

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:

Boekhorst Poultry Ltd.

Name of municipality:

Macdonald

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

SE 24-7-2W

Municipal tax roll number(s):

295360.000

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

- 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:

Original 1970's and expansion 2011

State operation's original name if different from current:

Boekhorst Farms, incorporated in 2014

Describe what is being proposed:

It is proposed to increase the number of birds from 38,000 layers (315 AU) to 69,000 layers (573 AU).

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

The existing east barn will be removed and replaced with a new barn to accommodate the increase in the number of birds. The existing west barn and above grade concrete manure storage will continue to be utilized in its current state.

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)	East layer barn	42'x265'		✓		
(2)	West layer barn	40'x305'				✓
(3)						
(4)						
(5)						
(6)						
Outdoor area						
(1)						
(2)						
(3)						
Confined livestock area⁵						
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 (RM of Macdonald)

Proposed well – location: _____

Existing well – location: _____

Surface water – source and location: dugout situated to east of barn structures

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: 4,175
 Imperial gallons Litres

Maximum annual water use: 1,523,875
 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)	Macdonald-Ritchot Planning District
Name of municipality	Macdonald
Development plan by-law number	2/10
Land use designation of project site	GC-Green/Agricultural 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>5/2018</u>		
Identify zone of project site: <u>Agricultural General Zone</u>		
Identify minimum project site requirements as per zoning by-law:		
	Proposed project site dimensions	Zoning by-law project site requirements
Minimum site area	30.4 acres	80 acres
Minimum site width	598'	660'
Minimum front yard	13'	100'
Minimum side and rear yard	162' and 940' (side and rear, respectively)	25'

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 less than the minimum separation distance required in the zoning by-law complete this section:	
	<input type="checkbox"/> Earthen manure storage facility or <input type="checkbox"/> Feedlot	<input type="checkbox"/> Animal confinement facility or <input checked="" type="checkbox"/> Non-earthen manure storage facility	Provide actual distance	Provide location or name of feature (e.g., Red River)
Residence/dwelling	ft	820 ft	1,980 ft	Residence northeast of the site
Designated area (non-agricultural)	ft	4,364 ft	7,708 ft	Brunkild

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
- Not applicable

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

- Concrete tank
- Steel tank
- Earthen manure storage facility
- Permanent solid manure storage facility
- 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
- Composting (in manure storage, isolated from pile)
- Incineration (in approved incinerator only)
- Other (describe): _____

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

- Yes No

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

10.4 Proposed Setback Distances from Water and Property Lines

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

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

Feature	Structures	Minimum setback distance (m) 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	175 m	Roadside ditch to east
	Field storage	100 m	>100 m	No specific location, varies
	Manure composting site	100 m	N/A	N/A
	Confined livestock area	100 m	N/A	N/A
	Mortalities disposal site	100 m	N/A	N/A
	Mortalities composting site	100 m	175 m	Roadside ditch to east
Property line	Manure storage facility	100 m	49 m	East property line
	Manure composting site	100 m	N/A	N/A
	Confined livestock area	100 m	N/A	N/A
	Mortalities composting site	100 m	49 m	East property line

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

The existing enclosed concrete manure storage building and composting site (located inside the manure storage building) are located closer to the east property line than the required setback distance of 100 m. A variance for the original setback distance was obtained when the manure storage was originally constructed.

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 (10-20 acres regularly floods NE)

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:

Enclosed in building

Shelterbelt planting:

Yes No Existing shelterbelt

Other measure (specify):

Partial sheltering of the facility is provided by mature trees within the adjacent yard sites to the west of barn structures.

12.0 Land Available for Manure Application²²

12.1 Land Calculation

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

From the calculator, indicate:

Acres for Nitrogen uptake:²⁴ 500

Acres for Phosphorus removal:²⁴ 750

- 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 1,501

I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 1,501 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
 Solid spreader
 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			✓				✓			
Tractor trailer	1			✓				✓			
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: _____

17.0 Additional Information

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

It is proposed to expand the flock from existing 38,000 layers (315 AU) to 69,000 layers (573 AU). To accommodate the expansion of birds, the existing east barn will be demolished and a new 42'x265' barn will be built in its place. The existing west barn and concrete solid manure storage building north of the barn will continue to be utilized in its current state. The existing manure storage has the capacity of storing manure for 250 days if the desired manure characteristics and moisture content are achieved. This expected to be achievable with the expansion and increase in area of cage per bird. It is proposed to field store manure during the months of May to October on those fields to receive manure in a particular year to facilitate the once per year manure application.

The existing livestock operation does not meet the minimum site requirements set by the zoning bylaw (min site area, min width and min front yard). As a result, an application for variation order is required to vary these minimum site requirements.

Sufficient land base has been identified in the RMs of Macdonald and Grey for utilization of the manure nutrients to ensure long-term environmental sustainability. Filing of an annual manure management plan will ensure monitoring of the sustainability.

Flood proofing dyke currently in place to protect existing and proposed structures.

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: 2023/03/27
(YYYY/MMM/DD)

Name: Peter Grieger
(print clearly)

Signature: 