

1



Wed 2018-10-10 6:41 PM

Cliff Unger <cliff.unger1@>

Reference TRC 12-049

To +WPG139 - TRC (MR)

In regards to Pennwood Dairy Inc. proposed expanding their operation 800 to 1705 animals that's more than doubling their herd. My concern is waste disposal, Pennwood Dairy Inc has not been the tidiest farmer in this area when it come to waste management they do what they want and maybe have to but we are on mile east of Steinbach and Pennwood Dairies is 1 3/4 -mile north, they often spread waste east south and west of me which gets within 1/2 mile from Steinbach. 2 years ago they left all around very messy and the RM had to clean out the ditch just north of us so spring water would be able to flow properly, they don't and sometimes can't work it into the ground for a week or two depending on weather conditions which is not their fault but to have such an expansion so close is concerning. I would like to see them not spread or pump waste anywhere south of road 37N or west of 36E. I live 36E between 36N and 37N section 6-7-7 sw. Thanks for letting me share this, I am a farmer at heart born and raised on a dairy farm I do understand and respect and appreciate farming. Thanks Cliff Unger

#2



Mon 2018-10-15 8:42 AM

Southeast Marketing <southeastmarketing@>

TRC-12-049-Pennwood

To +WPG139 - TRC (MR)

Proposed expansion of dairy operation TRC-12-049 Pennwood Dairy Inc.

We are in opposition to the expansion due to the amount of manure already being moved by this farm. The draglines go for miles spilling in the ditches, (which takes forever to clean up. *2017 manure ran into ditches off the fields because of too much liquid manure. Never cleaned up) The mounds of dry manure hauled by trucks not only bring in fly's, they make the roads near impossible to drive on (definitely not safely) the truck drivers themselves are dangerous, they rarely (if ever) stop at intersections and are speeding cutting people off.

The amount of feed needed for the cows the farm has currently brings too much mud and damage to the roads.

There has been enough expansion in the area. The roads can not handle more.

There is already too much manure for one location. This increase will only make matters worse.

Thank you for your consideration.

Boyd Penner Farms/4313704 MB Ltd

Boyd, Martha & Ty-Bo Penner



Sun 2018-10-21 4:37 PM

Robert & Sina Bateman <si

TRC 12-049

To +WPG139 - TRC (MR); Robert & Sina Bateman

October 21, 2018

To Whom it may concern,

I am writing to express opposition to the Pennwood Dairy Inc. proposal to expand its dairy operation from 800 to 1705 (1600 to 3410 Animal Units) located at Pt. SE 1/4 18-7-7 EPM.

The setbacks imposed by this expansion and the impact on residential development in the setback area is a grave infringement on gainful and scientific appropriate land usage and designation, not only for the region, but also to the South East region of Manitoba's population growth potential and enterprise opportunities. All opportunities by any other interests for development used to increase tax income generated by residents in the vicinity, would be destroyed by the above mentioned operation's expansion plan, which serves only for their own personal monetary gain, thereby not contributing to the quality of life to the already existing residents. This is wealth destruction by one operator at the expense of the region's population and future gainful growth potential.

This expansion will also devalue residential and nonresidential properties that are not agricultural land and will never be considered for agricultural use due to the trees, stone and soil type. This setback will essentially render this residential area as useless, and devalue existing properties.

Other concerns I have are; increase in commercial traffic, road safety, road quality, ground water concerns, water depletion and or stress, manure storage/dispersion, proper designation and usage of land type, soil type, etc., stewardship of (ie. care for) environments, and concern for intensive livestock on small parcels of land which are not able to sustain and provide for this large quantity of animal units and or waste production.

I am certain that with ingenuity and technological advances in agriculture, the practice of setbacks is an outdated form of best procedures. I am confident that the Government of Manitoba is interested in diversification, best land usage practices, environmental sustainability and economic growth and progress for all its citizens and industry. I believe all sectors are able to coexist in a progressive manner that benefits all, instead of at the expense or detriment of one or the other.

Sincerely,

Mrs. Sina Bateman

Clearsprings Road E.



Mon 2018-10-22 3:

suzanne03

TRC-12-049 -

To +WPG139 - TRC (MR)

Hello,

I'd like to ask some questions concerning the expansion of Penwood Dairy Inc..

We had a neighbour come around and explain some concerns to us, but after calls to the RM of Ste Anne I have been unable to confirm or deny her claims. If her claims hold true then they are cause for concern as property owners within less than a two mile radius of Penwood Dairy.

- 1) Can the waste from cattle seep far enough in to the ground to effect our drinking water? Can our water be contaminated over time (even if it's several years)?
- 2) Currently our properties are zoned "mixed." We have been told that if Penwood expands our property zoning would be changed to "agriculture." If this happens then apparently:
 - a. Our property values drop significantly.
 - b. We are restricted from making any changes to our property in the way of additions, or adding out buildings, etc. Is there any truth to these claims?
- 3) If they are more than doubling the number of cattle, with the smell be an issue. Currently, we are not affected at all by smell from Penwood Dairy. I'd like to know that will not change.

