



TECHNICAL REVIEW COMMITTEE

**A TECHNICAL REVIEW REPORT
PREPARED FOR**

**THE RURAL MUNICIPALITY
OF**

COLDWELL

**CANADA SHEEP AND LAMB –
LUNDAR**

NW ¼ 14-19-5 WPM

TRC 12 – 031

December 19, 2017

A. INTRODUCTION – THE TEAM

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

- Agriculture (Ag); Livestock Environment, Nutrient Management and Business Development Specialists, Agricultural Engineer, and Veterinarians
- Municipal Relations (IMR); Community Planners
- Infrastructure (MI); Development Review Technologists, Engineering and Operations Division; Development Review Officers, Water Management and Structures Division
- Sustainable Development (SD); Technical Review Officer, Soils Specialist, Environmental Engineer, Environment Officer, Habitat Mitigation Biologist, Regional Wildlife Manager, Nutrient Management Regulation Supervisor, Groundwater Specialist, Water Rights Licensing Manager and Resource Planner
and
- Any other specialist or department that may have an interest, which may be consulted during the process.

The Technical Review Coordinator, (Senior Planner, IMR) chairs the committee.

THE REPORT (TRC Process Box 17)

Prime Purpose of TRC Reports

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

- a) Enable municipal councils 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 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, measures 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.

THE PROCESS

- TRC Process Chart with actual pertinent dates and brief overview:

The Technical Review Process: TRC-12-031 – Canada Sheep and Lamb - Lundar



B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

To view a detailed description, go to:

www.gov.mb.ca/ia/programs/livestock/public_registries.html

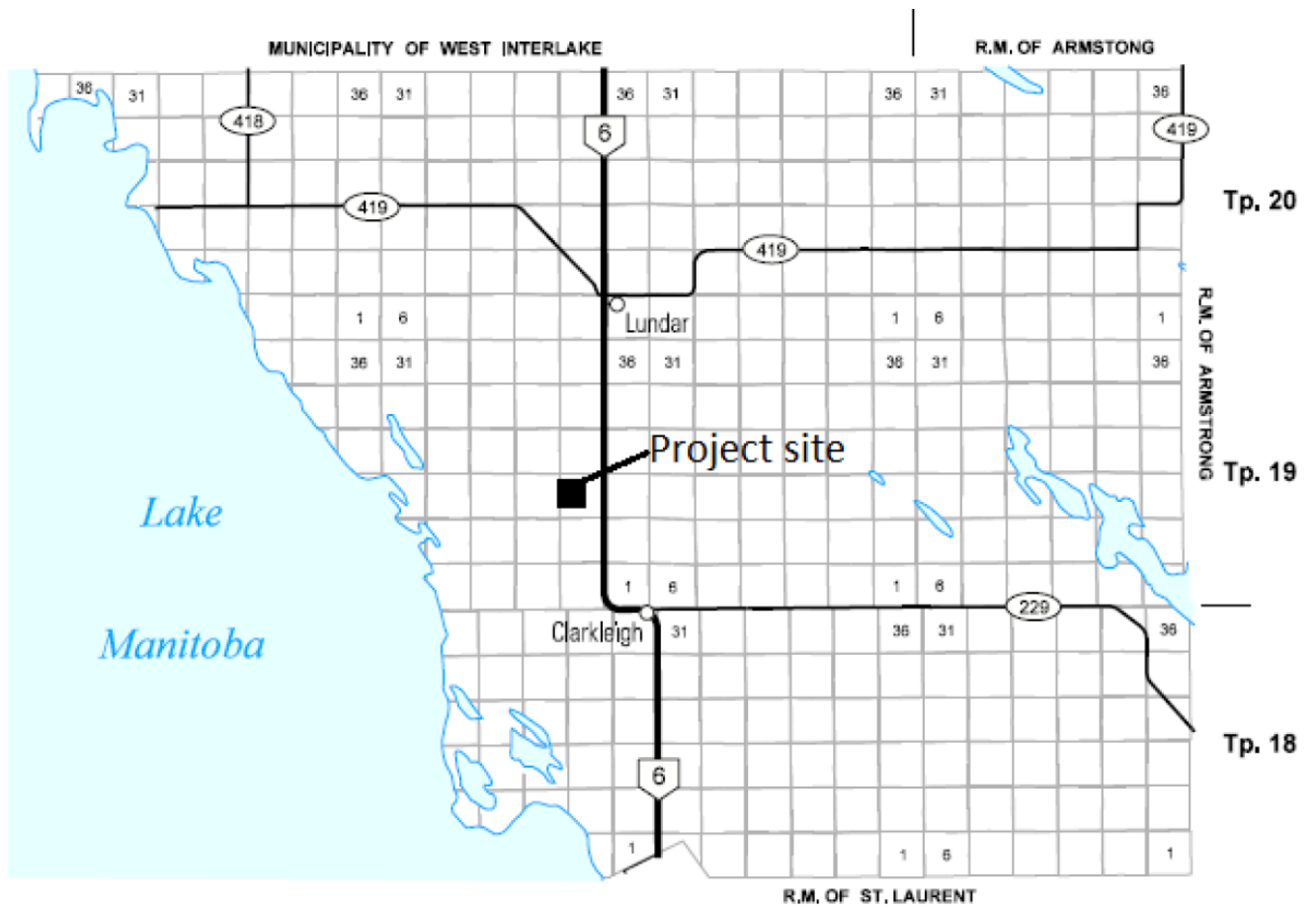
Applicant: Canada Sheep and Lamb - Lundar

Site Location: Approximately 4.1 miles (6.6 kms) south of the Community of Lundar (NW ¼ 14-19-5 WPM) please refer to map below.

