



TECHNICAL REVIEW COMMITTEE

A TECHNICAL REVIEW REPORT

PREPARED FOR

**THE RURAL MUNICIPALITY
OF BROKENHEAD**

WESTFARM COLONY FARMS LTD.

NW 1/4 33-14-08 E1

TRC 12-088

June 3, 2022

A. INTRODUCTION – THE TEAM

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

Agriculture (AGR)

- Agricultural Engineer
- Business Development Specialist
- Livestock Environment Specialist
- Nutrient Management Specialist
- Veterinarians

Natural Resources and Northern Development (NRND)

- Crown Lands Manager
- Fish Habitat Specialist
- Habitat Mitigation Biologist

Environment, Climate and Parks (ECP)

- Environmental Engineer
- Environment Officer
- Water Rights Licensing Technologist
- Land-Water Specialist
- Groundwater Specialist

Transportation and Infrastructure (MTI)

- Senior Development Review Technologist
- Senior Flood Protection Planning Officer

Municipal Relations (MR)

- Community Planners

And any other specialist or department that may have an interest, which may be consulted during the process.

THE TECHNICAL REVIEW COMMITTEE (TRC) REPORT

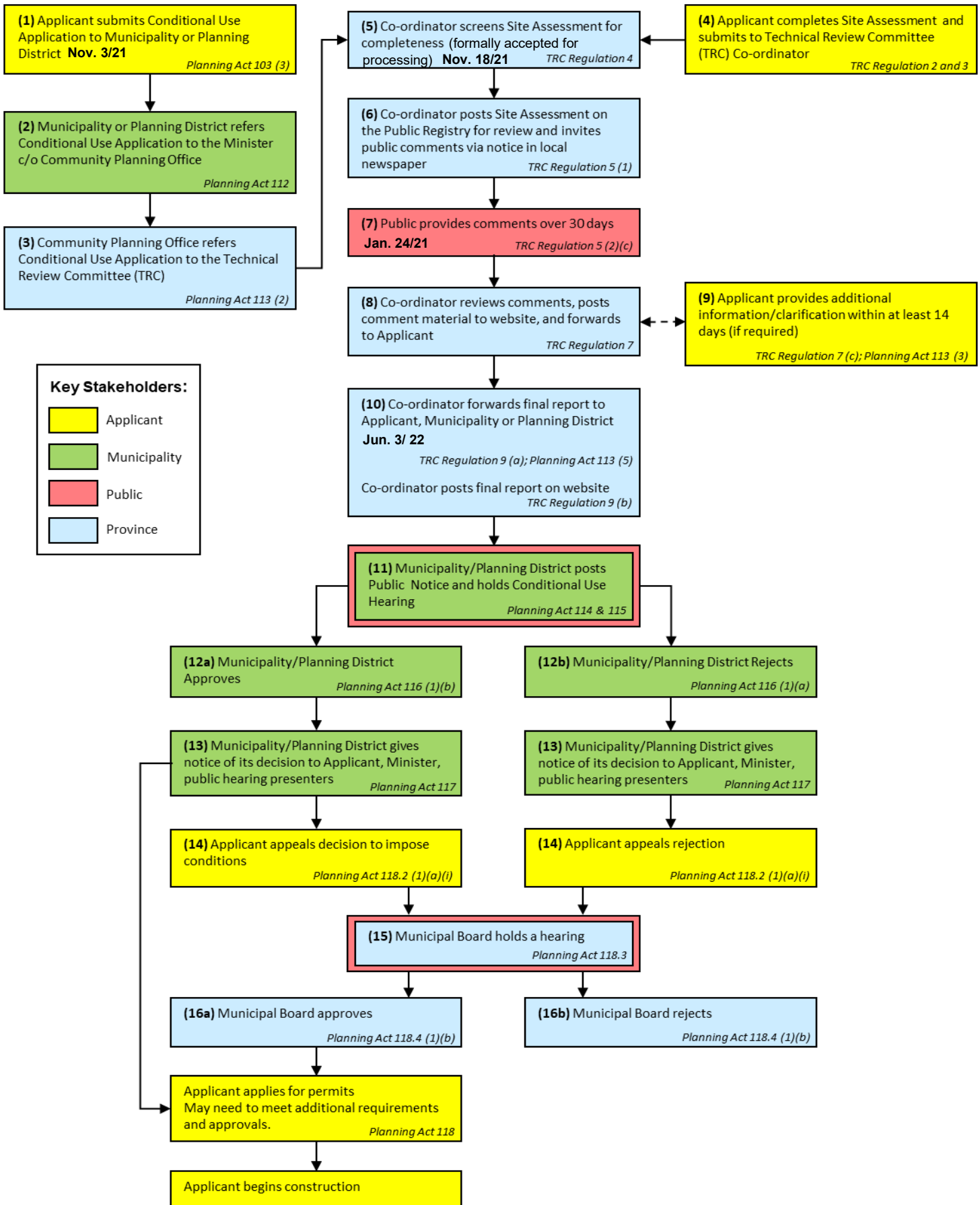
Purpose of TRC Reports

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

- a) Enable municipal councils or planning districts 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, planning districts 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, measure 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. As of November 1, 2019, a proponent may appeal a municipal council's rejection of their application or appeal a condition imposed related to municipal council's approval. Appeals are made to the Municipal Board.

Livestock Technical Review Process (November 1, 2019)



B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

Further information can be found at https://www.gov.mb.ca/mr/livestock/public_registries.html

Applicant: Westfarm Colony Farms Ltd.

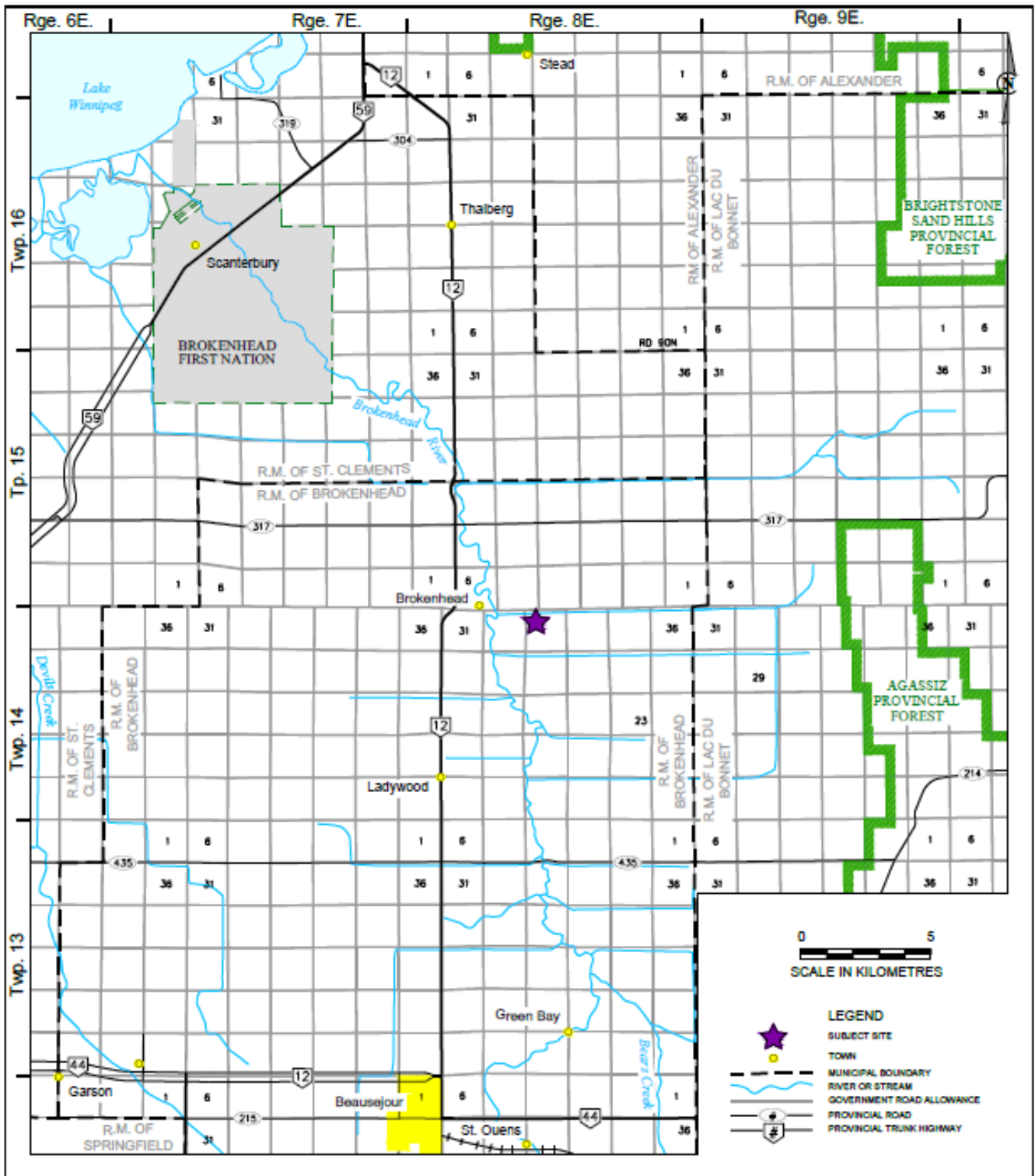
Site Location: NW ¼ 33-14-8 E1. Refer to map below.