Obviously, if any of the above is true, this is very concerning for us and our neighbours.

Another question: Is there anything about the expansion of Penwood Dairy that we should be concerned about? That the government or the dairy itself should be disclosing to the effected neighbourhood?

I would also like to state that if there are no concerns that would adversarially affect us or our property, or that of our neighbours, then I have no issues with the expansion of the dairy farm.

Thank you for your attention to this matter,

Suzanne and James Goulden

Road 38N

Steinbach (or Giroux), MB

Technical Review Co-ordination Unit
Municipal Relations
604-800 Portage Avenue
Winnipeg, MB R3G 0N4

To: The Review Committee:

I am opposed to TRC – 12-049 – Pennwood Dairy Inc. expansion for a number of reasons.

I. Inconsistent information

Number of animals milked on the farm.

In June, 2017, Mr. Gilmer Penner told me that they had milk quota for 1,200 cows, but because of efficiency they were milking only 1,000 cows or 2000 AI not 1,705. These numbers are inconsistent with this application. It is essential to have the true and accurate numbers.

II. Increase of this size also means an increase in traffic by 113.125% or 2.13 times more traffic.

Their driving practices are not according to the rules of the road.

a) Failing to stop at STOP signs.

My family just witnessed an incident where a Pennwood truck failed to Stop, forcing a car that had the right of way, into the ditch. The Pennwood driver just left the scene, leaving the vehicle owner to fend for himself.

b) Use of off road tires on their trucks. These tires tear up the roads considerably.

c) Do not cover their loads.

When we meet up with one of their trucks we get a shower of sileage.

d) Do not share the road well.

They drive as if others are intruding on their road.

III. Manure Handling

I have a great concern with their manure deposit system.

a) They have spread manure onto standing water on the field.

b) Do not incorporate within 48 hours but more like 48 days.

c) Manure is spread over a number of months. July to October.

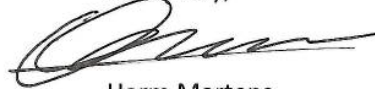
- d) No buffer zone for spreading manure along and into ditches and waterways.
- e) Manure spilled on the roads is very annoying. When we enter our home garage with our vehicle, we get the smell. I do not enjoy this nor should I have to endure this. Keep the ____ on your land and field but Not on the road.

IV. Distance of Control

- a) Would there be a restriction put onto the neighbors?
- b) Would Pennwood Dairy Inc. then control if a neighbour's empty lot owner wanted to build as house?
- c) Would this not make the lot worthless?
- d) Would Quarry Oaks Golf Course still be allowed to put up many new homes?
- e) Would my home depreciate greatly?
- f) What is Pennwood Dairy Inc.'s restriction for the distance of residential homes?

These are true and valid concerns that need to be addressed! Only after I see Pennwood Dairy Inc., adhere to the rules of the Province and try to be a good neighbor, would I endorse this project. As of now, I am totally opposed to it.

Yours truly,



Herm Martens

#6



Tue 2018-10-23 5:38 PM

Sandra & Dennis Watson <watsons@w

TRC-12-049 Proposed expansion of Pennwood Dairy

To +WPG139 - TRC (MR)

We oppose the expansion for the following reasons:

Cessation of nearby residential development. It's our understanding that future residential development of nearby properties (~3 km radius setback?) will be frozen should this application be approved. The affected areas are poorly-suited for agricultural use because of many rocks and trees – the very things that make them well-suited for residential development. The R.M. of Ste. Anne will lose these opportunities for tax revenue, so tax increases to existing properties may be unavoidable when additional revenue is needed by the R.M.

Impact on residential property values. There are many homes in the affected area that will have their values negatively-affected by a much larger livestock operation nearby. We believe that these homes will have less appeal to the majority of potential buyers who would otherwise enjoy living near the city of Steinbach and near a top golf club (Quarry Oaks). This is already an attractive residential area. There won't be enough dairy employees looking for nearby homes to compensate the loss of other potential buyers.

Increase in large truck travel. The roads near Pennwood Dairy are already affected by the large trucks and tractors needed to support the operation. The adjacent gravel roads are consistently chewed up, and we frequently see field mud thrown from the tires onto paved highway 311. More large vehicle traffic will require more road maintenance by the R.M. to remedy, and this will come at some cost – presumably borne by Ste. Anne taxpayers.

Groundwater contamination risks. We understand that Manitoba Sustainable Development has regulations in place to ensure that livestock operations cannot negatively impact water sources be it groundwater or surface water without there being consequences. We're much more concerned with prevention and monitoring than we are with post-contamination penalties. What assistance/remediation is available for nearby residents, though, should our well water become undrinkable?

Sincerely,
Dennis and Sandra Watson
SE 16-7-7E

#7



Wed 2018-10-24 11:08 AM

Tim Field <tmfield@

TRC 12-049

To +WPG139 - TRC (MR)

To whom it may concern,

In reference to the proposed expansion of a dairy operation TRC-12-049 - Pennwood Dairy Inc.