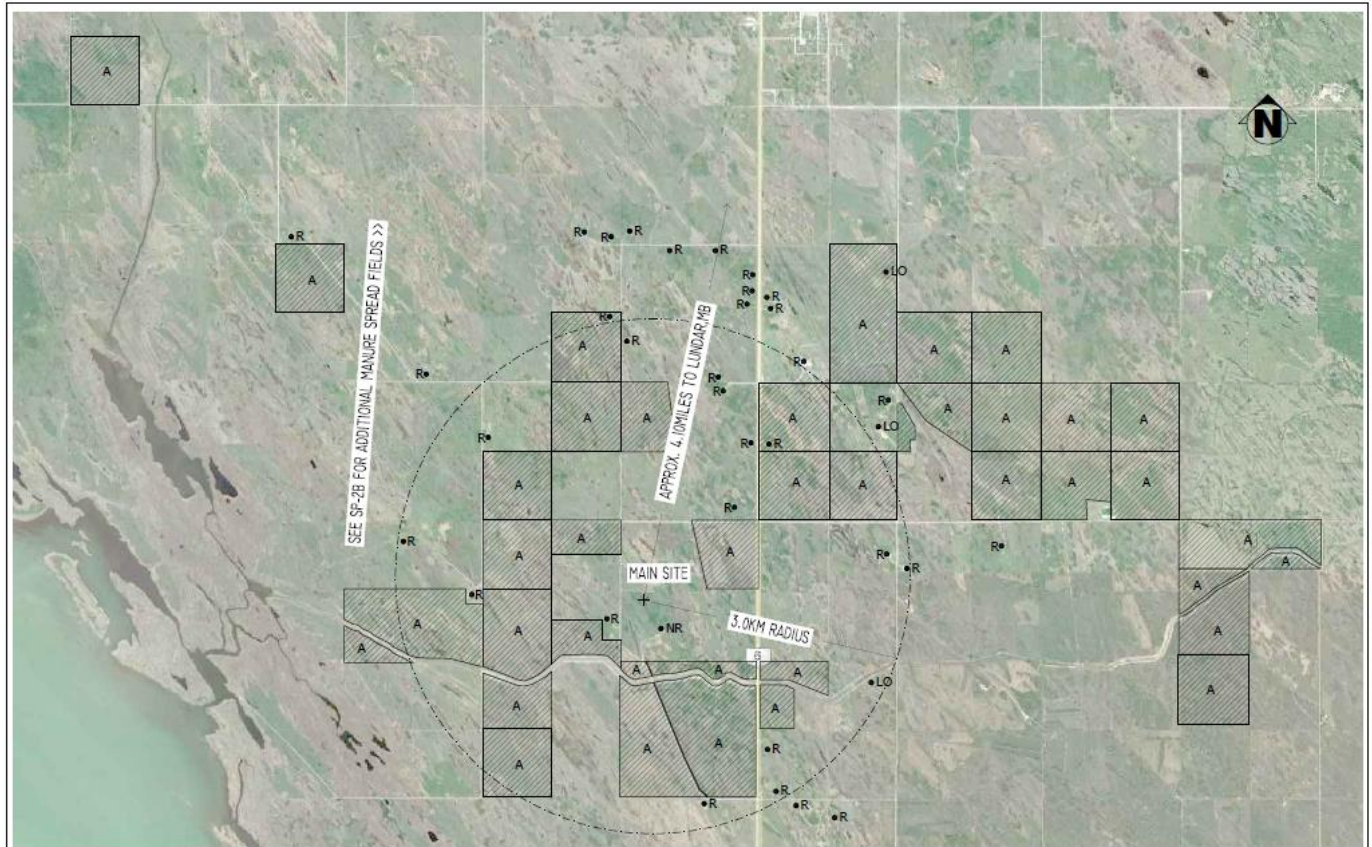
Proposal: To expand a current sheep operation in an animal confinement facility from 5000 to 30,000 Ewes; 63 to 375 Rams; and 2385 to 17,091 Lambs (833 to 5000 Animal Units).

This will involve the following:

- No buildings to be demolished
- Existing buildings will continue to be used as barn
- Future expansion to south and west.
- A series of lambing pens proposed in SW ½ 14-19-5W and NE ¼ 15-19-5W
- Manure storage will be by field storage
- Consuming 129,906 imperial gallons of water per day (from existing well)
- Includes permanent onsite location for composting mortalities; a composting site is proposed to be located in SW ¼ 14-19-5W
- Using the truck haul routes as shown below:





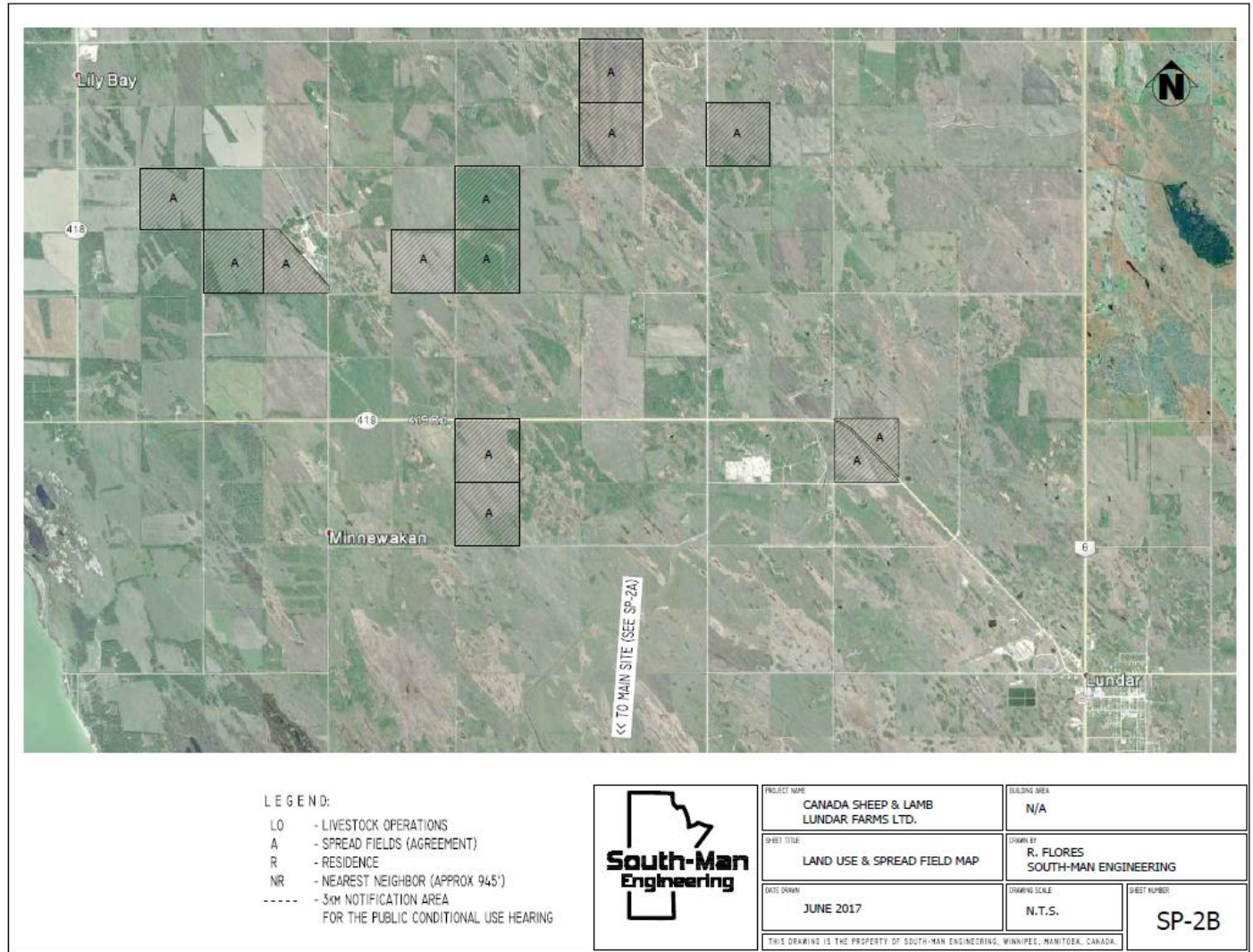


LEGEND:


- LO - LIVESTOCK OPERATIONS
- A - SPREAD FIELDS (AGREEMENT)
- R - RESIDENCE
- NR - NEAREST NEIGHBOR (APPROX 945')
- 3KM NOTIFICATION AREA FOR THE PUBLIC CONDITIONAL USE HEARING



PROJECT NAME CANADA SHEEP & LAMB LUNDAR FARMS LTD.		BUILDING AREA N/A	
SHEET TITLE LAND USE & SPREAD FIELD MAP		DRAWN BY R. FLORES SOUTH-MAN ENGINEERING	
DATE DRAWN JUNE 2017		DRAWING SCALE N.T.S.	SHEET NUMBER SP-2A
THIS DRAWING IS THE PROPERTY OF SOUTH-MAN ENGINEERING, WINNIPEG, MANITOBA, CANADA			



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	LAND USE & SPREAD FIELD MAP	R. FLORES SOUTH-MAN ENGINEERING
DATE DRAWN	DRAWING SCALE	SHEET NUMBER
JUNE 2017	N.T.S.	SP-2B
THIS DRAWING IS THE PROPERTY OF SOUTH-MAN ENGINEERING, WINNIPEG, MANITOBA, CANADA.		

C. SITE ASSESSMENT OVERVIEW

Assessment Overview Table

Provincial Technical Overview of: TRC 12-031 Canada Sheep and Lamb – Lunder			
Items Provided by Project Proponent	Con-firmed	Related Existing Provincial Safeguards	Dept
1. Submitted complete Site Assessment	X	The proposal is consistent with the Provincial requirements for a Livestock Operation.	MR
2. Clearly defined the project as a <input checked="" type="checkbox"/> Confined Livestock Area	X	Construction of Confined Livestock Areas (CLA) are subject to provincial requirements	MR
3. Proposed Project Site Physical Suitability	X	<p>This is a proposal to expand an existing 5,000 ewe breeding operation to 30,000 ewes plus associated livestock. The operation contains an outdoor confined livestock area. The suitability of the site and resulting construction requirements will be addressed in detail under the permit to construct the confined livestock area.</p> <p>The permit to construct the confined livestock area must be obtained <u>prior</u> to commencing the expansion of the confined livestock area.</p>	Ag
4. Proposed Project Site Flood Risk Potential	X	<p>The site lies adjacent to Lake Manitoba on low lying land. Lake Manitoba is subject to severe flooding, with major events occurring in 2011 and 2014.</p> <p>Aerial imagery taken during the 2011 flood shows that floodwaters inundated part of section 15-019-05-W1, impacting the western fringe of the proposed site.</p> <p>Flood protection level for this location is approximately 249.72 m. (819.3 ft.) CGVD28. Ground elevation at the site range from approximately 249.33 m. (818 feet) CGVD28 to 252.68 m. (829 feet) CGVD28.</p> <p>Water Management, Planning and Standards recommends against building permanent structures below the above noted flood protection level. If permanent structures are erected in areas below flood protection level, despite the known flood hazard, they should be provided with flood protection to the flood protection level.</p>	MI

