TECHNICAL REVIEW COMMITTEE

A TECHNICAL REVIEW REPORT
PREPARED FOR THE

RM of Armstrong

Harbour Colony

SW 28-18-3 E

TRC 12-120

March 23, 2026

A. INTRODUCTION – THE TEAM

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

Agriculture (AGR)
- Agri-Resource Engineer
- Business Development Specialists
- Veterinarians
- Agri-Ecosystem Specialists

Natural Resources and Indigenous Futures (NRIF)
- Crown Lands Manager
- Fish Habitat Specialist
- Habitat Mitigation Biologist

Environment and Climate Change (ECC)
- Environmental Engineer
- Environment Officer
- Water Rights Licensing Technologist
- Land-Water Specialist
- Water Resource Officers
- Groundwater Specialist

Manitoba Transportation and Infrastructure (MTI)
- Senior Development Review Technologist
- Senior Flood Protection Planning Officer

Municipal and Northern Relations (MNR)
- Community Planners

And any other specialist or department that may have an interest or is consulted during the TRC process.

THE TECHNICAL REVIEW COMMITTEE (TRC) REPORT

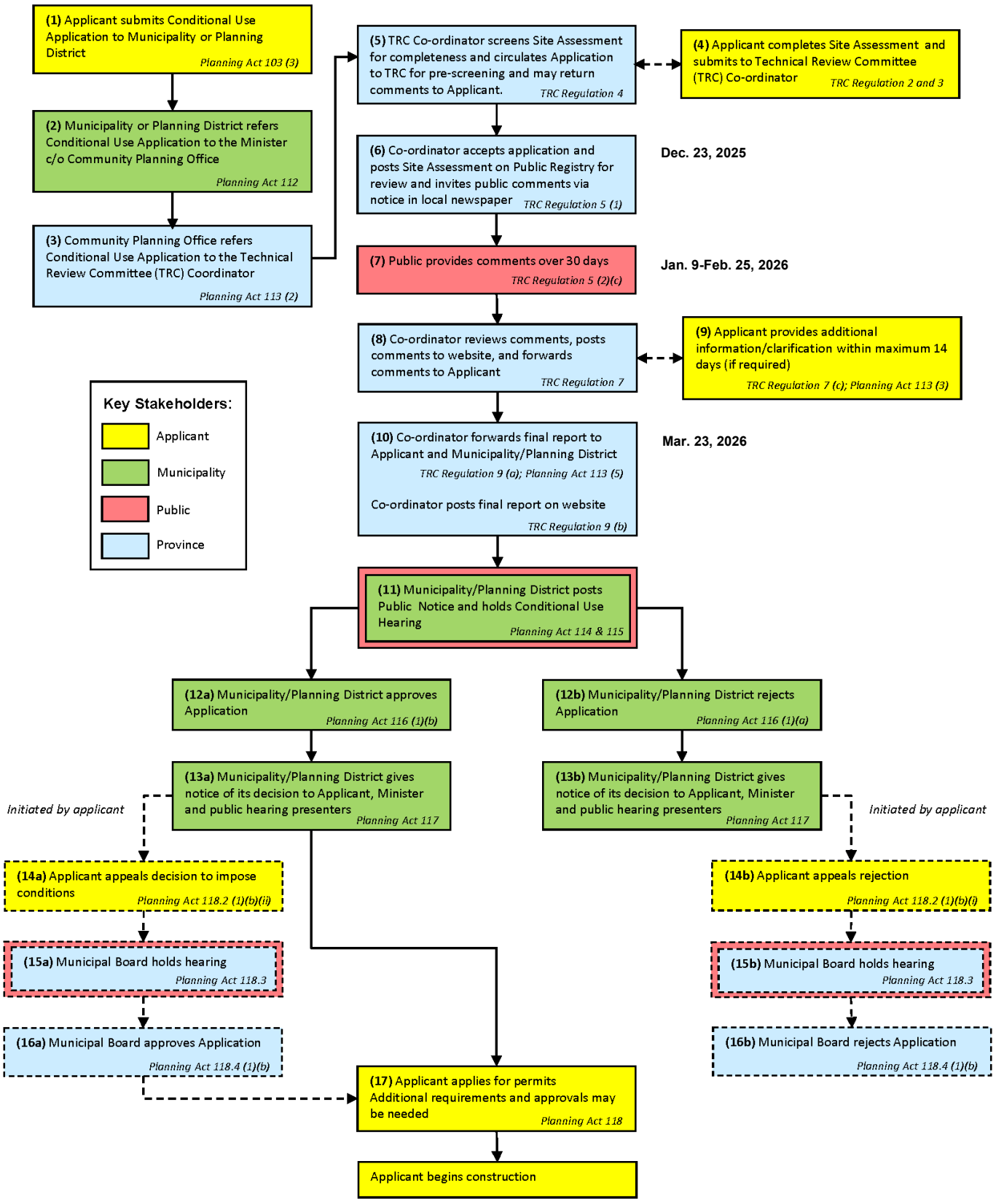
Purpose of TRC Reports

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

a) Enable municipal councils or planning district boards to make informed decisions regarding Conditional Use applications;
b) Create common stakeholder understanding regarding livestock proposals, their 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 councils/boards and proponents; and
e) Represent 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 a municipal council or planning district board provide conditional approval of a 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. As of November 1, 2019, a proponent may appeal a council/board's rejection of their application or appeal a condition imposed on the approval of a council/board to the Municipal Board.

Livestock Technical Review Process
(June 19, 2024)



B. DESCRIPTION OF PROPOSED LIVESTOCK OPERATION

Further information may be found at https://www.gov.mb.ca/mr/livestock/public_registries.html