I feel that we already have enough farm traffic in our area (Pennwood Dairy being one of them), who drive over the speed limit, don't slow down for children or pedestrians, and who do not observe Stop signs. We have nearly been hit by Pennwood's grain trucks on more than one occasion when they drove through a stop sign. As one of my neighbors put it, "What's that farmer's problem? Why doesn't he stop at stop signs? I've almost been t-boned by him three times this year." Also my children have narrowly escaped being hit while biking on our roads. When we see a Pennwood truck coming we head for the ditches where we are showered with dust, gravel, road debris, and the chaff from whatever they are hauling. Common courtesy would be to slow down a bit and move over for pedestrians. In short, as drivers, they are always in a hurry, dangerous, and disrespectful.

With Pennwood's proposed expansion from 800 to 1705 animals, I'm assuming that traffic will increase, causing more stress to our roads and ditches which are mulched up and destroyed annually by farm traffic. When they drive from their fields onto paved roads they leave such large chunks of dirt and in such large

quantities that driving is hazardous. Washboard and potholes on our gravel roads from heavy traffic makes driving difficult and dangerous as well. On wet years, the ruts are so deep that vehicles bottom out or get stuck entirely. On dry years, dust from the fields and roads leaves a thick coat of dirt on everything in the yard. As well, the farm smells are unbearable at certain times of the year making it impossible to hang laundry out to dry, open out windows for a breath of fresh air or sit on the deck and enjoy an otherwise nice evening. What we do not need is more farm traffic.

I also believe it is too populated an area for that size of operation. With the City of Steinbach expanding, housing developments less than two miles away, and three golf courses in the vicinity, the extra noise, smell and traffic would affect us all.

I'm also concerned about the environmental impact that a mega farm like this would have; things like drainage, air quality, impact on water supply, impact on water quality, impact on current wildlife, the amount of sewage that will be produced and need to be stored over winter and spread in spring, sewage/chemical leeching, pollution, etc ...

I'm not a fan of "factory farming" nor am I a fan of farms who feel the need to monopolize the market. Its easy to say "let's double in size", but the effects of such a decision will be felt (and smelt) in our community for generations to come. I believe the proposal to expand this farm over double its current size only really benefits Pennwod Dairy and not the community as a whole, and as such, am opposed to this expansion.

Sincerely, Tim & Matilda Field

#8



Wed 2018-10-24 4:23 PM

Stephanie Klassen <klassen.s

TRC 12-049 Pennwod Dairy

To +WPG139 - TRC (MR)

To whom it may concern:

We live just one mile south of Pennwod Dairy. I have two main concerns regarding the proposed expansion.

1. Environmental impact: I would like an environmental impact report to be done by a reputable agency regarding the impact on ground water as the water table is high on my property. Any ill effects on water quality are unacceptable.
2. Roads: does this proposed expansion have an impact on increased heavy machinery traffic down normally quiet country roads? What will be done to address the additional road maintenance required? Will this expansion, which will cost local residents, include increased contributions to the RM?

Thank you for asking about our concerns.

Stephanie Klassen and Jordan Kroeker

36131 Road 37e

#9



Thu 2018-10-25 6:24 PM

Laurie Broesky <lbroesky@tilstoneprairie.com>

TRC 12-049

To +WPG139 - TRC (MR)

To whom it may concern;

It has been brought to our attention that the proposed expansion of Pennwood Dairy Inc., TRC 12-049, may adversely affect our property. From our understanding they are asking for a two- mile buffer around the proposed expansion, that will prevent any subdivisions or building in the future. We own 26 acres within this proposed 2- mile buffer. Our property is not viable farm land; rocks and bush. Our daughter and her husband, and our parents have expressed an interest in building a house some time in the future. We would consider subdividing our property in the future to allow them this opportunity. A two- mile buffer proposed by Pennwood Dairy Inc. would prevent our ability to subdivide our property. We are strongly opposed to this proposed buffer. We are not opposed to their expansion, but their expansion should not prevent us or others from future improvements to their properties.

Sincerely,

Lynden & Laurie Broesky
36161 Rd 36N

#10

Tilstone Prairie Inc. - Oct 26, 2018

PENNWOOD DAIRY INC TRC-12-049**Submitted by Tilstone Prairie Inc. October 26, 2018**

OBJECTIONS to the proposed expansion of the Intensive Livestock Operation (ILO) are as follows:

INCONSISTENCY:

We object based on the inconsistency in the number of Animals on site/ proposed. These inconsistencies are:

- The separation table on page 3 of the report indicates that the operation is expanding from 800 animals (1,600 AU) to 1705 animals (3,410 AU). However, when reviewing the table 10-3 on page 19 of the report it shows minimum separation distances for an operation between 1601 AU to 3,200 AU. The public review process needs to be based on the correct figures.
- The current herd is indicated to be 800 cows whereas the owner professed to Herm Martens (38047 Rd 38 N) that the dairy was milking a herd of 1000 cows and possesses a quota for 1200 cows (200 calving?)
- Given that Pennwood Dairy Inc is underreporting the current number of cows being milked/quota, is it not likely that the ILO plans to milk 2000 – 2500 cows at this location?