Provincial Technical Overview of: TRC 12-031 Canada Sheep and Lamb – Lundar

Items Provided by Project Proponent	Con-firmed	Related Existing Provincial Safeguards	Dept
5. Identified 25000 litres/day required for proposed operation	X	Operations with >25000L/day require a Water Rights Licence. More information, including the SD contact information is provided in Section 7.4 of the site assessment.	SD
6. Proposed measures to meet storage and application regulations for manure	X	Any applicable permit or annual submissions under the Livestock Manure and Mortalities Management Regulation would be processed by Environmental Approvals Branch of Sustainable Development. The proposed operation would be required to register annual manure management plans. Manure management plans are reviewed by Branch staff for regulatory compliance at the time of submission. As soil nutrients change over time, SD staff have not dedicated resources to review the spreadfield information and soil tests in this site assessment. However, soil analysis reports are included in the manure management plans. Additional details on the required information for manure management plans, including mandatory sampling depth, soil analysis and completing the form are provided at: http://www.gov.mb.ca/sd/envprograms/livestock .	SD
7. Proposed Project Site with suitable mortalities disposal methods (rendering)	X	Information on disposal is provided in section 9 of the site assessment, which requires the proponent to select from 4 acceptable methods of disposal. More specific information is included in the Livestock Manure and Mortalities Management Regulation and at http://www.gov.mb.ca/sd/envprograms/livestock .	SD
8. Proposed Project Site with acceptable odour control measures	X	The proponent has indicated that shelterbelts will be used. 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. 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.	Ag

Provincial Technical Overview of: TRC 12-031 Canada Sheep and Lamb – Lundar

Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
9. Proposed Project Site that meets development plan and zoning by-law requirements	X	<p>The site is designated Agricultural Rural Area under the Western Interlake Planning District Development Plan, BL No 2/04 and zoned AG Agricultural Zone under the RM of Coldwell Zoning Bylaw, BL 6/05. This zone requires that livestock operations with Animal Units increased to between 833 to 5000 AU will require zoning compliance to meet a minimum 2624 ft setback to Manure Storage; 1312 ft to buildings and 1320 ft Mutual Separation of Dwellings and Livestock Operations (for any new dwellings; livestock buildings or manure storage facility producing in excess of 10 AU).</p> <p>The site is approximately 4.0 miles from Lundar. Within the 3 km (notification for CU Hearing) radius of facility, the closest residence is identified to be a distance of ±945 ft and requires a Variation Order; additional Variations may be required as there are 16 dwellings shown to be within the 3 km radius. An additional 17 dwellings are within a 4 km radius. One livestock operator is within the 3 km radius and one livestock operation within a 4 km radius. Variances to the minimum setbacks may be applied for at the Western Interlake Planning District Office.</p>	MR
10. Proposed Project Site that is a sufficient distance from native prairie, Wildlife Managements Areas and Crown Land.	X	Distances to these features is provided in section 10.5 of the site assessment. Where the distances exceed 1 mile, the department generally has no objection.	SD
11. Proposed Spreadfields that are sufficient, and suitable for manure spreading	X	<p>In areas of lower livestock intensity such as the RM of Coldwell, 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 and could be brought into the Canada Sheep and Lamb Ltd manure management plan to balance phosphorus with crop removal, should it be necessary in the future.</p> <p>In order to determine the long-term land requirement for Canada Sheep and Lamb Ltd, nitrogen and phosphorus excretion by 30,000 ewes (plus associated livestock) is compared to nitrogen utilization and phosphorus removal by the proposed crops to be grown. The calculation takes into</p>	Ag

Provincial Technical Overview of: TRC 12-031 Canada Sheep and Lamb – Lundar

Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
		<p>consideration typical, modern feeding practices for livestock production and realistic, long-term 10-year crop yields from the Manitoba Agricultural Services Corporation (MASC) for the RM of Coldwell.</p> <p>Canada Sheep and Lamb Ltd has demonstrated that they have access to 5336 acres for manure application. Manitoba Agriculture staff reviewed the soil information and visited each of the sites to confirm the crop rotation. A very significant proportion of the land submitted is of marginal quality and is currently being used as pasture. Canada Sheep and Lamb is proposing to convert all of this land to hay, which must be mechanically harvested in order to meet the land requirement as calculated.</p> <p>This proposal meets the land requirement for 30,000 ewes and associated livestock, <i>if all of the pastureland in the proposal is converted to grass or alfalfa hay and mechanically harvested</i>. Landowners should be aware that once the pastureland enters the Canada Sheep and Lamb Ltd manure management plan, it can no longer be used for grazing.</p> <p>If the land continues to be grazed, the nutrient removals will be much lower and more land will be required for the manure over the mid to long-term. This is because grazing animals redeposit most of the nutrients onto the pasture resulting in much lower removals from the field.</p> <p>Manitoba Agriculture has re-assessed the land base using the scenario that half of the land submitted as hayland will continue to be grazed once it enters the Canada Sheep and Lamb Ltd manure management plan, in the event that pasture landowners plan to continue to use their pastureland for grazing. Assuming this combination of hay production and grazing, Manitoba Agriculture has determined that there is sufficient suitable land for 26,000 ewes plus associated livestock.</p>	
12. Proposed Spreadfields with sufficient minimum setbacks on Spreadfields from natural features	X	The proponent is required to demonstrate minimum setback distances listed in section 10.6 of the site assessment.	SD