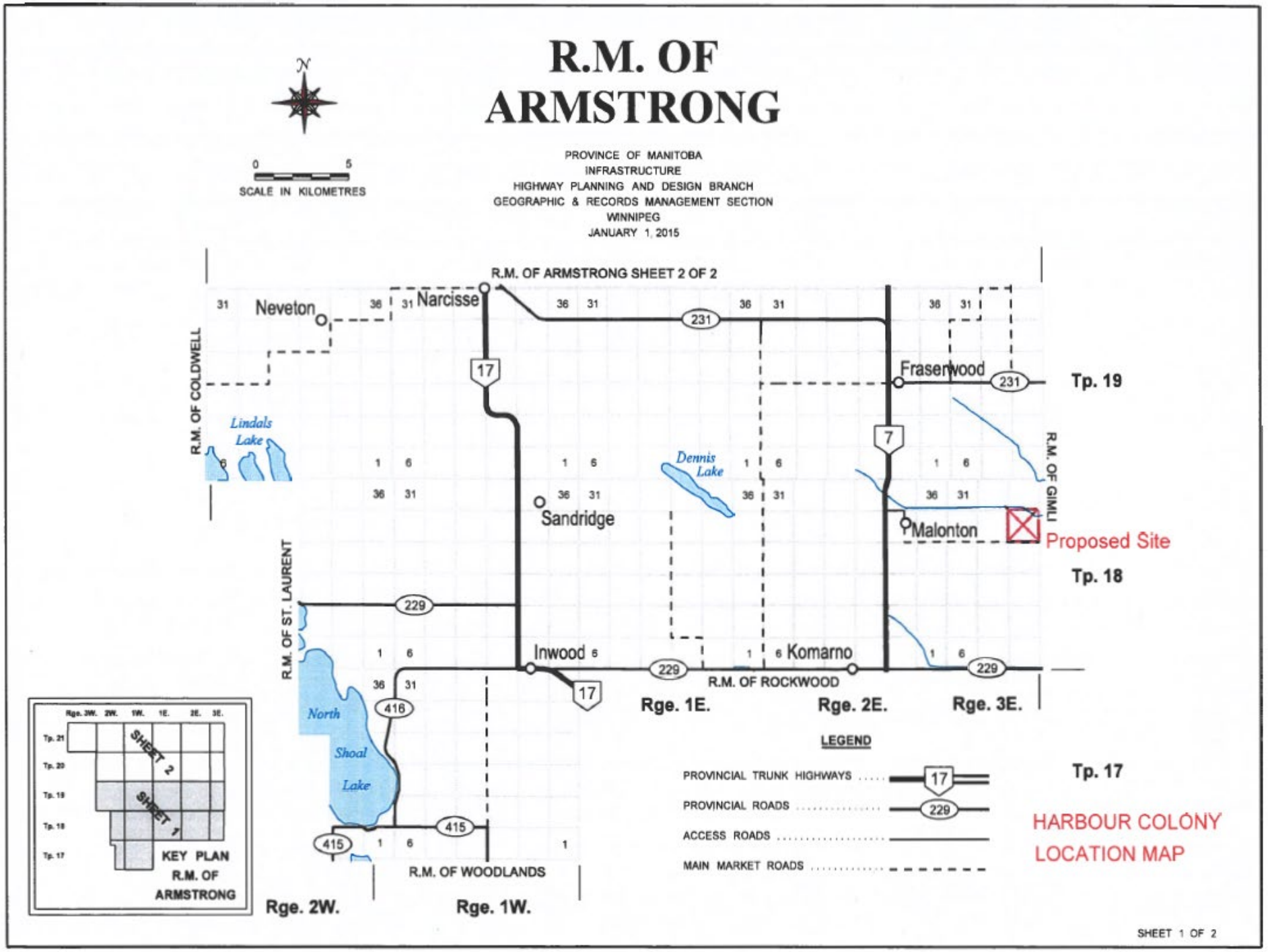
Applicant: Harbour Colony

Site Location: SW ¼ 28-18-3 E (Refer to map below)