Proposal: To establish a mixed livestock operation to be built out over approximately 20 years based on population growth and market conditions. Livestock at full build out will be comprised as follows:

- 25 feeder cattle (19 Animal Units);
- 950 farrow to finish sows (1,188 Animal Units);
- 50,000 broiler chickens (250 Animal Units);
- 11,000 layer chickens (91 Animal Units);
- 1,500 broiler turkeys (15 Animal Units);
- 800 ducks (14 Animal Units).
- 3 mature cows (6 Animal Units).

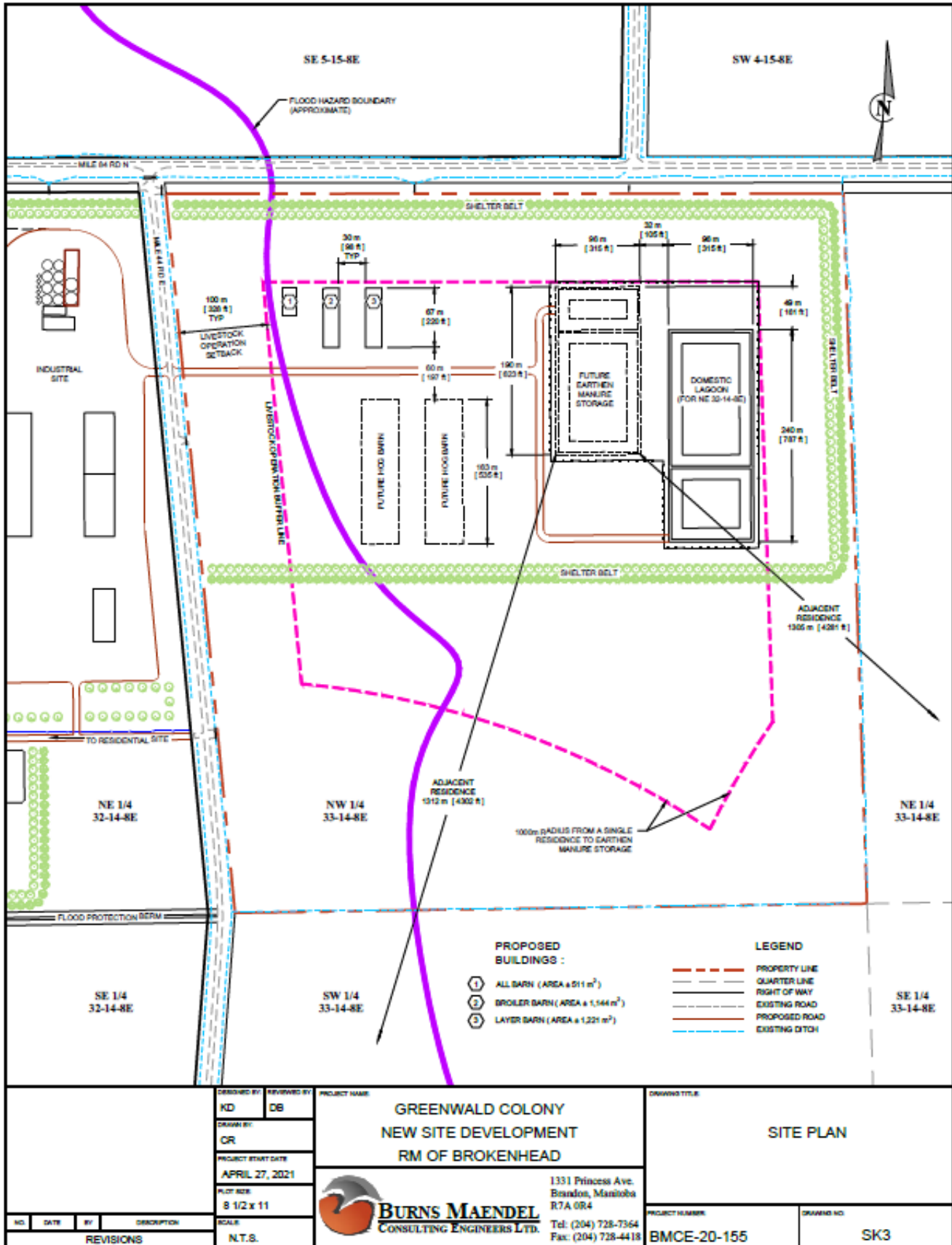
This will involve the following:

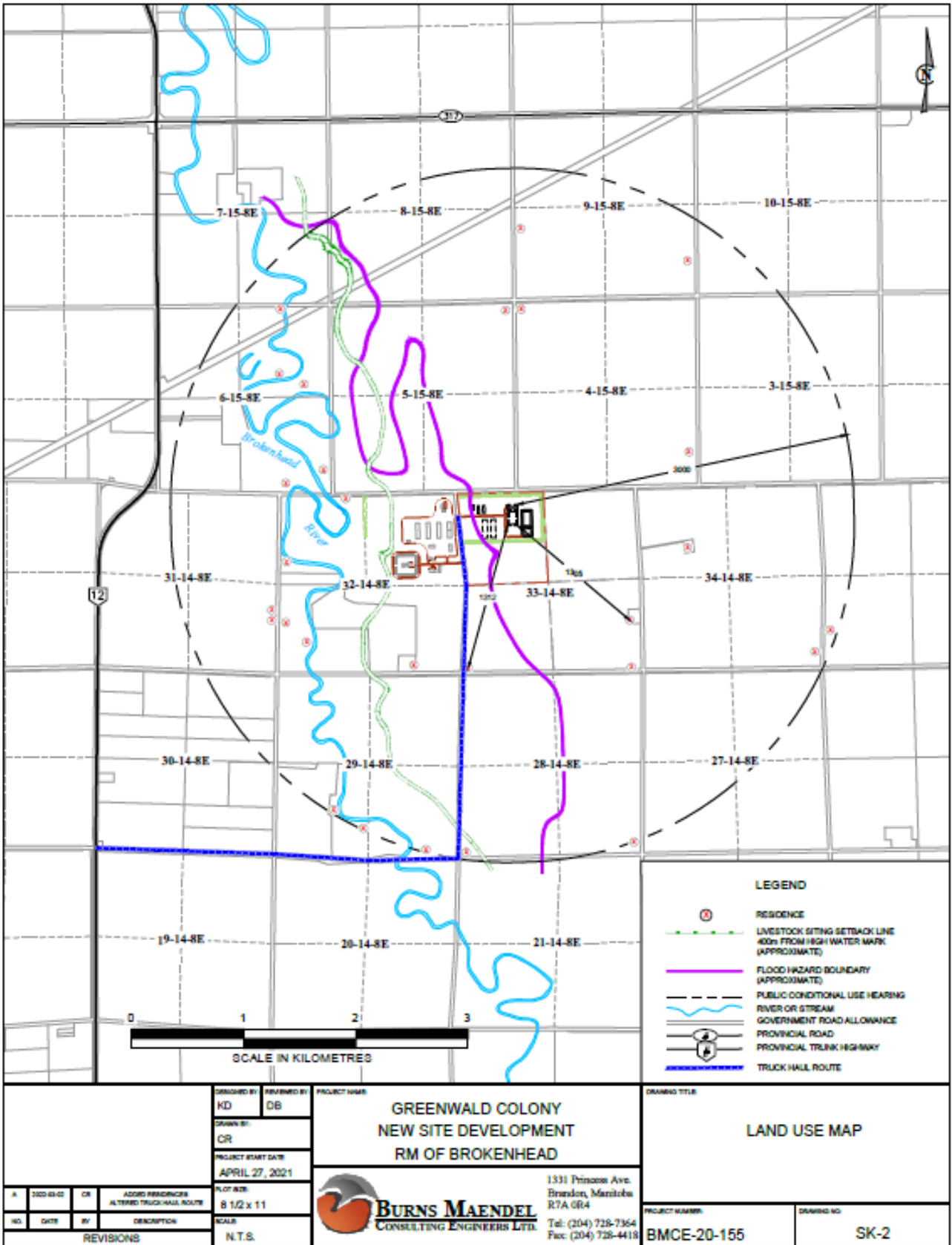
- Construction of five new buildings;
- Earthen, under-barn concrete and field manure storage;
- Consuming a maximum of 18,998 imperial gallons of water per day from a proposed well;
- Composting mortalities;
- Truck haul routes as shown in map below.