Provincial Technical Overview of: TRC 12-031 Canada Sheep and Lamb – Lundar

Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
(water sources etc.)			
13. Proposed Spreadfields with sufficient minimum setbacks on spread fields from natural features (water sources etc)	X	Section 8.7 requires the proponent to indicate if all setbacks have been observed from and excluded from land base calculations.	SD
14. Proposed Spreadfields that have been secured by spread agreements	X	Manitoba Agriculture recommends that Council receive acknowledgement from landowners of pasture that under this proposal, once in the Canada Sheep and Lamb Ltd program, their land will no longer be available for grazing. Should some of the land still be required for grazing, Canada Sheep and Lamb Ltd has demonstrated sufficient suitable land for 26,000 ewes plus associated livestock.	Ag
15. Proposed Spreadfields that meet development plan and zoning by-law requirements	X	Within the agricultural designation and the two agricultural zones, AR and AG of the local Zoning By-law, spreadfields may be accommodated. There are 12 spreadfields of ±160 acres in size located NW of Lundar; Approximately half of all spreadfield agreement locations are within a 3 km radius of the Project Site.	MR
16. Proposed trucking routes and access points that do not impact Provincial Roads or Provincial Trunk Highways	X	Under The Planning Act, Municipalities as a condition of approval may require Canada Sheep and Lamb – Lundar to enter into a Development Agreement regarding the condition and upkeep of local roads as truck haul routes.	MI
17. Proposed trucking routes – local roads	X	Truck Route: we have no concerns regarding the proposed truck route as the developers will utilize an existing municipal road (Hatchery Road) with an existing access connection onto PTH 6. Manure spreading: please note that any structures placed within the controlled area of PTH 6 (125 feet from the edge of the right-of-way) requires a permit from the Highway Traffic Board. Please phone (204) 945-8912 for information regarding any such permits. The placement of temporary	MR

Provincial Technical Overview of: TRC 12-031 Canada Sheep and Lamb – Lundar			
Items Provided by Project Proponent	Con- firmed	Related Existing Provincial Safeguards	Dept
		draglines or any other temporary machinery/equipment for manure application within the right-of-way of PTH 6 requires permission from our regional office in Dauphin. Please contact the Regional Planning Technologist (Cheri Percival) at (204) 622-2377. 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 6 (125 feet from the edge of the right-of-way).	
18. Declared Provincial Waterways	X	The Hatchery Drain, a Provincial Waterway, lies immediately south of the site on the boundary of section 15-019-05-W1. Any development within the right-of-way of the Hatchery drain, or discharging into the Hatchery Drain, will require a Provincial Waterway Authorization, as per the Water Resources Administration Act.	MI

Provincial Departments

- Ag – Agriculture
- MR –Municipal Relations
- MI – Infrastructure
- SD – Sustainable Development

D. PUBLIC COMMENTS & DISPOSITIONS

Public Comment Summary	Proponent Response/Disposition
<p>#1. Oscar F.& Elizabeth Eyolfson, Lundar, MB</p>	<p>Concerns;</p> <p>We reside at SE 23-19-5W, since 1972. When breezes out of west south west brings ever increasing odors, that forces us to remain indoors. We get very concerned about what increased herd size would bring. Will Lake Manitoba be impacted?</p>
<p>#2 Paula Olafson, Lundar, MB</p>	<p>We have no difficulties with increase to this operation's size.</p> <p>Close neighbour to operation; Great to have new and diverse business in the area which should increase taxes for our municipality, potentially attract more people and also offer local employment.</p> <p>Our only drawback is detriment to roads; one goes right by our home; when silage was being hauled to the sheep farm. This was promptly cared for when hauling was completed, thereby correcting our concern.</p> <p>We have no problems with dealing with anyone in this operation</p>
<p>#3 Concerned family from RM of Coldwell</p>	<p>Concerns - Not in favor of proposed expansion – feels that the land in this region cannot support such a large facility and the negative impact to the local area and environment is not out-weighted by the economic benefits to the community. Believes there are better agricultural areas within Manitoba with a better land base with less risk of water pollution from run off.</p> <p>Concerns with:</p> <p>Location being within close proximity of Hatchery Drain</p> <p>Setback distance from wildlife refuse / wildlife management area</p> <p>Effects of increased livestock on refuge's goose population</p> <p>Relatively close proximity to my home, (2 miles/ 3.2 km) and to the LUD of Lundar with a 460 population, located approx. 5 ½ km from livestock operation</p> <p>Know documented history of Canada Sheep and Lamb</p> <p>Location of sites for spreading of manure; who will spread manure?</p> <p>Monitoring of applications; 5- year length of spread agreements, then what?</p>