SETBACKS:

We object to the setbacks (both not being met and the implications of creating the setbacks)

- The separation distances for an operation of this size would be 10,499 from an earthen manure storage facility.
- The report indicates that the nearest designated area is Giroux. We note that in fact the nearest designated area is actually the Rural Residential Area located in the SW ¼ 5-7-7 EPM. When measured using the measuring tool on the Manitoba Assessment website we note that the distance between this Rural Residential designation is actually 9,099 feet. An expansion of this size requires a minimum separation distance of 10,499 feet. In order for the public to properly review the document these tables should be corrected to reflect the correct distances.

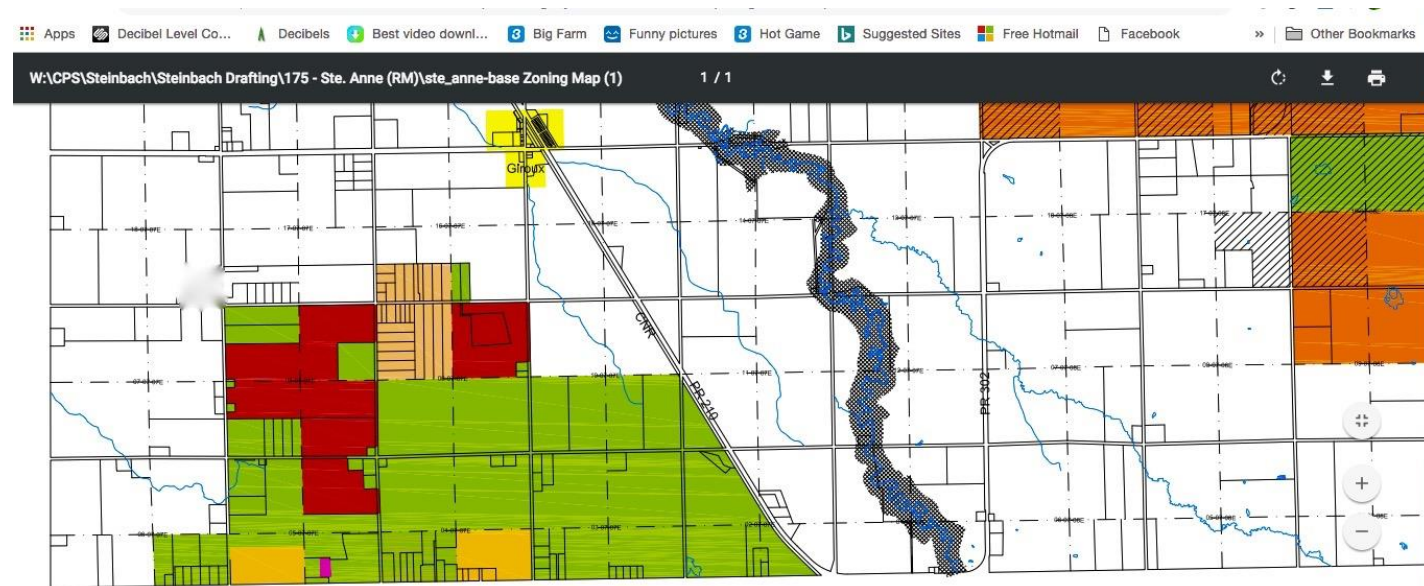


Furthermore, the operation does not even meet the minimum setback distances from the nearest residence to earthen manure storage; or to a designated area to the earthen manure storage. The area contains approximately 100 residences and is in close proximity to the City of Steinbach ~ 2 miles from city limits as the crow flies (37 N & Old Tom Road), as well as a number of recreational uses including Quarry Oaks and Cherry Hill Estates.

Land Use Planning for Agriculture (Retrieved from <https://mail.google.com/mail/u/0/?tab=wm#search/Stephen.Walker%40gov.mb.ca?projector=1>) states:

*Mutual separation distances are required by The Planning Act as a planning tool to separate livestock operations from houses and residential areas and vice versa. **The goal is protect residences, residential areas, and recreational areas from nuisances and complaints associated with livestock operations (such as odour, noise, dust, etc).***

*As noted below in the Rural Municipality of Ste. Anne zoning map and the clusters of residences of various designations in the area, the Planning Act's goal to protect residences etc is not in compliance with Pennwood Dairy Inc's expansion plan.

