

Site Assessment

For Large Livestock Operation Proposals

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

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:
Starlite Colony Farms Ltd.

Name of municipality:
Cartier

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

S 1/2 4-10-2W

Municipal tax roll number(s):
0038900.000

Prepare a Location Map of the project site. (see [Location Map Example¹](#)).

- 1. Location Map attached.

4.0 Nature of the Project²

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:

Existing Conditional Use 1993

State operation's original name if different from current:

Starlite Colony Farm Ltd.

Describe what is being proposed:

It is proposed to add 85000 broiler chickens to the livestock species previously existing. A new barn will be constructed on SE 4-10-2W to accommodate this addition as there currently are no facilities for this purpose on site.

Straw will be utilized for bedding, and this manure will be removed between batches to field storage to the appropriate field where the manure is to be applied the following year. Site selection will be based on fields unlikely to be inundated by flood waters or appropriate dyking will be provided for flood protection.

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.

No existing buildings will be utilized for housing the proposed broiler chickens.

5.0 Current and Proposed Type and Size of Operation³

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 ⁴			New construction	Replacement	Alteration	Use existing as is
Barn	Animal category					
(1)	550 Sows Farrow to Finish	67,700				✓
(2)	18000 Turkeys Heavy Hens	100,800				✓
(3)	12000 Layers	14400				✓
(4)	18000 layer pullets	12,600				✓
(5)	85000 broilers	58,800	✓			
(6)						
Outdoor area						
(1)						
(2)						
(3)						
Confined livestock area ⁵						
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.⁶

3. Project Site Plan attached.

6.2 Project Sites Unsuitable for Development⁷

Will the proposed confined livestock area and/or manure storage facility be located within Nutrient Management Zone N4⁸ or any Nutrient Buffer Zone?⁹

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: SE33-9-2W and NE28-9-2W

Surface water – source and location: _____

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 Requirements¹⁰

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: 21,431
 Imperial gallons Litres

Maximum annual water use: 7,822,425
 Imperial gallons Cubic decameters

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

8.0 Siting and Land Use Planning Considerations¹¹

8.1 Development Plan¹²

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

Table 8-1: Development Plan

Name of planning district (if applicable)	White Horse Plains Planning district
Name of municipality	RM of Cartier
Development plan by-law number	White Horse Plains Development Plan By-Law No 1-2016
Land use designation of project site	Rural General Policy Area

8.2 Zoning By-law¹³

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>Zoning By-Law 1658-18</u>		
Identify zone of project site: <u>AG - Agricultural General</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	80 acres
Minimum site width	2640 ft	600 ft
Minimum front yard	202 ft	125 ft
Minimum side and rear yard	190 ft	50 ft

8.3 Separation Distances (zoning by-law)¹⁴

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 checked="" 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	2264 ft	1132 ft	4735 ft	Residence to west
Designated area (non-agricultural)	9055 ft	6037 ft	14,000 ft	Starbuck

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 Wells¹⁵

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) Disposal¹⁶

10.1 Manure Type

What type(s) of manure will be generated?

Solid Semi-solid Liquid

10.2 Manure Storage Type and Construction

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

- Construct
- Expand
- Modify
- Use existing (EXISTING HOG OPERATION)
- Not applicable (PROPOSED BROILER MANURE FIELD STORED)

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
- Molehill manure storage facility
- Under-barn concrete manure storage facility (30-day capacity or greater)
- Permanent manure composting facility
- Field storage

10.3 Mortalities (Dead Animal) Disposal¹⁸

Indicate the type of mortalities disposal:

- Rendering (**HOGS ONLY**)
- Composting
- Incineration (in approved incinerator only)
- Other (describe): _____

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

- Yes No (**STRAW ONLY USED FOR COMPOSTING**)

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) ²⁰	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	east ditch, pre-existing
	Field storage	100 m	> 100 m	undetermined variable locations
	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	> 100 m	east ditch, pre-existing
Property line	Manure storage facility	100 m	> 100 m	to east, pre-existing
	Manure composting site	100 m	n/a	
	Confined livestock area	100 m	n/a	
	Mortalities composting site	100 m	> 100 m	to east, pre-existing

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

All setback distances have been met.

10.5 Building in Flood Areas²¹

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 (ALL DEVELOPMENT IS BYKED DUE TO THREAT OF BACK UP FROM LA SALLE RIVER)

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:

straw cover on EMS

Shelterbelt planting:

Yes No Existing shelterbelt

Other measure (specify):

Proposed broiler facility will produce solid manure with high proportion of straw bedding with minimal potential for offensive odours once field stored. Proposed barn site is sheltered on west side by existing shelter belt and infrastructure. Additional shelterbelt will be planted on east and south sides of barn.

12.0 Land Available for Manure Application²²

12.1 Land Calculation

Fill out and attach the Manitoba Land Calculator²³ to determine the minimum number of acres for the manure nutrients.

From the calculator, indicate:

Acres for Nitrogen uptake:²⁴ 2053

Acres for Phosphorus removal:²⁴ 1885

- 6. Copies of long-term Manitoba Agricultural Services Corporation (MASC) yields²⁵ 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:²⁶ 3769

I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 3769 acres may be required for Phosphorus balance (one times crop P₂O₅ removal) and the long-term environmental sustainability of the operation.

12.3 Characteristics of Manure Application Fields²⁷

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 setbacks²⁸ 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?²⁹

- Yes No

Identify the proposed transportation method:

- Tanker
 Dragline (LIQUID HOG MANURE)
 Solid spreader (POULTRY)
 Other: _____

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

- Full/true injection
 Partial injection (Aerway or Coulter)
 Low-level broadcast application
 High-level broadcast application
 Immediate incorporation
 Incorporate within 48 hours
 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 Inundation³⁰

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 Points³¹

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	1	1		✓	✓			✓			✓
Tractor trailer	2	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.

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: Original Conditional Use No. 2-93

17.0 Additional Information

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

The original conditional use No. 2-93 allowed for 2071 LWU comprised of 900 sows F-F, 7000 turkeys heavy hens, 10,000 layer, 5000 breeder flock hens and 3000 broilers. This is equivalent to 1343 AU today.

Since the time of the original conditional use, the animal inventory outlined was never fully realized and additional numbers of animals were added within certain species resulting in the equivalent of 1027 AU on site today as outlined on the animal unit calculator.

The proposed broiler addition will bring the total animal units to 1452 AU, an increase of 109 AU from the original.

Sufficient land base has been identified for long term sustainability for manure application at 1 times crop P2O5 removal.

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: 2022/01/07
(YYYY/MMM/DD)

Name: Peter Grieger
(print clearly)

Signature: 