	<p>Manure spread fields identified beside my property – concern with noise pollution as well as prolonged smell of manure during summer months</p> <p>Impact of waste produced on overland runoff; How many more wells to be drilled to obtain water needs</p> <p>Impact on roads/ conditions / cost of repairs / dust control and air quality</p> <p>Potential for multiple Great Pyrenees dogs not remaining on operation's property and travelling onto neighbouring properties.</p> <p>Number of employees to be employed on site</p> <p>Why notification to residences within a 3 km radius of site only</p>
<p>#4 Sandra F. Pott & Farrell H. Pott, Lundar, MB</p>	<p>Support this project and think it will be a great benefit to the Rural Municipality of Coldwell.</p>

FOR A FULL ACCOUNT OF PUBLIC COMMENTS GO TO:
[HTTP://WWW.GOV.MB.CA/IMR/MR/LIVESTOCK/TRC-12-031.HTML](http://www.gov.mb.ca/imr/mr/livestock/trc-12-031.html)

TO VIEW PROPONENT'S RESPONSE TO PUBLIC COMMENTS PLEASE REFER TO APPENDIX A.

E. CONCLUSIONS & RECOMMENDATIONS

Overall 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

- As per Section 114(1) of The Planning Act, Council must set a date for a Conditional Use hearing which must be at least 30 days after it receives this report
- As per Section 114(2) of The Planning Act, at least 14 days before the date of the hearing, Council must:
 - a) send notice of the hearing to
 - (1) the applicant,
 - (2) the minister, (c/o the Selkirk/ Interlake Community & Regional Planning Office)
 - (3) all adjacent planning districts and municipalities, and
 - (4) 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;
 - b) publish the notice of hearing in one issue of a newspaper with a general circulation in the planning district or municipality; and
 - c) post a copy of the notice of hearing on the affected property in accordance with Section 170 of The Planning Act.
- 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.
- 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 Selkirk /Interlake Community & Regional Planning Office); and
 - c) every person who made representation at the hearing.
- Manitoba Agriculture recommends that Council receive acknowledgement from landowners of pasture that under this proposal, once in the Canada Sheep and Lamb Ltd. program, their land will no longer be available for grazing.

Council is welcome to contact Manitoba Sustainable Development's Technical Review Officer with Environmental Approvals Branch as well as regional Environmental Compliance and Enforcement staff to discuss environmental compliance issues, if applicable, with respect to the Livestock Manure and Mortalities Management Regulation (M.R. 42/98).

Recommended Actions to Proponent

That any additional measures identified through subsequent Provincial and Federal licensing or permitting in order to minimize any identified risks to health, safety and the environment be undertaken.

F. TECHNICAL REVIEW COMMITTEE MEMBERS

Name	Department	Title	Telephone
Don Malinowski Chair	Municipal Relations	Senior Planner Community & Regional Planning Branch	945-8353
Petra Loro	Agriculture	Livestock Environment Specialist Agri-Resource Branch	945-3869
Jen Webb	Sustainable Development	Manager Environmental Approvals Branch	945-8541
Jeff DiNella	Infrastructure	Senior Development Review Technologist Highway Planning and Design Branch	945-2664

Appendices

Appendix A includes the Applicant's full response to each of the Public Comments summarized in Section D above.

APPENDIX A



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December 8, 2017

**Re: Canada Sheep & Lamb Farms Ltd. - Lundar
Technical Review - Response to Public Comments**

Dear Mr. Malinowski;

In response to comments expressed by the public we have prepared this letter in consultation with the proponent in order to address the concerns expressed.

Item #1 – Sandra and Farrell Pott

The support of the community as expressed by Sandra and Farrell Pott is greatly appreciated by Canada Sheep and Lamb (CSL). As it is intended to occupy the facility for the foreseeable future all measures practical will be implemented to maintain good environmental standing and sustainability. As with other sites operated by CSL, the site will be managed and groomed to maintain a presentable development within the community. Considerable efforts have already been made to maintain and organize the site.

Item #2 – Oscar and Elizabeth Eyolfson

Situated $\frac{3}{4}$ of a mile northeast of the existing development, it is conceivable that odours would be experienced on occasion when winds from the west-southwest to south-southwest are blowing. Under normal operating conditions very little if any odour is produced, as there is no disturbance of manure that would generate odour. However, when manure pack is removed from the enclosed lambing barns it is conceivable that some odour would be experienced as this manure typically has begun to decompose anaerobically. The intensity of this odour should not be significant enough to have a disturbing affect on persons $\frac{3}{4}$ mile away so it is likely that the offensive odours experienced occurred when manure was being applied to cropland in close proximity to the Eyolfson yard.

With the purchase of the property, there was a considerable amount of manure that had accumulated in the wintering corrals that had to be removed in order to facilitate the current pen layout. Removal of this manure is most likely to have contributed to the odours that the Eyolfson's as it took a considerable amount of time to remove it and land in close proximity to their yard was utilized for the application.

Given the knowledge that this has been expressed as a concern, CSL will endeavor to avoid spreading manure in close proximity to the Eyolfson yard site when prevailing winds will carry this odour in their direction. With the establishment of a routine, manure application will only occur either in early spring or later fall, further reducing the impact by avoiding peak favourable summer conditions when the outdoors is enjoyed by most neighbours.

Manitoba Sustainable Development has regulations in place that are intended for the very purpose of protecting groundwater and surface water sources. It is a requirement that CSL follow and comply with these regulations, including the annual filing of a manure management plan which will serve to monitor the application of manure to surrounding cropland and provide the government with information pertaining to the levels of nutrients within the soil on an ongoing basis. Configuration of the production facilities will facilitate the collection of surface runoff from the housing and production areas such that these liquids can also be applied to cropland in a controlled and measurable fashion.

