoning by-law minimum, a variance order will be required from the municipality.

## 8.4 Land Use Map

Indicate the following on a Land Use Map (see [Land Use Map Example](#)):

- a) Location of the project site.
- b) Land uses and significant features including dwellings (not related to the proposal) within a three-kilometre radius of the project site.

5. Land Use Map attached.

## 9.0 Abandoned Wells<sup>15</sup>

Are there any known unsealed abandoned wells on the project site or spread fields?

Yes  No

If yes, identify the location(s) on the Project Site Plan or on the Spread Field Maps as applicable.

## 10.0 Manure Production/Storage and Mortalities (Dead Animal) Disposal<sup>16</sup>

### 10.1 Manure Type

What type(s) of manure will be generated?

Solid (layer & turkey)     Semi-solid     Liquid (hogs)

### 10.2 Manure Storage Type and Construction

Indicate if the operation is planning to construct, modify or expand a manure storage facility,<sup>17</sup> or use an existing manure storage facility:

- Construct
- Expand
- Modify
- Use existing
- Not applicable

What type of manure storage will be used by the operation? Check all that are applicable:

- Concrete tank
- Steel tank
- Earthen manure storage facility
- Permanent solid manure storage facility (layers)
- Molehill manure storage facility
- Under-barn concrete manure storage facility (30-day capacity or greater)
- Permanent manure composting facility
- Field storage (turkey)

### 10.3 Mortalities (Dead Animal) Disposal<sup>18</sup>

Indicate the type of mortalities disposal:

- Rendering
- Composting
- Incineration (in approved incinerator only)
- Other (describe): \_\_\_\_\_

Does the proposal include a permanent site for composting mortalities that will use manure?<sup>19</sup>

- Yes  No

If yes, identify the location(s) on the Project Site Plan.

### 10.4 Proposed Setback Distances from Water and Property Lines

Use the following table to indicate the proposed setback distances from water and property lines. Provide the name of the feature.

**Table 10-4: Setback Distances from Water and Property Lines**

Feature	Structures	Minimum setback distance (m) <sup>20</sup>	Proposed setback distance (m)	Provide location or name of feature (e.g., Red River)
Surface watercourses, sinkholes, spring or well	Manure storage facility	100 m	100 m	Ditch to west
	Field storage	100 m	>100 m	Not specific
	Manure composting site	100 m	N/A	
	Confined livestock area	100 m	N/A	
	Mortalities disposal site	100 m	N/A	
	Mortalities composting site	100 m	92 m	Roadside ditch to the south
Property line	Manure storage facility	100 m	100 m	North and west property lines
	Manure composting site	100 m	N/A	
	Confined livestock area	100 m	N/A	
	Mortalities composting site	100 m	92 m	South property line



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

The existing composting site is located closer to south property line (92 m) than the required 100m setback distance. Although this is a pre-existing condition, measures will be taken to relocate the composting area to outside the minimum setback distances in the near future.

### 10.5 Building in Flood Areas<sup>21</sup>

Using the links below, determine if any proposed structure will be in a Designated Flood Area.

[Upper Red River Valley Designated Flood Area](#)

[Lower Red River Designated Flood Area](#)

Are any of the proposed structures in a Designated Flood Area?

Yes  No

### 11.0 Odour Control Measures (project site)

Indicate which odour control measures are planned.

Manure storage cover:

Yes  No  Not applicable

If yes, type of cover:

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Shelterbelt planting:

Yes  No  Existing shelterbelt

Other measure (specify):

## 12.0 Land Available for Manure Application<sup>22</sup>

### 12.1 Land Calculation

Fill out and attach the [Manitoba Land Calculator](#)<sup>23</sup> to determine the minimum number of acres for the manure nutrients.

From the calculator, indicate:

Acres for Nitrogen uptake:<sup>24</sup> 1756

Acres for Phosphorus removal:<sup>24</sup> 1767

- 6. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields<sup>25</sup> attached.
- 7. Manitoba Land Calculator attached.

Contact Manitoba Agriculture and Resource Development at 204-918-0325 in Winnipeg if assistance is required.

### 12.2 Long-Term Environmental Sustainability

From the land calculator, indicate acres for Phosphorus balance:<sup>26</sup> 3535

I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 3535 acres may be required for Phosphorus balance (one times crop P<sub>2</sub>O<sub>5</sub> removal) and the long-term environmental sustainability of the operation.

### 12.3 Characteristics of Manure Application Fields<sup>27</sup>

Fill out and attach the [Manure Application Field Characteristics Table](#).

Provide Spread Field Maps of land available for manure application along with their agricultural capability (see [Spread Field Map Example](#)).

For all land available for manure application, attach copies of soil test reports that are no more than 36 months old and that demonstrate that soil phosphorus levels are below 60 ppm Olsen P in the top six inches (15 centimeters) of soil.