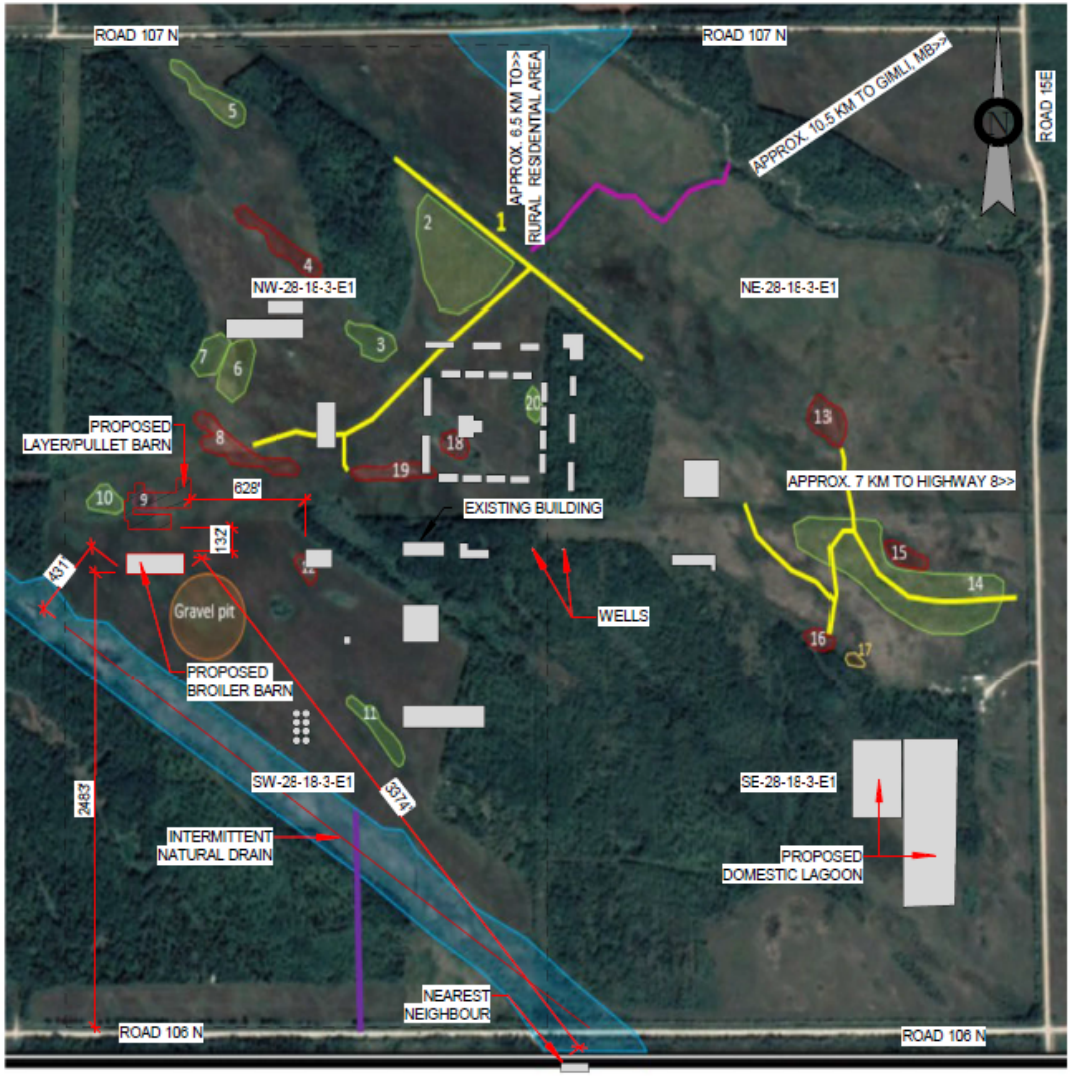
Proposal: The applicant seeks to construct a new poultry operation. The applicant proposes that the operation will consist of 40,000 layers, 40,000 pullets, and 60,000 broilers, representing 764 animal units.

This will involve the following:

- Construction of one new layer barn and one new pullet barn;
- Use of field manure storage;
- Estimated daily water use of 9,130 imperial gallons from an existing well;
- Composting of mortalities; and
- Truck haul routes as shown in the map below.



Location Map



Wetland Legend:

- Class I/II
- Class III
- Dug Out
- Organic/Class 6 Soils
- Access Road with culverts
- Drain (Site built)
- Drain (Natural but cleared out)
- Trees/Upland

CLIENT NAME: Harbour Colony	PROJECT LOCATION: Gimli, MB	PROJECT NAME: Technical Review
SOUTH-MAN DESIGN GROUP LTD Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB. R2J 3K4 www.southmandesign.ca Pete K: 204-371-7314 | Peter G: 204-223-8289	PROJECT NUMBER: 2508-081	S-0
	DRAWN BY: BN	
	CHECKED BY: PG	Site Plan
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Project Site Map

Agricultural Capability Class

- CLASS 1
- CLASS 2
- CLASS 3
- CLASS 4
- CLASS 5
- CLASS 6
- CLASS 7
- ORGANIC SOILS
- WATER
- URBAN LAND
- UNCLASSIFIED