- LEGEND**
- SUBJECT SITE
 - TOWN
 - MUNICIPAL BOUNDARY
 - RIVER OR STREAM
 - GOVERNMENT ROAD ALLOWANCE
 - PROVINCIAL ROAD
 - PROVINCIAL TRUNK HIGHWAY







DESIGNED BY: KD		REVIEWED BY: DB	PROJECT NAME: GREENWALD COLONY NEW SITE DEVELOPMENT RM OF BROKENHEAD	DRAWING TITLE: LOCATION PLAN		
DRAWN BY: CR		PROJECT START DATE: APRIL 27, 2021		1331 Princess Ave. Brandon, Manitoba R7A 0R4 Tel: (204) 728-7364 Fax: (204) 728-4418		
PLOT SIZE: 8 1/2 x 11		SCALE: N.T.S.				
NO.		DATE	BY	DESCRIPTION	REVISIONS	





DESIGNED BY KD		REVIEWED BY DB		PROJECT NAME	
DRAWN BY CR		PROJECT START DATE APRIL 27, 2021		<p style="text-align: center;">GREENWALD COLONY NEW SITE DEVELOPMENT RM OF BROKENHEAD</p>  <p>BURNS MAENDEL CONSULTING ENGINEERS LTD.</p> <p>1331 Princess Ave. Brandon, Manitoba R7A 0R4 Tel: (204) 728-7364 Fax: (204) 728-4418</p>	
PLOT SIZE 8 1/2 x 11		SCALE N.T.S.			
REVISIONS					
NO.	DATE	BY	DESCRIPTION		
A	2021-04-27	CR	ADD RESIDENCES ALTERED TRUCK-HAUL ROUTE		

LEGEND

-  RESIDENCE
-  LIVESTOCK SITING SETBACK LINE
400m FROM HIGH WATER MARK
(APPROXIMATE)
-  FLOOD HAZARD BOUNDARY
(APPROXIMATE)
-  PUBLIC CONDITIONAL USE HEARING
-  RIVER OR STREAM
-  GOVERNMENT ROAD ALLOWANCE
-  PROVINCIAL ROAD
-  PROVINCIAL TRUNK HIGHWAY
-  TRUCK HAUL ROUTE

DRAWING TITLE	
LAND USE MAP	
PROJECT NUMBER	DRAWING NO.
BMCE-20-155	SK-2

C. SITE ASSESSMENT OVERVIEW

Provincial Technical Overview of TRC 12-088 – Westfarm Colony Farms Ltd.				
Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
1	Submitted complete site assessment	X	Technical Review Committee Regulation 119/2011 requires an applicant to submit a completed site assessment.	MR
2	Clearly identified the current and proposed type and number of animals and animal units	X	Westfarm Colony Farms Ltd. is currently seeking Conditional Use approval for a long-term plan to develop a mixed operation including 950 sows, farrow to finish (1188 animal units), 50,000 broiler chickens (250 AU), 11,000 layers (91 AU), 1,500 broiler turkeys (15 AU), 800 ducks (14 AU), 25 feeder cattle (19 AU) and 3 mature dairy cows plus associated livestock (6 AU). The total size of the livestock operation will be 1583 AU.	AGR
3	Project clearly defined as:	X	1583 AU.	ECP
	<u>animal confinement facility and confined livestock area</u>	X	With the exception of the “All-Barn (Ducks, Turkeys, Dairy)”, all the proposed barns are in excess of 6,458 square feet (600 square metres). Therefore, a building permit will be required from the Inspection and Technical Services Branch (Municipal Relations) under <i>The Building and Mobile Home Act</i> and the Manitoba Building Code. https://firecomm.gov.mb.ca/itsm_main.html .	MR
4	Identified all existing and proposed buildings and structures and related separation distances	X	As per the Brokenhead River Planning District Development Plan By-law No. 138-09, separation distances will be ten percent higher than those identified in the Provincial Planning Regulation. The proposal complies with all separation distance requirements of ten percent above that contained in the Provincial Planning Regulation 81/2011. No variances are required.	MR
5	Demonstrated project site is not located within Nutrient Management Zone N4 or any Nutrient Buffer Zone	X	Project site is not located within Nutrient Management Zone N4 or any Nutrient Buffer Zone.	ECP
6	Identified suitable water source: <u>proposed well</u> and a water consumption rate of 18998 imperial gallons per day	X	The project is required to apply for a Water Rights Licence and receive authorization before any water well drilling activities occur.	ECP

Provincial Technical Overview of TRC 12-088 – Westfarm Colony Farms Ltd.

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
7	Proposed project site meets development plan, zoning by-law	X	<p><i>The Planning Act</i> requires that development plans must include a livestock operation policy that guides zoning by-laws dealing with livestock operations.</p> <p><i>The Planning Act</i> requires municipalities to issue development permits for any development on a site. All development must comply with the Zoning By-law and Development Plan. Any proposed development that does not meet the separation distances or setbacks requires Council approval and a public process to vary those requirements.</p> <p>Designation The proposed livestock operation, located in the NW ¼ 33-14-08 EPM in the RM of Brokenhead, is designated Agricultural Area (Brokenhead River Planning District Development Plan By-law No. 138-09) and the proposal complies with Development Policies 4.1.7 – 4.1.8 (Livestock Policies).</p> <p>Zoning The proposed site is zoned “A80” Rural and Agricultural Zone (RM of Brokenhead Zoning By-law No.1688) and has a minimum site area requirement of 80 acres with a minimum site width requirement of 1200 feet.</p> <p>The proposed project complies with the RM of Brokenhead Zoning By-law.</p>	MR

Provincial Technical Overview of TRC 12-088 – Westfarm Colony Farms Ltd.

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
8	Identified any unsealed abandoned wells on the project site or spread fields	X	<p>The proposal identifies that the water use for the livestock operation is from proposed new wells at NE 35-14-7E and NW36-14-7E. The Provincial water well database indicates that there are wells present within the proposed spread field locations at SW35-14-8E, NE 25-14-8E, 20-15-8E and 21-15-8E.</p> <p>The information was conveyed to the proponent during the pre-screening process with the expectation that the proponent needs to make an attempt to identify the wells and relevant setback to manure spread needs to be determine and if the wells are no longer in use or abandoned they must be sealed and a sealed well report must be filed with the Groundwater Management Section of Agriculture and Resource Development. Information on well sealing and well sealing reports are available from Agriculture and Resource Development (204-945-6959) or: https://gov.mb.ca/water/groundwater/wells_groundwater/index.html. A well drilling professional should seal all but the most basic wells. A list of currently licensed well drilling professionals can also be accessed from the above web page.</p> <p>For a proposed new well, The Well Standards Regulation under the <i>Groundwater and Water Well Act</i> (https://web2.gov.mb.ca/laws/statutes/ccsm/g110e.php) should be consulted. The regulation requires a minimum 100 metre separation distance between a well and a confined livestock areas or manure storage facilities.</p> <p>During manure spreading the set back distances to all groundwater features as prescribed under <i>The Environment Act</i> Livestock Manure and Mortalities Management Regulation should be considered as a minimum distance.</p>	ECP
9	Identified suitable manure storage methods	X	<p>A permit to construct the proposed manure storage facility must be obtained, prior to initiating any of the construction work, in accordance with the Livestock Manure and Mortalities Management Regulation. An application for a permit to construct the manure storage facility must be submitted to Environmental Approval Branch of Conservation and Climate (EABDirector@gov.mb.ca). Design guidelines and application forms are available at: https://www.gov.mb.ca/sd/waste_management/livestock_program/index.html.</p>	ECP
10	Identified acceptable manure application methods	X	<p>The proponent must submit and adhere to a manure management plan approved for the facility per the Livestock Manure and Mortalities Management Regulation (MR 42/98).</p>	ECP

Provincial Technical Overview of TRC 12-088 – Westfarm Colony Farms Ltd.