Have the regulatory setbacks<sup>28</sup> and all water features been observed and excluded from land base calculations for this operation?

Yes     No

- 8. Manure Application Field Characteristics Table attached.
- 9. Spread Field Map (showing agricultural capability and field boundaries) attached.
- 10. Soil test reports for the land available for manure application attached.

## 13.0 Manure Transportation and Application Equipment

Will a commercial manure applicator be used?<sup>29</sup>

Yes  No (solid manure by owner)

Identify the proposed transportation method:

Tanker

Dragline (hogs)

Solid spreader (turkeys/layers)

Other: \_\_\_\_\_

Identify the proposed application method (check all that apply):

Full/true injection (liquid)

Partial injection (Aerway or Coulter)

Low-level broadcast application

High-level broadcast application

Immediate incorporation

Incorporate within 48 hours (solid manure)

No incorporation – provide reason: \_\_\_\_\_

### 13.1 Season of Application

Identify the proposed timing of application (check all that apply):

Spring

Summer (e.g., to a growing crop)

Fall

### 13.2 Manure Application on Lands Subject to Frequent Flooding or Inundation<sup>30</sup>

Are any of the lands available for manure application located in the [Red River Valley Special Management Area](#) or another area that is subject to flooding on an average basis at least once every five years?

Yes  No

## 14.0 Projected Truck Haul Routes and Access Points<sup>31</sup>

Complete the following table.

**Table 14-1: Truck Haul Routes and Access Points**

Vehicle type	Estimated average number of times per day accessing		Access from PTH/PR onto site will mainly require a left or right hand turn (please check one)				Access onto PTH/PR from site will mainly require a left or right hand turn (please check one)				
	Provincial Trunk Highway (PTH)	Provincial Road (PR)	Provincial Trunk Highway (PTH)		Provincial Road (PR)		Provincial Trunk Highway (PTH)		Provincial Road (PR)		
			LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	
Truck		2			✓						✓
Tractor trailer		2			✓						✓
Other, specify											

Identify on a map the roads and access points that will be used for the proposed operation (see [Truck Haul Routes and Access Points Map Example](#)).

11. Truck Haul Routes and Access Points Map attached.

## 15.0 Conservation Data Centre Report

(only required for new project sites and non-agricultural land being converted to cropland)

A Conservation Data Centre report must be requested and the response attached to this Site Assessment. The request may be submitted electronically to: [https://gov.mb.ca/sd/environment\\_and\\_biodiversity/cdc/index.html](https://gov.mb.ca/sd/environment_and_biodiversity/cdc/index.html).

12. Conservation Data Centre Report attached.

Were rare species identified in the Conservation Data Centre Report?

- Yes  No

## 16.0 Supporting Documents Checklist

Check off the supporting documents attached to this submission.

- 1. Location Map
- 2. Animal Units Calculator
- 3. Project Site Plan
- 4a. Water Requirement Calculator
- 4b. Dairy Barn Water Requirement Calculator
- 5. Land Use Map
- 6. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields
- 7. Manitoba Land Calculator
- 8. Manure Application Field Characteristics Table
- 9. Spread Field Map (showing agricultural capability and field boundaries)
- 10. Soil test reports for the land available for manure application (no more than 36 months old)
- 11. Truck Haul Routes and Access Point Map
- 12. Conservation Data Centre Report (only for new project sites and non-agricultural land being converted to cropland)
- 13. Contact information and privacy publication notice (attach separately)
- 14. Conditional Use Application
- 15. Other, specify: Strategy to avoid Eastern Wood-Pewee's habitat destruction

## 17.0 Additional Information

Include any additional information you deem helpful for the Technical Review Committee to review your proposal.

It is proposed to expand pig production from 600 to 720 sows: farrow-to-finish in conjunction with adding 12000 laying hens. 9,000 turkeys (two batches of 4500) are pre-existing and are intended to remain. A new layer barn and a solid manure storage facility will be constructed to accommodate the addition of the laying hen inventory. The existing hog and turkey barns will continue to be utilized as existing for the foreseeable future. No expansion of the manure storage for the hogs will be required to facilitate the expansion. Solid manure from turkeys will continue to be field stored or directly field applied. Sufficient land base has been identified in the RM of Portage La Prairie for utilization of the manure nutrients to ensure long-term environmental sustainability. Filing of an annual manure management plan will ensure monitoring of the sustainability. The existing water rights licence will be expanded to facilitate the increase in the livestock population.

## 18.0 Declaration

I do hereby verify that the information contained in the Site Assessment, and all required supporting documents, are accurate and complete to my knowledge.

Date: 2020/12/18  
(YYYY/MMM/DD)

Name: Peter Grieger  
(print clearly)

Signature: 