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	DRAWN BY: BN	
	CHECKED BY: PG	**Spread Field Map**
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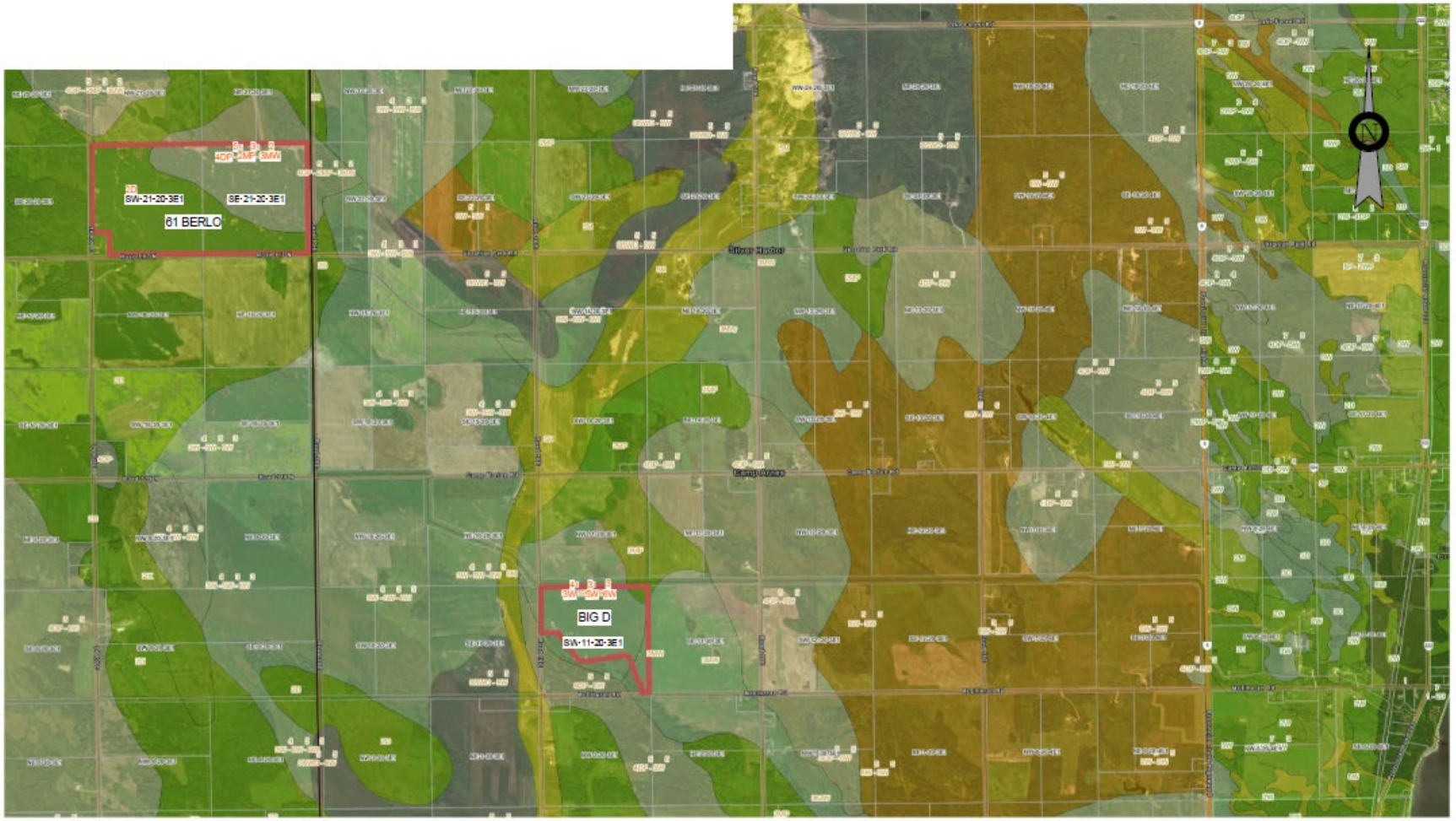
Spread Field Map (1)



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Spread Field Map (2)