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
11	Mortalities disposal methods identified as composting	X	<p>The proponent has indicated that mortalities will be composted. This is considered acceptable under the Livestock Manure and Mortalities Management Regulation. More specific information is included in the Livestock Manure and Mortalities Management Regulation and at: https://www.gov.mb.ca/sd/waste_management/livestock_program/index.html.</p> <p>Guidelines and application forms are available at: https://www.gov.mb.ca/sd/envprograms/livestock/pdf/app_guidelines.pdf and https://www.gov.mb.ca/sd/pubs/environmental-approvals/livestock/authorization_app_form.pdf.</p>	ECP
12	Proposed suitable setback distances from water and property lines for manure, livestock and mortalities	X	The proponent indicated all setback distances meet minimum requirements set out in the Livestock Manure and Mortalities Management Regulation MR 42/98.	ECP
13	Indicated if proposed project site is within designated flood area or is otherwise at risk of flooding	X	The proposed project site is at risk of flooding from the Brokenhead River, having flooded in 1974. MTI has recommended a Flood Protection Level for the site of at least 227.31 metres CGVD28.	MTI
14	Proposed acceptable odour control measures	X	<p>The proponent has indicated that shelterbelts will be planted. Should odour become a problem for neighbouring residents, there is a complaints process under <i>The Farm Practices Protection Act</i>. 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.</p> <p>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.</p>	AGR
		X	<p>From the site plan, Westfarm Colony Farms Ltd. is proposing to plant a two row shelterbelt along the north, east and south sides of the barns and manure storage site.</p> <p>Section 116(2) of <i>The Planning Act</i> allows municipal councils to require a manure storage cover and the planting of a shelter belt as a condition of approval.</p>	MR

Provincial Technical Overview of TRC 12-088 – Westfarm Colony Farms Ltd.

Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
15	Proposed sufficient and suitable land for manure spreading with minimum setbacks from water sources	X	The required land base for Westfarm Colony Farms Ltd. is 2770 acres. Westfarm Colony Farms Ltd. has met the land requirement by demonstrating that they have access to 3249 suitable acres. Additional detail can be found in Appendix A.	AGR
		X	During manure spreading, setback distances to all groundwater and surface water features as prescribed under the Livestock Manure and Mortalities Management Regulation should be considered as a minimum distance.	ECP
16	Indicated if spread fields are located in the Red River Valley Special Management Area or any other regularly inundated area	X	The proponent has indicated that no spread fields are located within the Red River Valley Special Management Area or any other regularly inundated area.	ECP
17	Proposed spread fields that meet development plan and zoning by-law requirements		<p>The proposed spread fields are located in the RMs of Brokenhead, Lac du Bonnet and St. Clements. The spread fields are designated Agricultural Area, Agricultural, and Resource and Agriculture pursuant to the Brokenhead River Planning District Development Plan By-law No. 138-09, Lac du Bonnet Planning District Development Plan By-law No. 98-09 and Red River Planning District Development Plan By-law No. 272-19 respectively. The spread fields comply with the listed Development Plan By-laws.</p> <p>The spread fields for the site are zoned "A80" Rural and Agricultural Zone, "A80" General Agricultural Zone, and "A80" Agricultural General Zone pursuant to the RM of Brokenhead Zoning By-law No. 1688, RM of Lac du Bonnet Zoning By-law No. 1903 and RM of St. Clements Zoning By-law No. 5-2002 respectively. The spread fields meets the requirements of the listed zoning by-laws.</p>	MR
18	Proposed acceptable manure transportation methods	X	The transport of livestock manure is subject to Section 9 of the Livestock Manure and Mortalities Management Regulation. The proponent has indicated a dragline will be used as means of manure transportation for liquid manure and solid spreader will be used for solid manure. This is considered acceptable under the Livestock Manure and Mortalities Management Regulation.	ECP

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Item No.	Provincial Requirements	Confirmed	Related Provincial Safeguards	Dept.
			<p>Please be advised that any structures placed within the controlled area of PTH 12 or any Provincial Truck Highway (PTH) and Provincial Road (PR) (125 feet from the edge of the highway right-of-way) requires a permit from our office. The contact is Sheena del Rosario at (204) 583-2433 or Sheena.Delrosario@gov.mb.ca.</p> <p>The placements of temporary drag lines or any other temporary machinery/equipment for manure application within the right-of-way of PTH 12 or any PTH or PR requires permission from our regional office in Steinbach. Please contact the Regional Planning Technologist, Rob Crang at (204) 945-8955 or Rob.Crang@gov.mb.ca.</p> <p>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 12 or any PTH and PR (125 feet from the edge of the right-of-way).</p>	MTI
19	Identified suitable trucking routes and access points	X	<p>The primary proposed truck haul route will utilize an existing municipal road connecting onto PTH 12.</p> <p>We don't anticipate a significant increase in use.</p>	MTI
20	Identified proposed trucking routes – local roads	X	<p>The proposed site is accessed by an existing municipal road 44 East which connects approximately 3.1 kilometres to the south to municipal road 82 North which connects approximately 3.2 kilometres to the west to PTH 12.</p> <p>As per Section 116(2) of <i>The Planning Act</i>, municipalities as a condition of approval may require proponent to enter into a development agreement regarding the condition and upkeep of local roads used as truck haul routes.</p>	MR
21	Known rare species will not be impacted on new sites/lands	X	<p>The information provided in the assessment suggest that there will not be any conflicts with species protected under the <i>Endangered Species and Ecosystems Act</i> and/or <i>Species at Risk Act</i>, or designated as rare or uncommon by the Manitoba Conservation Data Centre (MBCDC). This review is based on existing data known to the MBCDC of the Wildlife and Fisheries Branch at the time of the review. These data are dependent on the research and observations of our scientists and reflects our current state of knowledge.</p> <p>An absence of data does not confirm the absence of any rare or endangered species. Many areas of the province have never been thoroughly surveyed, however, and the absence of data in any particular geographic area does not necessarily mean that species or ecological communities of concern are not present. The information should, therefore, not be regarded as a final statement on the occurrence of any species of concern. All future observations of rare or endangered species made by the proponent should be reported to the MBCDC for further review.</p>	NRND

Provincial Departments: Agriculture (ARD); Environment, Climate and Parks (ECP); Transportation and Infrastructure (MTI); Municipal Relations (MR)

D. PUBLIC COMMENTS AND DISPOSITIONS

Public Comment Summary	
Daniel and Carol Chaszewski Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns on environmental impact in regards to waste disposal, water requirements, roadways & crossings, and the Brokenhead River • Concerns that negative impact will be similar to surrounding operations
Gaeline Delmarque Winnipeg, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with leeching and runoff in to Brokenhead River which runs into Lake Winnipeg • Concerns with flooding of Brokenhead River and pollution of well water • Concerns with lack of culvert maintenance increasing chances of flooding • Odour concerns which can lead to health problems • Concerns with hydrogen sulphide poisoning • Concerns with soil pollution caused by antibiotics fed to pigs being flushed in to surrounding fields • Concerns with road traffic causing road deterioration, gas emissions, and dust pollution • Concerns with privacy • Decrease or increase in land value
Ken Shumila Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with leeching and runoff in to Brokenhead River which runs into Lake Winnipeg • Concerns with flooding of Brokenhead River and pollution of well water • Concerns with lack of culvert maintenance increasing chances of flooding • Odour concerns which can lead to health problems • Concerns with hydrogen sulphide poisoning • Concerns with soil pollution caused by antibiotics fed to pigs being flushed in to surrounding fields • Concerns with road traffic causing road deterioration, gas emissions, and dust pollution • Concerns with privacy • Decrease or increase in land value
Paul and Connie Krawchuk Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns on environmental impact in regards to water, soil, and air pollution • Concerns with the proximity to the Brokenhead River • Concerns with flooding • The commenter sent a photograph of the proposed operation lot in 1997 with the caption "flood."
Ernie and Debby Hlady Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with proximity to Brokenhead River