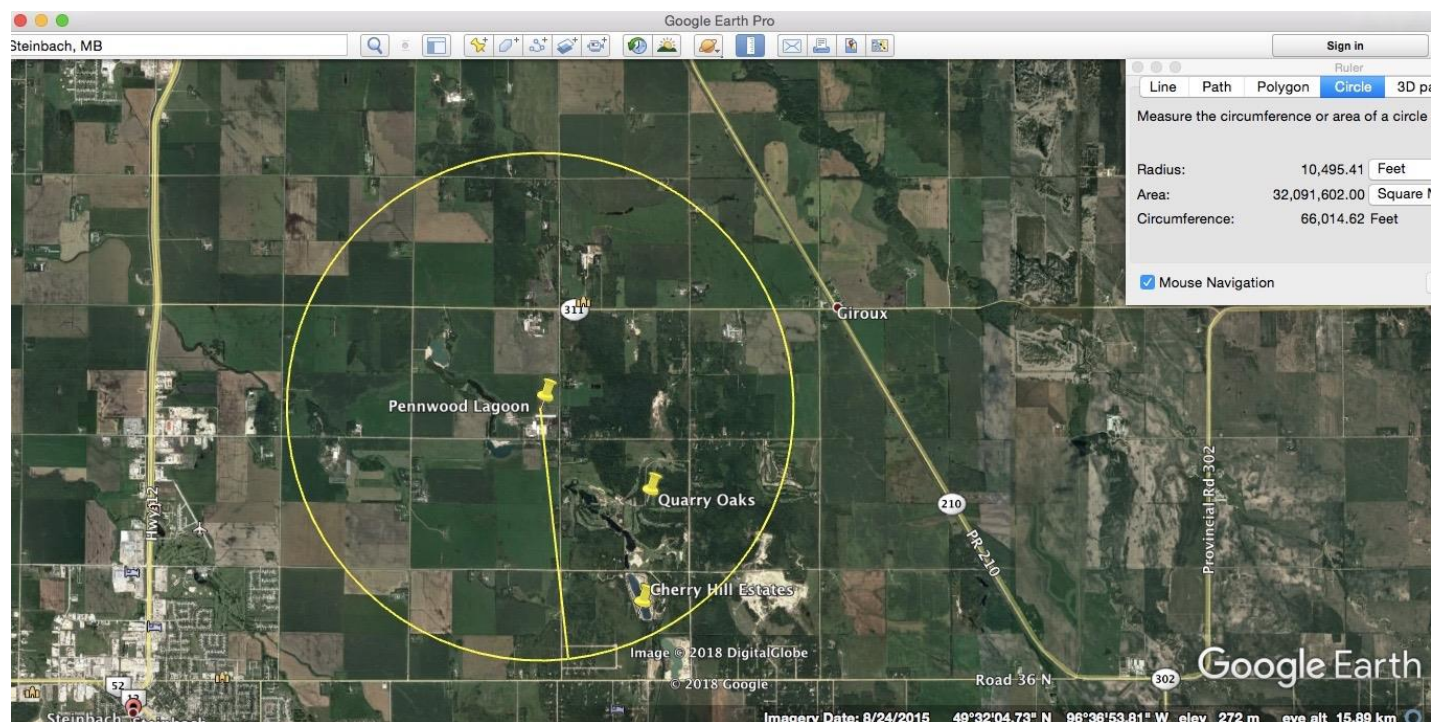


RM of Ste . Anne zoning map. Pennwood Dairy Inc. at Rd 37 E & Rd 38 N
Setback to east, south & southeast zoned: Rural Residential 5, Rural Mixed, Rural Residential and Commercial Recreational Resort. As noted in the Land Use Planning for Agriculture publication: *"The more non-farm uses in agricultural areas, the more likely land-use conflicts will arise."*

It also needs to be noted, that there is a residence immediately across the road to the east ~ 200 feet (the first of 7-8 residences) of Pennwood Dairy Inc, in a designated agriculture zone (separation distance to a single residence ~ 2625 from an earthen lagoon).

[Since] Another [Planning Act] goal is to allow farmers the option to establish and/or expand the investment in their livestock operations in **agricultural areas** based on market pressures.

Pennwood Dairy Inc. expansion plans do not conform to The Planning Act goal to expand their livestock operations in agricultural areas. It is obvious from the RM of Ste. Anne zoning map in addition to the number of residences to the east and southeast that this is not an 'agricultural area. **In fact, the setback includes the non-agricultural areas that the setback is meant to protect!**



Note: Pennwood Dairy Inc. setback encroaches on a designated rural residential area (sw-5-7-7e) & includes ~ 100 residences in Rural Residential 5 and rural mixed and both Quarry Oaks Golf Course & Cherry Hill Estates recreation site in a Commercial Recreational Resort zone.

IMPACT ON DEVELOPMENT & ECONOMICS:

We object based on location and impact of sterilizing a desirable area of land near Steinbach – the land in the rural mixed, residential and recreational zones will not be able to be developed to its maximum potential if the operation is allowed to expand.

There is a high demand for residential development in the area southeast of Pennwood Dairy. One such example is the Quarry Oaks Golf Course.

A condo development was envisioned in 2011 by Quarry Oaks Golf Course owners and supported by Community Planning but denied by the RM of Ste. Anne Council. The dairies in the area lobbied against it. In the case of Pennwood Dairy, Quarry Oaks rural residential development was a barrier to the dairy's future expansion goals. The tax revenue coming from the proposed Quarry Oaks condo development would have been very substantial for the municipality.

