

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:

James Valley Colony Ltd

Name of municipality:

Cartier

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

NE-14-10-3W: main project site
SE-14-10-3W: proposed composting site
NW-13-10-3W: existing feedlot location and
NW-24-10-3W: existing manure storage location

Municipal tax roll number(s):

67900.000, 68200.000, 67300.000 and 73400.000

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:

1960's

State operation's original name if different from current:

Describe what is being proposed:

Establish a 44,000 bird (220 AU) broiler operation, 9500 bird (31 AU) layer pullet flock and allow for quota increases to existing layer flock to total of 19,000 birds (158 AU). Reduce the existing dairy operation from 80 dairy cows (160 AU) to 10 dairy cows (20 AU) and eliminate 5000 goose and 6000 quail operations (70 AU). Account for increase in original hog operation size within footprint of existing buildings from 600 sows: farrow to finish (750 AU) to 650 sows: farrow to finish (813 AU), an 8.3% increase. The existing 75 feeder cattle will remain the same.

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 are being renovated to accomplish the proposed changes.

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)	Broiler	17,600 sq ft			✓	
(2)	Mixed poultry	9,600 sq ft				✓
(3)	Sow: farrow-to-finish	83,817 sq ft				✓
(4)	Layer	17,500 sq ft				✓
(5)	Pullet	5,425 sq ft				✓
(6)	Dairy (mostly empty)	10,400 sq ft				✓
Outdoor area						
(1)	Dairy pens, to be taken down	80,000 sq ft			✓	
(2)						
(3)						
Confined livestock area⁵						
Feedlot	Beef feedlot, 75 head	15,000 sq ft				✓
Paddock						
Corral	Dairy corral (will not be used)	1,800 sq ft				✓
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: three wells located on NE and NW 14-10-3W and

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: 27,532
 Imperial gallons Litres

Maximum annual water use: 10,049,180
 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	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>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	2,640 ft	600 ft
Minimum front yard	142 ft	125 ft
Minimum side and rear yard	35 ft (side yard) & 1,168 ft (rear yard)	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	2,264 ft	1,132 ft	1,600 ft	Distance of an existing EMS from a residence on NW-24-10-3W
Designated area (non-agricultural)	9,055 ft	6,037 ft	16,106 ft	Distance of an existing EMS from Elie

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
- Incineration (in approved incinerator only)
- Other (describe): _____

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

- Yes No *Commonly used area identified on site plan, manure not used in composting process*

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	330 m	Setback distance of an existing EMS (on NW-24-10-3W) from roadside ditch
	Field storage	100 m	>100 m	No specific
	Manure composting site	100 m	N/A	N/A
	Confined livestock area	100 m	56 m	Distance of an existing feedlot on NW 13-10-3W from creek
	Mortalities disposal site	100 m	N/A	N/A
	Mortalities composting site	100 m	>100 m	Proposed composting site on SE-14-10-3W
Property line	Manure storage facility	100 m	60 m	Setback distance of an existing EMS from south property line
	Manure composting site	100 m	N/A	N/A
	Confined livestock area	100 m	110 m	Setback distance of an existing feedlot on NW 13-10-3W from west property line
	Mortalities composting site	100 m	>100 m	No specific

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

The existing confined livestock area (feedlot) located on NW 13-10-3W is situated at setback distance of 56 m from tributary of La Salle River. Moreover, the existing earthen manure storage facility on NW-24-10-3W is situated 60 m from the south property line. It has been indicated that these entities had been established prior to the requirement for setbacks distances and therefore now do not meet the requirements. Measures will continue to be taken by the proponent to mitigate any potential impacts that may exist.

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

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:

Shelterbelt planting:

Yes No Existing shelterbelt

Other measure (specify):

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 1,540

Acres for Phosphorus removal:²⁴ 1,594

- 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 3,188

- I acknowledge that the amount of acres indicated in the Manitoba Land Calculator up to 3,188 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 establish a 44,000 broiler operation (220 AU), along with 9500 layer pullets (31 AU) and allow for quota increases to the existing layer operation to a maximum of 19,000 layers (158 AU). The existing geese and quail enterprises have been discontinued and the dairy production reduced from the existing 80 (160 AU) to 10 (20 AU) manure cows. The hog operation was previously increased 8.3% within the footprint of the existing buildings from 600 sows : farrow to finish (750 AU) to 650 sows: farrow to finish (813 AU) as allowed by the province. The intent is to update these hog numbers to the current inventory. The 75 feeder cattle will remain unchanged.

The existing farm buildings and manure storage facility on the site will continue to be utilized without any modifications required. Manure from the broiler operation will be field stored.

Sufficient land base has been identified in the RM's of Cartier, Grey and Macdonald 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. Application for a water rights license will be submitted.

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: 2024/05/21
(YYYY/MMM/DD)

Name: Peter Grieger
(print clearly)

Signature: 