	<ul style="list-style-type: none"> • Odour concerns • Concerns with proximity to residential properties on the west side of the Brokenhead River
Douglas Gray Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with negative effect on lifestyle including noise, smell, and pollution solutions • Concerns that colony expansion will discourage wildlife in surrounding area • Concerns with development effecting property values • Concerns with flooding • Concerns with pollution in the Brokenhead River being harmful to water, wildlife, and humans
Harlon and Barbara Kintop 30-14-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with increased phosphate levels • Concerns with water including wells drying up, phosphate poisoning, and run-off poisoning water sources • Concerns with increase in cost of road maintenance • Concerns with decrease in land value • Concerns with decrease in opportunity for family farm operations and private land ownership
Kintop Farms Ltd.	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with water quality including run off and pollution, and amount of fresh water used • Concerns with cost of road infrastructure maintenance and cost of new infrastructure • Concerns with decrease in property values • Concerns with lack of opportunity for prosperous family farm operations
Jeremy Kintop	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with water quality including run off and pollution, and amount of fresh water used • Concerns with cost of road infrastructure maintenance and cost of new infrastructure • Concerns with decrease in property values • Concerns with lack of opportunity for prosperous family farm operations
Jason Shumila ½ mile from site	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the smells of an uncovered lagoon, particularly in the summer • Concerns with the new infrastructure, particularly the bridge being erected over the Brokenhead River and how that will effect inland flooding and disrupt endangered and threatened species in the river • Concerns with the condition and maintenance of already damaged municipal roads • Concerns with traffic and cost of dust control measures • Concerns with daily water usage and its impact on surrounding properties • Concerns with decrease in property values
Andrew Ellert RM of Brokenhead	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with pollution of Brokenhead River • Concerns water pollution will negatively effect wildlife • Concerns with water levels of the Brokenhead River • Concerns with property value of cottage

	<ul style="list-style-type: none"> • Odour concerns
Richard Shumila Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with leeching and runoff in to Brokenhead River which runs into Lake Winnipeg • Concerns with flooding of Brokenhead River and pollution of well water • Concerns with lack of culvert maintenance increasing chances of flooding • Odour concerns which can lead to health problems • Concerns with hydrogen sulphide poisoning • Concerns with soil pollution caused by antibiotics fed to pigs being flushed in to surrounding fields • Concerns with road traffic causing road deterioration, gas emissions, and dust pollution • Concerns with privacy • Decrease or increase in land value
Aliza Delwar RM of Brokenhead	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with pollution of Brokenhead River • Concerns water pollution will negatively effect wildlife • Concerns with water levels of the Brokenhead River • Odour concerns • Claims meat and poultry industry are declining
Eva Pip	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns that the operation is not new but rather an expansion and it will amply the environmental effects of the operation • Concerns with flooding • Questions regarding the location of the berm and concerns that the berm will restrict water and cause over flooding and groundwater contamination • Concerns that the site is zoned for 200 AUs but the application indicates 1583 AUs • Concerns that there would be significant increase in demands for groundwater and the calculation does not include factors such as washing vehicles, filling spray tanks, garden irrigation, and heating and cooling • Concern with the proximity of the wells being across the Brokenhead River and across Highway 12 • Questions about the water needs of the and whether a low water table was considered • Questions about well location and specifications as they are not in the application • Questions about impact on Mars Hill • Questions about neighbours well water • Questions about AU monitoring and enforcement of regulation • Concerns with lagoon and lagoon cover • Questions about emergency response plan • Questions about water table levels • Odour concerns • Concerns with effectiveness of shelterbelt • Concerns with microbial endotoxins • Questions about what field storage means • Concerns with runoff • Concerns with contamination of Brokenhead River • Concerns with soil contamination • Concerns with monitoring of manure application

	<ul style="list-style-type: none"> • Concerns with location and security of mortalities from scavengers • Concerns with disease outbreak and quarantine procedures • Concerns with noise and light pollution • Concerns with hog barn fire procedures and fire department capacity • Questions about location of residential properties and waste disposal • Questions about location of structures on site NE 32-14-8E • Questions about truck haul routes • Questions about which markets will be utilized • Questions about whether a “species assessment” was conducted • Concerns with wildlife in Brokenhead River • Concerns with limited consultation process • Questions about engaging with Brokenhead First Nation • Concerned the proposal doesn’t align with health of Lake Winnipeg
Karen Weselak	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with flooding • Concerns with well water and Brokenhead River contamination • Odour and property value concerns • Concerns with water source and piping across the river • Concerns with taxpayer cost to building bridge and extending mile road 84N • Concerns with traffic and safety with the extension of mile road 84N • Concerns with environmental impacts
Tracy and Mark Glanville mile 78north	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns for impact of industrial farm on small farm operations • Concerns with number of industrial operations • Concerns with proximity to the Brokenhead River
Lorainne Gray Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with flooding • Concerns with maintenance of berms • Concerns with summary site plan not agreeing with conditional use • Concerns that land has no direct access to PTH-12 though this communicated in the proposal • Concerns with the location of the development • Concerns with waste • Questions about AUs • Concerns with noise, smell and pollution
Florence Mamrocha Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with decreased property value • Odour and air quality concerns • Concerns with runoff and pollution of Brokenhead River • Questions concerning manure storage, runoff, and site drainage • Concerns with water supply for the operation • Concerns with increased traffic and road maintenance • Concerns with disposal of mortalities and location of the disposal • Concerns with noise pollution
Casmera Mamrocha Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with decreased property value • Odour and air quality concerns • Concerns with runoff and pollution of Brokenhead River • Questions concerning manure storage, runoff, and site drainage • Concerns with water supply for the operation

	<ul style="list-style-type: none"> • Concerns with increased traffic and road maintenance • Concerns with disposal of mortalities and location of the disposal • Concerns with noise pollution
Randal Mamrocha Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with decreased property value • Odour and air quality concerns • Concerns with runoff and pollution of Brokenhead River • Questions concerning manure storage, runoff, and site drainage • Concerns with water supply for the operation • Concerns with increased traffic and road maintenance • Concerns with disposal of mortalities and location of the disposal • Concerns with noise pollution
Freddy and Devorah Posadas mile 82	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour and air quality concerns
Owen Kebernik	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns that their property is being falsely claimed as property of Westfarm Colony Farms in their proposal • Odour and air quality concerns • Concerns with the amount of the water being drawn for the operation • Concerned about cost of dust control, road maintenance, bridges, and safety concerns caused by increased traffic • Concerns regarding the proposal of the operation being for personal usage • Concerns with decreased property value • Concerns with proximity to the Brokenhead River • Concerns with the Public Health Order restrictions effecting the turnout to public hearings
Shania Smorang section SW26-14-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with water source and decrease in water table levels • Concerns with cost and maintenance of roads and 84N expansion • Odour concerns • Concern with livelihood of small family farms • Concerns with flooding and water pollution in Brokenhead River
Guillaume Lafrenière Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour and air quality concerns • Concerns for decrease in property value • Concerned with location of infrastructure and the risk of spills, runoff, and drainage of chemicals and hydrocarbons effecting the drainage ditches and the Brokenhead River • Concerns with manure storage and surface runoff • Concerns with cost of decrease in water supply • Concern with quality and maintenance of gravel roads • Concerns with the location of mortality disposal site • Concerns with noise pollution
Gabrielle Lafrenière Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour and air quality concerns • Concerns for decrease in property value • Concerned with location of infrastructure and the risk of spills, runoff, and drainage of chemicals and hydrocarbons effecting the drainage ditches and the Brokenhead River • Concerns with manure storage and surface runoff • Concerns with cost of decrease in water supply • Concern with quality and maintenance of gravel roads

	<ul style="list-style-type: none"> • Concerns with the location of mortality disposal site • Concerns with noise pollution
Roger and Sheila Kintop DES NW8-15-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns that proposed AUs are incompatible with existing adjacent land uses • Concerns with decrease in property values • Odour concerns • Concerns with dust control, traffic control, and increased wear on roads • Concerns with future increase in AUs • Concern with livelihood of small family farms
Anessa Maize	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with wellbeing of livestock • Concerns with waste (manure and mortalities) • Concerned with water usage • Concerns for environmental impact on land, air, and waterway
Tangi Bell Anola, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with water usage and water supply • Concern with AUs exceeding zoning limit • Concerns with the project adhering to Manitoba Drinking Water Safety Act regulations • Questions about federal permits for water pipeline crossing through Brokenhead River • Questions about details of residential units, cattle paddock, and berm locations • Concerns with wastewater route for domestic lagoon • Concerns with storage and enforcement of application of manure (requesting cover and shelter belt) • Concerns with water from main ditch flowing in to the Brokenhead River (requesting environmental baseline) • Questions regarding Lake Winnipeg nutrient reduction charges • Concerns whether consultations with Brokenhead Ojibway Nation have taken place • Questions regarding engineers consideration of new climate and weather while approving berms • Concerns with threatened and endangered species • Questions regarding what types of environmental assessments will occur • Concerns with the wellbeing of animals in intensive livestock operations
Karen Kaminski 2 miles from property	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns for environmental impact on air quality, ground water pollution, and pollution of the Brokenhead River • Concerns with poor air quality • Questions about alternative locations
Hugh Arklie Cooks Creek, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with mortality disposal site and setbacks • Concerns with contamination of Brokenhead River • Concerns with lagoon not requiring a cover • Concerns with auditing and monitoring of manure disposal • Concerns with environmental impact • Concerns with exceeding 200 AUs • Concerns with harming endangered species, requesting environmental assessment • Concerned whether Brokenhead Ojibwe Nation was consulted <p>Commenter shared an article called "Political Pigsty" published on an online blog called the Environmental Probe.</p>