Quarry Oaks Golf Course should be encouraged to apply for residential development again. Cottonwood Golf Course closed after the municipality denied residential development at this golf course. Will the same thing happen to Quarry Oaks Golf Course if they are not allowed to develop a subdivision?

In addition, there are other similar parcels of land in this area comprised of stones and trees that the owners have indicated they would like to develop in the future, such as the 80-acre parcel adjacent to Quarry Oaks and owners along Loewen Blvd. It would not be too bold to predict ~ 1/2 a million in taxes for the municipality. The tax revenue for the municipality in 2017 was \$2,655,170.00. The municipality operates on a 'shoestring'

budget. More revenue is needed going forward as residents demand a higher level of infrastructure and services, in addition to specific needs like those of Richer and Giroux that need appropriate sewer systems instead of holding tanks.

Furthermore, the Pennwood Dairy expansion will devalue residential and non-agricultural properties in the area due to the heavy commercial road traffic, quality of life, and potential odour. Non-residential properties that are in the rural mixed, residential and commercial zones eg land largely of trees, stone and quarries have never been considered for agricultural use in the 10,500 feet setback will be devalued since the land is rendered useless for anything but residential, an option that is negated by the expansion. Pennwood Dairy Inc, needs the 10,500 setback in order to expand, and yet, the property owners who act as a buffer zone for the dairy aren't compensated.

The 'compensation' to the municipality and area re: a dozen or so low-paying dairy jobs and additional municipal taxes coming from the dairy expansion won't in any way compensate rural residents and property owners generally or the municipality in potential tax revenue from rural development in the area etc.

TAX BURDEN IMPLICATIONS:

We object based on the tax implications to residents. Approximately 75% of municipal taxes are derived from rural residents. Ratepayers have strongly voiced a need for better roads and drainage and other infrastructure and recreational needs. Since rural residents pay the majority of taxes that support the municipality, more revenue by the RM of Ste Anne will need to come from this tax base. This leaves the option to:

- 1) increase the mill rate or
- 2) increase the rural residential population in an area that doesn't restrict agriculture and
 - a) is desirable for development based on land class and
 - b) in a location near a large urban centre such as Steinbach

TIMING:

We object based on timing. The proposed expansion of Pennwood Dairy Inc appears to be an aim to pre-empt the planned RM of Ste. Anne review of the municipal development plan. An expansion of the size that Pennwood Dairy has applied for should obviously be put on hold until the newly elected reeve and council has had an opportunity to establish itself, review its priorities and needs going forward including the municipal development plan that is scheduled for review by Council after the election.

Council should have a full range of options open to them to develop the new municipal development plan rather than have Pennwood Dairy Inc be given conditional approval for the expansion in a location in high demand for residential development; and then Council be limited to trying to plan the next municipal development plan with what's 'left

over.’ Limiting the land use for decades to the east and south-east of Pennwood Dairy Inc as a buffer also limits the municipality’s tax revenue options.

TRAFFIC:

We object to the increase in commercial traffic: More than doubling the size of Pennwood Dairy will more than double heavy commercial truck traffic in an area that already has a lot of local rural residential traffic in addition to other traffic from as far as Richer making its way to and from Steinbach. Residents already complain about issues with Pennwood Dairy violating the rules of the road. Having more commercial traffic of the same type will damage already stressed roads further. The tires on the trucks are treaded similar to tracks on construction equipment eg bulldozers to gain traction on fields. These same tires chew up the roads when driving on them from the fields to the ILO site. In addition, there are already other ILOs eg Rumardale and Benner Holsteins already use these roads.

GROUND WATER DEPLETION/STRESS:

We object because ground water levels are much below normal in the area (less than 10 percentile) (MB Govt Sustainable Development Water Stewardship.) This indicates that more water is being used in this area than can be replaced from the recharge area of the Sandilands where ground water levels are above normal.



‘Screen shot’ Oct 25, 2018 red dot “much below normal’ Carbonate Aquifer near Steinbach (recharge area at Sandilands above normal)