In regards to the article provided by the Eyolfson's, this is in regards to hog lagoons. There is no such lagoon planned for the proposed development. All manure will be solid based, being a combination of animal feces and straw bedding which will be composted within the field on which it is to be applied. A runoff collection pond will exist to collect excess precipitation that may runoff from the open pen areas in order to provide a means to control the accumulation and utilization of potentially nutrient enriched water. It is intended to field apply the accumulated liquids on a regular basis throughout the growing season instead of the long term storage which occurs in lagoons for other animal species thus alleviating the concerns expressed.

Item #3 – Concerned Family from the RM of Coldwell

The nearest portion of the proposed development will be approximately ½ mile away from Hatchery Drain along the current drainage pathway. The requirement to intercept any impacted runoff water from the development site which may have come in contact with animal manure will ensure that the potential for any site runoff from reaching Hatchery Drain is virtually non-existent. It is realized that the Hatchery Drain does represent a valuable fish habitat and as such measures will be taken to protect. Manure spreading will be directed to locations further away from the immediate drain area, with these closer parcels used only when absolutely necessary. Keep also in mind that the solid composted manure generated from the proposed operation is more stable, unlike liquid manures in which the nutrients are more mobile. The incorporation of the manure into the soil after application is also beneficial in stabilizing the nutrients within the soil to minimize the potential for runoff. Incorporation after

broadcasting not only reduces runoff potential, but also conserves nutrients within the manure, for this reason incorporation is generally done as soon after application as practical.

Although spreading acres on sections 4-19-5W and 8-19-5W were originally indicated in the spreading agreements from land owners, these lands have not been considered in the available spreading acres as they were deemed inaccessible or unsuitable to receive manure from the facility. As these parcels were not included in the manure application field characteristics table in the site assessment and are not intended to be utilized for manure application, the setback distance from the Marshy Point Wildlife Management Area would be greater than one mile. In our error we also identified this same wildlife management area as the Marshy Point Goose Refuge and therefore the setback distance was indicated to be greater than one mile. However, in light of the boundaries of the refuge area, the setback distance to a wildlife refuge should be indicated as less than one mile. Those acres within the refuge area which are rented crown lands have been in use for agricultural purposes previously and as such should not alter the behavioral pattern of the geese within the refuge as cultivated acres and active pasture would not normally be hospitable to the geese and their nesting areas.

It is apparent that the goose population in the area has been allowed to thrive despite the presence of a sheep facility which has existed for many years prior to the purchase of the site by CSL. As the proposed new development is concentrated around the existing operation, it is not anticipated that the development will have any significant impact short of some disruption during the construction phase. Even then, as the goose concentrations are greatest along the shore and marsh areas to the west, the separation distance of the site from these areas is great enough that this disruption would be minimal.

Application of the manure produced by the operation is intended to be conducted by the staff of CSL. Under these conditions they are not required to have an applicator's license. The farm manager has significant experience with the application requirements of the manure having performed and supervised such application at other CSL operations. Should the situation change where a custom applicator is utilized to apply the manure, licensing of this applicator will be a mandatory requirement of CSL before employing their services.

Through the Manure Management plan and soil testing of the parcels of land, nutrient accumulations in the soil are monitored and reported to the provincial government. If nutrient concentrations become increasing higher than target limits for a specific nutrient, the government will intervene and through regulation limit the amount of manure that can be applied to that which will provide for only enough nutrients to support the current crop year, or in extreme situations not allow any manure application at all until the nutrient levels have been drawn down to acceptable limits. The land owners who have currently signed spreading agreements with CSL, were eager to be able to receive manure from the operation as a replacement to commercial fertilizers. In addition to receiving the manure, many of these individuals will also be supplying feed to the operation as a subsidiary source of income. It is unlikely that these individuals will not renew their spreading agreements given the opportunity this represents, however in the event that this does occur, additional lands are available from other farms in the region that have expressed interest.

In determining the available acres for manure spreading a significant number of acres were excluded due to the fact that it was considered undesirable. Areas known to be subject to frequent inundation, sloughs, inaccessible areas and allowances for the required setback distances have been allowed for in the determination of the available acres. These same lands have been scrutinized by Manitoba Agriculture to ensure they were confident that a suitable spreading acreage was available. Setback distances and buffer zones are determined and enforced by the provincial government and are based on the type of manure being applied (liquid versus solid), the method of application and time of year. The proponent intends to comply with these minimum setbacks in order to maximize environmental protection and avoid conflicts with adjacent land owners.

A large proportion of the water consumed by animals is lost through transpiration and respiration, while the remainder that is not retained within the animal is excreted as urine. This urine will be absorbed within the bedding within the containment areas where it will either further evaporate or be utilized in the decomposition process. Soil conditions and construction practices will be such that an equivalent hydraulic conductivity of 10^{-6} cm/sec as required by the Livestock Manure and Mortalities Management Regulation (LMMMR) is achieved. This will result in a permeability that will not allow liquids to rapidly infiltrate the soil thus preventing any negative impacts. As a consequence of this low permeability the potential for runoff is increased, thus requiring a runoff retention pond to be constructed for the purpose of intercepting any runoff from the animal production area. These liquids will then be applied to cropland in order that any nutrients can be utilized by the plant growth. The presence of excess moisture for sheep production is also detrimental to animal health and therefore a dry bedding layer must be maintained. If the bedding becomes too wet additional bedding is added in the form of straw to increase the liquid handling capability.