John Babisky SE29-14-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with safety of residents and children playing on the highway • Concerns with proposed well sites and annual water consumption • Concerns with road infrastructure and bridge capacity for usage by heavy trucks • Concerns with cost of bridge construction • Concerns with odour and property values • Concerns with possibility proponent stealing their property • Concerns with the livelihood of small family farms • Concerns with the flooding
Tamara Peitsch SE29-14-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with safety of residents crossing and children playing on the highway • Concerns with proposed well sites and annual water consumption • Concerns with cost of bridge construction • Concerns with odour and property values • Concerns with the livelihood of small family farms • Concerns with the flooding
Trevor Shumila	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the smells of an uncovered lagoon, particularly in the summer • Concerns with the new infrastructure, particularly the bridge being erected over the Brokenhead River and how that will effect inland flooding and disrupt endangered and threatened species in the river • Concerns with the condition and maintenance of already damaged municipal roads • Concerns with traffic and cost of dust control measures • Concerns with daily water usage and its impact on surrounding properties • Concerns with decrease in property values
Ronald Shumila	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with contamination of Brokenhead River • Concerns with dust from large trucks • Odour concerns • Concerned with increase in taxes for road maintenance • Concerns with decrease in property value
Gwen Shumila	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with contamination of Brokenhead River • Concerns with dust from large trucks • Odour concerns • Concerned with increase in taxes for road maintenance • Concerns with decrease in property value
James R. Kebernik RM of Brokenhead	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with flooding • Concerns with contamination of waterways and aquifer • Odour concerns • Concerns with property value • Concerns with extra traffic and safety of residents who walk or bike on the road • Concerns with excess dust from gravel roads
PM Rowes RM of Brokenhead	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with operation depleting their water source • Concerns with property value and being able to sell • Odour concerns

Robyn Kebernik	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with environmental impact including pollution of land, river, and air • Concerns with property values • Concerned with impact on roads • Odour concerns
Garry Lentz Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns for decrease in quality of life and property values • Concerned for personal future business opportunities • Concerned with the impacts of long term operation • Concerns with soil quality • Concerned with the number of AUs (requesting reduction)
Kathleen Lentz Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns for decrease in quality of life and property values • Concerned for personal future business opportunities • Concerned with the impacts of long term operation • Concerns with soil quality • Concerned with the number of AUs (requesting reduction)
Louise Lentz Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns for decrease in quality of life and property values • Concerned for personal future business opportunities • Concerned with the impacts of long term operation • Concerns with soil quality • Concerned with the number of AUs (requesting reduction)
Diane Robertson RM of Brokenhead	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with location close to river is a threat to wildlife • Concerns with field and air spraying effecting air quality • General concerns with environmental and human health impact of factory farming
Amanda Robertson RM of Brokenhead	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with location close to river is a threat to wildlife • Concerns with field and air spraying effecting air quality • General concerns with environmental and human health impact of factory farming
Kiera Kebernik NE 33-14-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns that their property is being falsely claimed as property of Westfarm Colony Farms in their proposal • Odour and air quality concerns • Concerns with flooding • Concerns with run off and proximity to the Brokenhead River • Concerns with safety regarding predatory animals drawn to the lagoon • Concerns with effectiveness of shelter belt and time it takes for trees to grow • Questions about enforcement of operations and maintenance of lagoons • Concerns with the amount of the water being drawn for the operation • Concerned about cost of dust control, road maintenance, bridges, and safety concerns caused by increased traffic • Concerns with decreased property value • Concerns with the Public Health Order restrictions effecting the turnout to public hearings

<p>April Kebernik NE 33-14-8E</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns that their property is being falsely claimed as property of Westfarm Colony Farms in their proposal • Odour and air quality concerns • Concerns with flooding • Concerns with run off and proximity to the Brokenhead River • Concerns with safety regarding predatory animals drawn to the lagoon • Concerns with effectiveness of shelter belt and time it takes for trees to grow • Questions about enforcement of operations and maintenance of lagoons • Concerns with the amount of the water being drawn for the operation • Concerned about cost of dust control, road maintenance, bridges, and safety concerns caused by increased traffic • Concerns with decreased property value • Concerns with the Public Health Order restrictions effecting the turnout to public hearings
<p>Amber & David Lubig RM of Brokenhead</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with water table capacity for the operation • Odour concerns
<p>Darlene and Lorrie Gustafson</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with environmental impact • Concerns with decreasing property values
<p>Lorrie Gustafson NE 29 14 8</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with number of AUs • Concerns with maintenance of road infrastructure
<p>Claudia J. Chorney</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with proximity to Brokenhead River and potential contamination
<p>Victor Robertson RM of Brokenhead</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with environmental impact of waste • Concerns with the capacity of the aquifer
<p>Robyn Kintop Beausejour, MB</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with Westfarm Colony Farms owning and holding land • Concerns with livelihood of small family farms • Concerns with traffic and road maintenance • Concerns with capacity of water supply • Concerns with contamination of water supply • Concerns with lagoon causing odour and mosquitos
<p>Daniel and Tammie Driskell SE 33-14-8E</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with increase in insects due to manure and mortalities • Concerns with increase in predators and scavengers in the area • Concerns with flooding and contamination of Brokenhead River • Concerns with traffic and general noise from the operation • Concerns with the maintenance and infrastructure • Concerns with decrease in property value
<p>Jennifer Holmberg NW 22-14-7E</p>	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the capacity of the aquifer • Concerns with water contamination of drinking water and Brokenhead River • Odour and air quality concerns • Concerns with decrease in property values

	<ul style="list-style-type: none"> • Concerns with decrease in quality of life • Concerns with maintenance of road infrastructure
Susan Kasuba NW22-14-7E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the capacity of the aquifer • Concerns with water contamination of drinking water and Brokenhead River • Odour and air quality concerns • Concerns with decrease in property values • Concerns with decrease in quality of life • Concerns with maintenance of road infrastructure
Peggy Kasuba and Guy Sain NW22-14-7E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the capacity of the aquifer • Concerns with water contamination of drinking water and Brokenhead River • Odour and air quality concerns • Concerns with decrease in property values • Concerns with decrease in quality of life • Concerns with maintenance of road infrastructure
Diane Holigroski 24-14-7E	General opposition
Chad Chorney NW22-14-7E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the capacity of the aquifer • Concerns with water contamination of drinking water and Brokenhead River • Odour and air quality concerns • Concerns with decrease in property values • Concerns with decrease in quality of life • Concerns with maintenance of road infrastructure
Randy Gmiterek Gmiterek Farms Ltd.	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with flooding • Concerns with run off contaminating the Brokenhead River • Concerns with bridge proposed at mile 84
Laura Gmiterek	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with well water pollution • Concerns with contamination of Brokenhead River • Concerns with odour and air quality • Concerns with flooding • Concerns with livelihood of family farm operations • Concerns with traffic and road infrastructure
Jesse Gmiterek Allegra, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour Concerns • Concerned with cost of road maintenance and current state of road infrastructure • Concerns with flooding and contaminating Brokenhead River • Concerns with phosphorus contamination • Concerns with environmental impact
Paul Robertson	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with water supply • Concerns with order of operation and why wells were drilled before the proposal • Concerns with odour and mitigating manure odours
Michael Smorang	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with water source and decrease in water table levels