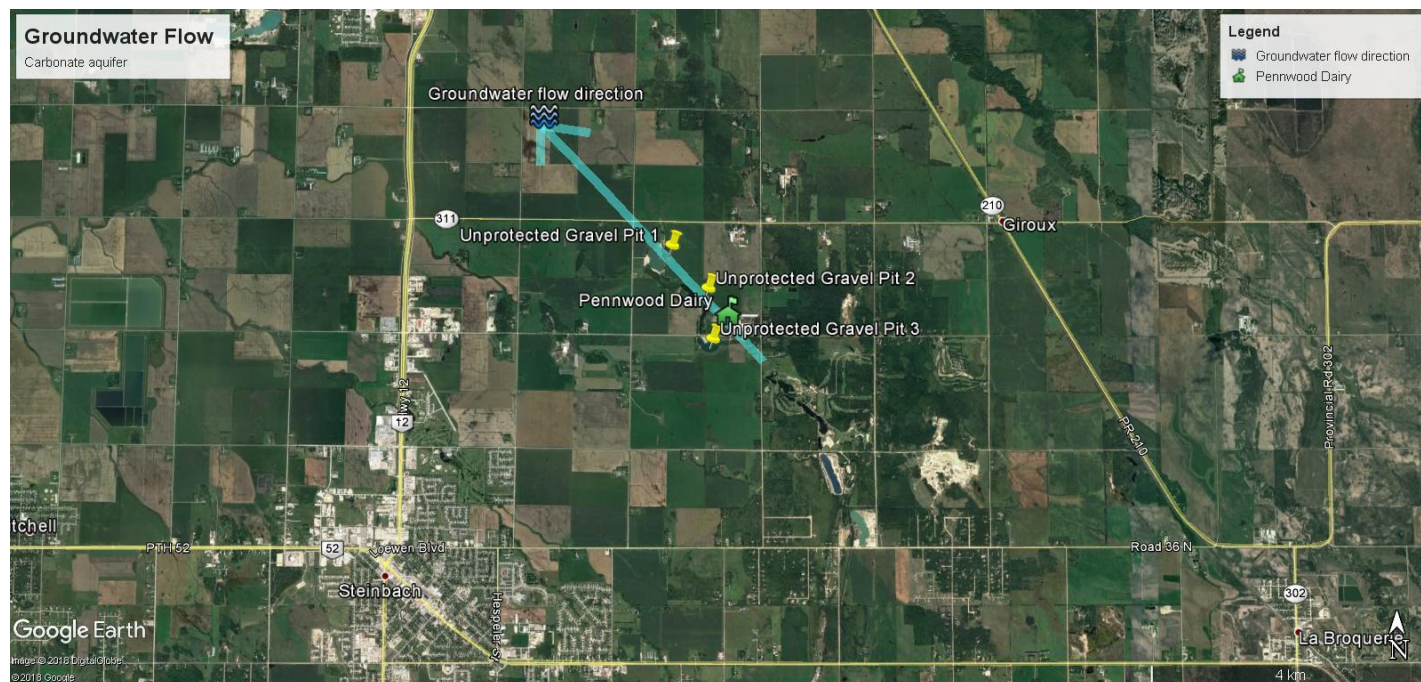
<https://manitoba.maps.arcgis.com/apps/webappviewer/index.html?id=28fc1a53c9f8435d897501724766a992>

Cows require a lot of water to produce milk, in addition to a large requirement for the ‘servicing’ operations of an ILO this size. Intensive livestock operations are the “ single largest consumer of water in Canada” (cited from: <http://scienceforpeace.ca/the->

environmental-impacts-of-intensive-livestock-operations-in-canada) This especially becomes an issue when the water is taken from the aquifers faster than the recharge rate. The flow rate triggered by the Pennwood Dairy Inc expansion may simply be unable to keep up with well water demand. This will only get worse with such a large demand shock an operation like this will impose since increasing the Pennwood Dairy milking herd by such a large quantity will introduce a very large drawdown cone affecting the region's wells negatively. Wells may go dry, forcing homeowners to re-drill a deeper well. Will this expansion place residents in the same predicament as New Bothwell residents currently find themselves in?

GROUND & SURFACE WATER CONTAMINATION:

We object because of ground water concerns. A mined quarry is within several hundred feet of Pennwood Dairy. Ground water is readily vulnerable to contamination via the mined quarry and represents a callous disregard for the environmental risk factors. Having so many animals this close to the unprotected gravel pits makes the aquifer vulnerable to a possible contamination plume in the aquifer. See below the gravel pit locations as well as the carbonate aquifer groundwater flow.