A Water Rights License for the operation is required due to the daily consumption being in excess of the threshold limit of 5500 gallons. Administered through the Provincial Government, this licensing process is a means of ensure sustainable quantities of water are available for all users. Currently there are 2 wells on the site, one situated in the original barn and the other situated just north of the existing residence. The current locations are such that runoff would not be anticipated to have an opportunity to impact these wells due both to location as well as the PVC casing housing the wells. It is anticipated that two additional wells will be developed in order to fulfill the needs and provide redundancy in the event one of the wells is not properly functioning. Positioning of the new wells will be outside of the required setback distances (100m) from a confined livestock area as per provincial regulatory requirements.

Hauling of manure and feed will be inevitable and the travel distance will be determined by location. Although closer fields are preferred as the cost of application is lower, fulfilling the requirements with respect to the manure management plan take precedence. The proponent intends to utilize the least obtrusive travel path so as to create the least nuisance to neighbours and other traffic but also to avoid conflicts that may impede the hauling operation. Precautions will be taken to prevent spillage on the roadway, and immediate clean up will occur should an incident occur. Similarly, should damage to the roadways occur due to the traffic either during construction or operation, immediate attention to repair of such damage will also be arranged as illustrated in the past. CSL will assume responsible for the road

maintenance costs during the construction phase so as not to put a burden on local residents nor the municipality. During the construction phase, dust control will likely be provided on those access roads where the impact on neighbouring residents would be excessive. The Municipality has indicated that the municipal road west of the site will be developed running north-south in order to alleviate traffic on Hatchery Road. This new road will enable the majority of the traffic from the proposed operation to be diverted away from Hatchery Road, thus maintaining its' integrity for other local users.

In order to facilitate the development, trees have been removed to properly accommodate for drainage and establishment of a designated feed storage and preparation area. Upon completion of the development, it is intended to plant shelter belts with intent of not only providing a visual screen but also to minimize the impacts of wind on the distribution of odours but also to lessen the impact on wind and snow entering the production facilities. A planned distribution of shelter belt planting will be developed to accommodate the functional aspects on site along with the regulatory requirements associated with the development.

The Great Pyrenees dogs present on site are intended for the purpose of protecting the herd against predators. As part of this protection, the intent is that they ward potential predators away from the site and on occasion would warrant the dogs going beyond the boundaries of the operation to accomplish this feat. Currently there are 3 dogs on site, and a total of 7 would be anticipated at the completion of the project. CSL is unaware that these dogs have posed a nuisance to the neighbour as their training is regimented to protecting the sheep. Any situations which may arise are to be brought to the attention of the on-site management in order to prevent future reoccurrences.

Current employment at the facility is 11 fulltime positions. With exception of the manager who is trained and familiar with sheep production, the remaining employees are local residents. Upon completion of the expansion it is anticipated that there will be 30 full time positions with the intent to hire locally. Due to the cost and time invested in training these employees it is the desire of CSL to find local people with roots in the community versus hiring part-time or transient workers that are more apt to move around from job to job.

Trades for construction of the facility will be a combination of local and removed trades from other parts of the province. Sigfusson Northern has performed the majority of the excavation and earthworks to facilitate the improvements that have taken place on site since CSL assumed ownership of the site. Although trades for construction of the buildings will likely originate from outside the municipality, there will be significant opportunity for individuals to participate as labourers or sub-contract to the primary contractor who is intimately knowledgeable with the construction of CSL due to their involvement in other similar projects. It has been estimated that approximately $\frac{1}{2}$ to $\frac{2}{3}$ of the project cost will be locally sourced.

The notification of residents within the 3 km radius of the facility is mandated by the Technical Review process. This radius was determined by the committee establishing the guidelines as a suitable distance that a potential operation would have a direct impact on these neighbouring residences. In addition to direct notification by mail of landowners with the 3.0 km radius, a public notice was placed in The

Interlake Spectator and Interlake Enterprise News. It is the responsibility of the Technical Review Committee for the notification and advertisement of the proposal instead of the proponent as a means of ensuring that all individuals are given equal opportunity. The appropriate notifications were provided as per legal obligations.

Item #4 – Paula Olafson

CSL again appreciates the support of the community as expressed by Ms. Olafson. As expressed in her letter, the proposed development in addition to providing CSL an opportunity to tap into a labour force that is considerably under utilize and in an area that is only moderately populated, it also provides the community with the opportunity for employment, considerable investment translating to additional tax revenue and an additional source of income for local producers through the supply of feed and bedding to run the operation.

As indicated the letter, it is inevitable that there will be some inconvenience associated with the existence of such an operation as livestock, feed and manure must all flow from the production area to its end use. CSL is sympathetic with this situation as their staff and their families must also use these same roads and encounter these same impacts. It is for this reason that CSL will continue to work diligently on improving upon its operations to mitigate such impacts and correct or repair the situation where required.

Closing:

The proponent would like to thank those who took the time to express their concerns and give us the opportunity to provide additional insight into the type of operation which is expected to be established. With this information it will be possible to make management decisions that will specifically address those concerns in the immediate community as well as the regulatory requirements. Numerous other sites have been developed within the province and have co-existed with the community in harmony. An invitation is extended to anyone who is interested in touring one of these operations to get a better understanding of the full scope of such an operation and the day to day workings and impacts on its' surroundings. The proponent intends to operate and manage the facility in a professional and responsible manner protecting both the environment and respecting adjacent land owners and the nearby community.

Respectfully Submitted,

South-Man Engineering

Per, 
Peter Grieger, P. Eng.