	<ul style="list-style-type: none"> • Concerns with cost and maintenance of roads and 84N expansion • Odour concerns • Concern with livelihood of small family farms • Concerns with flooding and water pollution in Brokenhead River
Michele Gauthier	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with decrease in property value • Concerns with cost and maintenance of roads and 84N expansion • Concerns with water source and decrease in water table levels • Concerned with property ownership of the Westfarm Colony • Concerns with flooding and environmental impact on Brokenhead River
Krystina Taylor Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with decrease in property value • Concerns for soil contamination • Concern for livelihood of family farm • Concern with number of AUs (requesting reduction)
Micheline Lafrenière Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with chemicals and hydrocarbons polluting the Brokenhead River • Concerns with proximity of fuel storage, main shop, manufacturing, and parking lot to the Brokenhead River • Concerns with pollution of well water and required water supply for the operation • Concerns with conditions of gravel roads and road maintenance • Concerns with location of mortality disposal site • Concerned with noise pollution
Brittany Popiel SW24-14-7E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the cost of new bridge and road maintenance • Concerns with location of livestock facility on flood zone • Concerns with pollution of the Brokenhead River and the ecosystems of the RM of St. Clements, Brokenhead Ojibway First Nation, and Lake Winnipeg • Odour concerns • Concerns with the economic wellbeing of the community
Debra Shumila (nee Golembioski) Power of Attorney for Mary Golembioski NW 28-14-8E, NW 21-14-8E, NW 21-14-8E, NE21-14-8E, and NW 28-14-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with leeching and runoff in to Brokenhead River which runs into Lake Winnipeg • Concerns with flooding of Brokenhead River and pollution of well water • Odour concerns which can lead to health problems • Concerns with hydrogen sulphide poisoning • Concerns with soil pollution caused by antibiotics fed to pigs being flushed in to surrounding fields • Concerns with road traffic causing road deterioration, gas emissions, and dust pollution • Concerns with privacy • Decrease or increase in land value
Alexandre Lafrenière Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with chemicals and hydrocarbons polluting the Brokenhead River • Concerns with proximity of fuel storage, main shop, manufacturing, and parking lot to the Brokenhead River

	<ul style="list-style-type: none"> • Concerns with pollution of well water and required water supply for the operation • Concerns with conditions of gravel roads and road maintenance • Concerns with location of mortality disposal site • Concerned with noise pollution
Evan Massey	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with uncovered manure storage and enforcement of intent to spread on windy days • Concerns with protection of threatened species • Concern with pollution of Brokenhead River • Concerns with legitimacy and finality of site plans • Concerns with the time it takes the shelter belt to grow • Concerns with setbacks from water sources • Questions about the professionals being consulted on the project including land use planner for the area, a geoscientist or an agricultural engineer registered with the Association of Professional Engineers and Geoscientists of Manitoba, a Professional Agrologist and a Certified Crop Advisor • Concerns with environmental impact including air pollution from trucks, manure, threatened species, and water systems
Christopher and Jody Thiessen Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with condition of roads and cost of road maintenance • Concerns with pollution of the Brokenhead River • Concerns with source of water supply • Concerns with quantity of manure being applied • Concerns with operation fitting in with the surrounding community
Christian Doelger Beausejour, MB	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the location of the new bridge crossing the Brokenhead River • Questions about upgrading the bridge and PTH 317
John Mark Ian Golembioski Power of Attorney for Mary Golembioski NW 28-14-8E, NW 21-14-8E, NW 21-14-8E, NE21-14-8E, and NW 28-14-8E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with leeching and runoff in to Brokenhead River which runs into Lake Winnipeg • Concerns with flooding of Brokenhead River and pollution of well water • Odour concerns which can lead to health problems • Concerns with hydrogen sulphide poisoning • Concerns with soil pollution caused by antibiotics fed to pigs being flushed in to surrounding fields • Concerns with road traffic causing road deterioration, gas emissions, and dust pollution • Concerns with privacy • Decrease or increase in land value
Leonard and Kay Bales Within 3 miles of operation	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with noise • Concerns will wellbeing • Concerns with property value
Larry Novakowski	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with pollution of the Brokenhead River • Concerns with contamination of well water • Odour concerns • Concerns with condition of roads and cost of maintenance • Concerns with dust pollution and air quality

Ory Zalusky NW 35 14 7E	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Concerns with the quantity of water being used on the property for domestic use and other farm operations • Concerns with water table levels and effect of Mars Hill • Concerns with pollution of Brokenhead River • Concerns with manure storage and flooding • Concerns with AUs exceeding approved limits
Michael Smorang 2 miles from operation	<p>Commenter has the following reasons for their opposition:</p> <ul style="list-style-type: none"> • Odour concerns • Concerns with pollution and proximity to Brokenhead River • Concerned with cost and maintenance of road infrastructure • Concerns with decrease in property value • Concerns with livelihood of small family farms

A full copy of the public comments as well as the proponent's response may be viewed on the public registry at: https://www.gov.mb.ca/mr/livestock/public_registries.html.

See Appendix B for the proponent's response to the public comments.

E. CONCLUSIONS AND RECOMMENDATIONS

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

1. As per Section 114(1) of *The Planning Act*, at least 14 days before the date of the hearing, Council must:
 - a) send notice of the hearing to
 - i. the applicant,
 - ii. the Minister (c/o the Beausejour Community Planning Office),
 - iii. all adjacent planning districts and municipalities, and
 - iv. 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;and
 - b) post a copy of the notice of hearing on the affected property in accordance with Section 170 of *The Planning Act*.
2. 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.
3. 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 Beausejour Community Planning Office), and
 - c) every person who made representation at the hearing.
4. Councils are requested to include in their resolution and/or Conditional Use Order, notification that the applicant may appeal council's decision to reject the application or appeal a condition imposed by council related to its approval as per Section 118.2 of *The Planning Act*.
 - As per Section 118.2(2)(b), an applicant may appeal the following decisions of a board or council to the Municipal Board:

for an application for approval of a conditional use made in respect of a large-scale livestock operation,

 - (i) a decision to reject the application,
 - (ii) a decision to impose conditions.
5. As per Section 118, no development or expansion of a livestock operation that is the subject of an application under this Division may take place until
 - a) the application is approved and the applicant complies, or agrees to comply, with any condition imposed on the approval under this Division; and

- b) the applicant obtains every approval, including any permit or licence, required under an Act, regulation or by-law in respect of the proposed operation or expansion, and complies with, or agrees to comply with, any condition attached to the approval.
6. Council is welcome to contact Manitoba Conservation and Climate, 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

- 1. That any additional measures identified through subsequent provincial licencing or permitting in order to minimize any identified risks to health, safety and the environment be undertaken.
- 2. That as per Section 118.2(2)(b), an applicant may appeal the following decisions of a board or council to the Municipal Board:
 - (i) a decision to reject the application,
 - (ii) a decision to impose any condition on the approval.

F. TECHNICAL REVIEW COMMITTEE MEMBERS

Name	Department	Title Branch	Contact
Erin McCleery	Municipal Relations	Manager, Winnipeg Office <i>Community Planning and Development Branch</i>	204-945-1143
Petra Loro	Agriculture	Livestock Environment Specialist <i>Land Use and Ecosystem Resilience Branch</i>	204-918-0325
Barsha Sagan	Environment Climate and Parks	Environmental Engineer <i>Environmental Approvals Branch</i>	204-795-7175
Jeff DiNella	Transportation and Infrastructure	Senior Development Review Technologist <i>Highway Planning and Design Branch</i>	204-945-2664

Appendix A

Land Assessment AGR - Land Use and Ecosystem Resilience Branch

In areas of lower livestock intensity such as the RM of Brokenhead, 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 in the region to balance manure phosphorus with crop phosphorus removal, should it be necessary in the future.

Typical, modern feeding practices for poultry production were used to estimate nutrient excretion for Westfarm Colony Farms Ltd. Realistic, long-term 10-year crop yields from the Manitoba Agricultural Services Corporation (MASC) for the RM of Brokenhead were used to estimate crop nitrogen uptake and phosphorus removal rates for the crop rotation specified in the proposal.

Land suitability is determined using soil testing for phosphorus and soil survey to establish the agriculture capability. Soils must be below 60 ppm Olsen P to be considered suitable. Reconnaissance soil survey is available to determine the agriculture capability of the land. The agriculture capability of the land included in the proposal is primarily Class 2 and 3. The primary limitation in the area is wetness (W).

The required land base for Westfarm Colony Farms Ltd. is 2770 acres. Westfarm Colony Farms Ltd. has met the land requirement by demonstrating that they have access to 3249 suitable acres.

ECE Branch



Memorandum

DATE: January 13, 2022

TO: Barsha Sagan
Environmental Engineer
Manitoba Conservation and Climate
1007 Century St, Century Industrial
Park
Winnipeg, MB R3H 0W4

FROM: Dave Vielfaure
Environment Officer
Manitoba Conservation and Climate
Environmental Compliance and
Enforcement Branch
Phone: (204) 392-4009

SUBJECT: Westfarm Colony Farms Ltd TRC 12-088

Manitoba Conservation and Climate's Environmental Compliance and Enforcement Branch has reviewed the site assessment for TRC 12-088.

Livestock Manure and Mortalities Management Regulation (M.R. 42/98)

The site plan indicates that a manure storage facility will be constructed. While the Field Spread map indicates the location of existing neighbouring wells, it does not indicate where the well/s or drainage ditches serving the development will be located. The proponent is reminded that the Livestock Manure and Mortalities Management Regulations restricts wells or drainage ditches within 100 m of a manure storage facility.