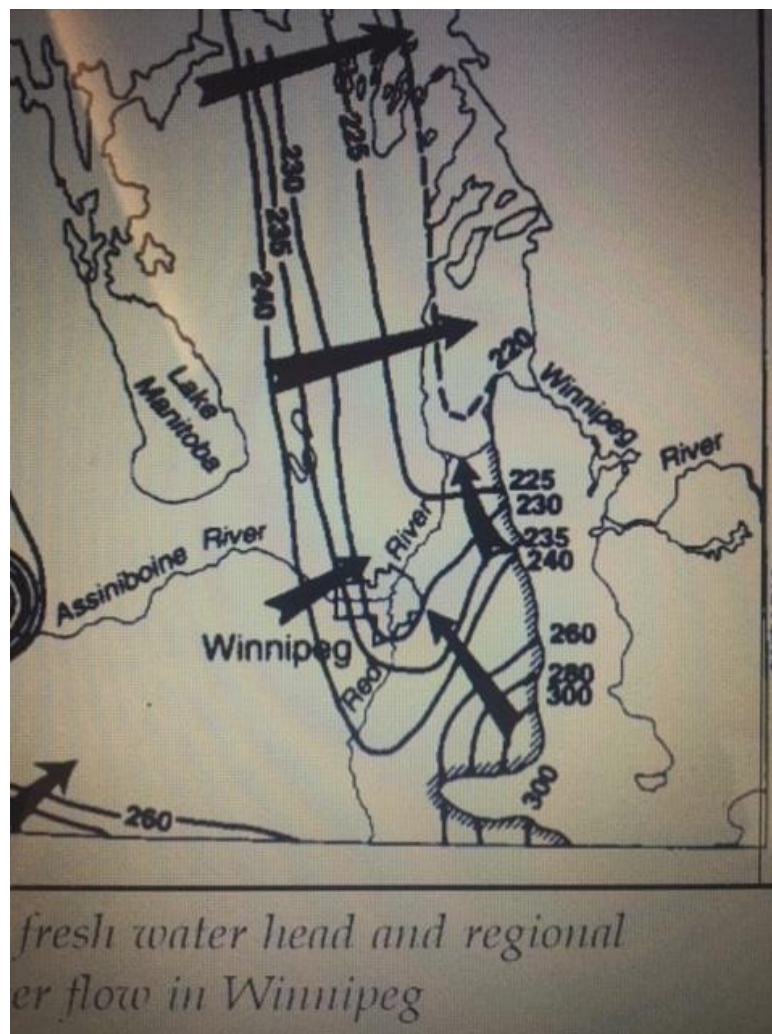


Figure 8. GROUNDWATER IN MANITOBA: HYDROGEOLOGY, QUALITY CONCERNS, MANAGEMENT NHRI Contribution No. CS-93017 March, 1995
This image depicts the flow of ground water in the carbonate aquifer indicated in previous image above.

Having observation wells would not prevent the ground water from becoming contaminated. Instead, it would alert observers that contamination had taken place. In the event of ground water contamination which takes many years to reverse; it also would expose populations especially to the north west of Pennwood Dairy to health risks eg, Blumenort, Greenland and Landmark since the ground water flows in the Winnipeg formation aquifer. Do we need to remind ourselves of the fatal water contamination at Walkerton, ON? Mitigating measures such as a lined lagoon reduces the risk but does not remove the risk entirely. The risk factor remains. And since Pennwood Dairy Inc is already violating the lagoon size by having a quota for 1200 cows, it doesn't bode well going forward for the ground water. In addition, the Rumardale and Benner Holsteins ILOs are already in the area.

PENNWOOD DAIRY OPTIONS:

Since the *Land Use Planning for Agriculture* publication indicates that directing “livestock operations away from developed areas” is a priority and since Pennwood Dairy plans to build an additional barn as well as install another lagoon, their needs would better be served to locate the expansion on other land the dairy owns such as at 28-7-7e where there are less people and doesn't deny future development for the RM in the area, it would decrease the risk of ground water contamination. (Is the ILO going to take the 'extra' 400 cows he owns to the new site?)

A dairy the size of the planned expansion not including wages has a potential profit of ~ 2.7 million a year plus (the approximate tax revenue of all of the RM of Ste. Anne [~ profit margin 25 %: cow production 8500 L/YR @ ~ .75 L X 1705 cow]).

Such a lucrative revenue for a dairy the size of Pennwood Dairy Inc indicates that the dairy has the resources to locate the additional barn and lagoon required for further expansion at another location eg 28-7-7e whereas the RM of Ste. Anne has few other options to increase its tax base. The recent Dairy Farm Investment Program announced by the federal government in August, 2018 is available should Pennwood Dairy decide to pursue more environmentally friendly options for manure disposal such as Henry Holdtman a dairy farmer has done in Rosser, MB by accessing *Growing Forward 2 funding*. Pennwood Dairy might consider making dung pellets as a way of manure disposal, should the dairy agree to locate the additional barn and lagoon at another site. A satellite lagoon might also be considered north of the current ILO site where manure could be piped to.

'Share your views' BULLETIN:

The bulletin is written in technical language that is not easily understood by the average resident or how the proposed expansion affects them.

- the report has come during an election period when residents are discussing the election etc & unable to coordinate a collective response.
- the report gives only a short notice to ratepayers to try to gather information about how such a huge expansion will impact them.
- The distance to urban sites is misleading, eg distance to the 'Clearspring community'? The referenced location is the commercial district of the City of Steinbach.
- Neither the report or the bulletin explains how the proposed dairy expansion will impact rural residents, eg, that the setbacks will mean there will be no further residential development in the area, quality of life, impact on non-agricultural values, heavy road traffic with trucks that will cause worsening roads.
- The proposed expansion negates further residential development in an area that has the potential to be a large tax revenue source for the entire municipality; and therefore, the bulletin should have been distributed to all RM residents.

WE RECOMMEND:

That this application be denied. If the expansion were to be considered for the 28-7-7 e site or another site where Pennwood Dairy Inc owns land, we request that prior to approval or consideration that a comprehensive independent study be undertaken eg., such as by the Canada West Foundation that would address potential municipal tax base destruction in the setback area, surface and ground water contamination, ground water depletion, traffic flows, nuisance issues, impact on residential and non-agricultural property values and quality of life of rural residents.



Shirley Hiebert

President, Tilstone Prairie Inc



Don Hiebert BSc Eng. (Geological)

Director, Tilstone Prairie Inc.

Dated October 26, 2018