Water Branch – Agriculture and Resource Development

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 2001).

The proponent is planning to apply manure in spring and fall. Spring applications (after the spring snowmelt runoff) result in a lower risk of nutrient loss to surface water than from fall applications. Liquid manure will be applied using full injection which reduces the risk to surface water when compared to other application methods. Solid manure will be incorporated within 48 hours. Incorporation will also reduce the risk of nutrient loss to surface waters.

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 apply liquid manure with full injection and to incorporate solid manure within 48 hours both practices will reduce N losses compared to other application methods for liquid and solid manure respectively.

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. Many agricultural soils in Manitoba, especially areas with low livestock intensity (such as the RM of Brokenhead), are considered phosphorus deficient and therefore, manure is an ideal fertilizer to support crop production. The majority of the spread fields listed would be in the low to very low category for soil test Olsen-P. However, manure application can increase soil phosphorus over time and other spread fields may need to be added to prevent excessive soil phosphorus build up. As excess phosphorus levels build up in soils, greater losses occur to surface and ground water. It should be noted that Olsen soil-test phosphorus levels of 60 ppm are well above phosphorus needs for most crops (over 20 ppm is usually considered agronomically very high). In areas of lower livestock intensity such as the RM of Brokenhead, 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 in the region to balance manure phosphorus with crop phosphorus removal, should it be necessary in the future for long-term sustainability. To remain environmentally sustainable over a long-term planning horizon of 25 years or more the proponent acknowledges that 5,539 acres may be required for the operation. The proponent has identified 3,249 acres for manure application at this time. Application to meet crop N requirements is estimated to use 2,170 acres. Application at 2 times the crop removal of P is estimated to use 2,770 acres (5,539 acres is estimated to achieve P balance [phosphorus removal equal to phosphorus application] 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).

During manure spreading, setback distances to all groundwater features as prescribed under the Livestock Manure and Mortalities Management Regulation should be considered as a minimum distance.

Appendix B

March 31, 2022
Livestock Technical Review Co-ordination Unit
604-800 Portage Avenue
Winnipeg, MB
R3G 0N4

Reference: Westfarm Holding Co. Ltd. (TRC 12-088)

Subject: Response to Public Comments

We want to address some of the concerns raised by neighbors about our proposed livestock operation. We appreciate the opportunity to engage openly and honestly with the community in this process, as we have never intended to hinder anyone's use and enjoyment of the land. From the outset of the project, our goal has been to make informed, conscientious decisions. That is why we've retained outside professionals to direct technical decisions for our proposal and ensure that all laws, regulations, recommendations, guidelines, and best practices are adhered to.

While we hope to offer some clarifications in this letter, we look forward to the opportunity to discuss the project and provide more details at the Public Conditional Use Hearing.

Scope of Conditional Use Application

Some neighbors raised concerns that the "full picture" wasn't presented on the conditional use application. For clarity, we want to further explain what has been proposed.

Over the next 20 years, we are proposing to build and operate:

- one (1) all-barn that will house animals for colony use,
- one (1) layer barn for commercial production,
- one (1) broiler barn that will produce birds for commercial sale, and
- two (2) future hog barns that, when developed, will be for commercial hog production.

These are being proposed as part of a long-term, phased plan. We chose to disclose our full dreams in order to be open and transparent about where we would like the operation to be in 20 years. In reality, establishing the barns and commissioning the different operations will occur as market demand and opportunities arise over the next two decades.

The site plan also shows a manure storage facility and a domestic lagoon. These were included for transparency, but they are not part of the livestock application. The conditional use application is only for the five (5) proposed barns. The manure storage and domestic lagoon are permitted uses that are regulated by other permits and licenses that will be applied for separately.

The site plan also alludes to a residential site to the west on NE 32-14-8. The proposed residential development is not part of the Livestock Technical Review Process, since no animals will be housed on that site. A different conditional use application has been submitted to the RM for consideration regarding the proposed communal farm operation that would contain our shops, kitchen, church, and residential buildings.

Conditional Use and Livestock Technical Review Process

We want to clarify for our neighbors what "Conditional Use" means. There are three types of uses in the RM: "permitted" (allowed with basic building or development permits), "prohibited" (not allowed), and "conditional" (reviewed case by case). The Brokenhead Zoning Bylaw says:

"There are certain uses deemed conditional uses which, because of their unique characteristics, cannot properly be classified in any particular zone or zones without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location."

Council needs to review livestock applications on a case-by-case basis, hence "conditional use", but that doesn't imply the development is prohibited. For context, the same "conditional use" case-by-case review also applies to home businesses, campgrounds, rental cabins, and churches in this zone. By applying for a conditional use, we are not looking to go around the zoning for the site. We want to work with the RM and the community to make sure our development is beneficial, sustainable, and safe.

Since not all council members are experts in environmental regulation, the Province of Manitoba has a Technical Review Committee (TRC) that prepares objective, technically-based assessments to help Council to make informed Conditional Use Order decisions.

This is the Livestock Technical Review Process we are in. This process includes the detailed application that was reviewed by the public, and will also be reviewed by relevant government departments. By sharing with our neighbors now, we're able to openly discuss our application, hear your concerns, and make adjustments to the application to mitigate those concerns and reduce risks.

Errors, Omissions, and Accidental Misleading Information

We acknowledge some information was presented in error, without malicious intent. We appreciate these items being brought to our attention so that we can correct them. These items have been corrected in a revised application and resubmitted to the TRC and Council:

1. The letter of intent accompanying the conditional use application included a typo wherein "NW 33-14-8" was incorrectly mentioned as "NE 33-14-8". We apologize for any confusion caused by this error, as it was never our intent to represent colony ownership or other interest in NE 33-14-8. This correction was made on page 2 of the Letter of Intent.
2. We are not proposing truck access to highway 12 by crossing the Brokenhead River north of 32-14-8. We acknowledge this is a dead-end road, and we have no intent to change that. This correction was made on the Land Use map in the Site Assessment appendices (SAA 5).
3. Some residences in the region may have been accidentally overlooked on the map. This correction was made to the Land Use map in the Site Assessment appendices (SAA 5).

A revised application has been submitted with corrections to these three items.

Technical Concerns

Though the information provided to the public with this application is substantial, there were more reviews completed and, if Council approves this application, more approvals are still required. If approved, there are many environmental regulations for the development and operation of the facilities that we must follow. We will also require additional approvals, such as:

- development permits (municipal)
- building permits (municipal)
- a manure storage facility permit (provincial)
- a license to construct and operate lagoon (provincial)
- a water rights license (provincial)
- an Office of Drinking Water permit (provincial)
- annual source water monitoring reports (provincial)
- annual manure management plans (provincial)

To make sure all laws, regulations, recommendations, guidelines, and best practices are followed, we took the initiative to include technical professionals for the project design and approvals. We intend to do our part to prevent the pollution of water, air, and soil. We intend to develop a sustainable operation, without negative impacts to the surrounding environment and community.

We recognize our neighbors have questions about some of the technical aspects of the application and proposed operation. We will defer more detailed discussions of these items to the Public Hearing, where Burns Maendel Consulting Engineers Ltd. can provide clarifications in person and the Technical Review Committee can address questions about the approvals process. We look forward to engaging more with the community at the Hearing, as this is an opportunity provided for the purpose of clarity and consideration.

Closing

We are grateful to have so many neighbors that care about environmental sustainability, health, and safety as much as we do. We value the land and natural resources that sustain agricultural legacies, as the viability of agricultural industries and the very quality of life as we know it depends on the sustainability of the environment. This region is our home, and we intend to be part of the community for many years. We consider ourselves to be good, accommodating neighbors, ready to lend a hand – whether by sharing our fire trucks and accessibility van or helping in all seasons with farming, snow clearing, gardening, repairs, and more.

We believe that as a multi-family farm, we can contribute to the ongoing success and sustainability of the Brokenhead and Beausejour region. Our families live in complete safety and enjoyment of our rural home, and we welcome the opportunity to tour others through our existing site to demonstrate this quality of life to any neighbors who may be interested. We firmly believe that just as we enjoy the land, others can similarly enjoy their nearby properties unaffected by our proposed livestock development. To this end, we have attached letters from neighbors of the existing Greenwald Colony to speak to life adjacent to our colony and livestock development.

We look forward to discussing our application further at the Public Hearing and appreciate the opportunity to include the community in the review of our technical proposal.

Respectfully Submitted,

Jason Hofer
Westfarm Holding Co. Ltd.