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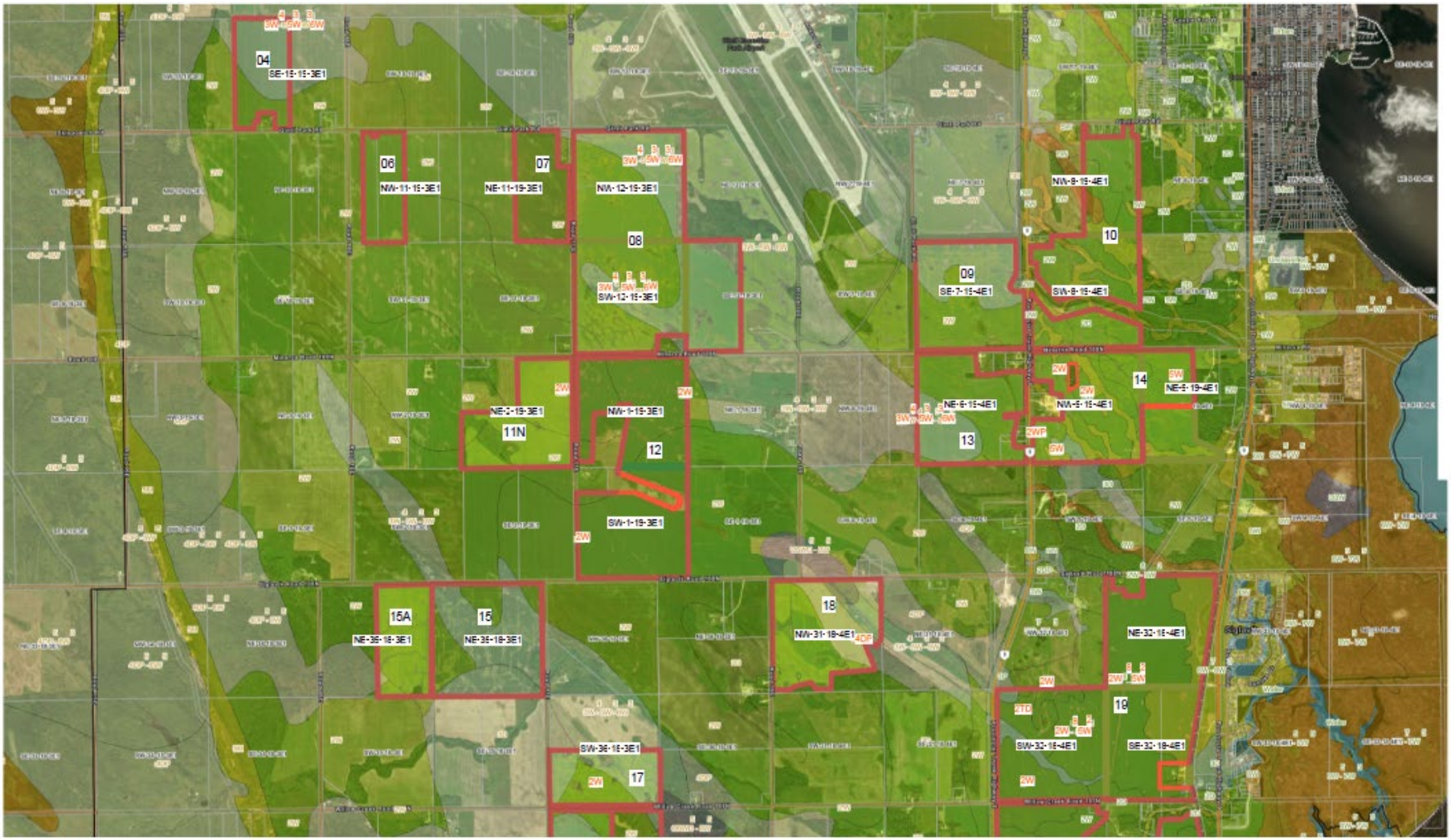
Spread Field Map (3)



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SOUTH-MAN DESIGN GROUP LTD Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB. R2J 3K4 www.southmandesign.ca Pete K: 204-371-7314 | Peter G: 204-221-8289	PROJECT NUMBER: 2508-081	S-2.3
	DRAWN BY: BN	
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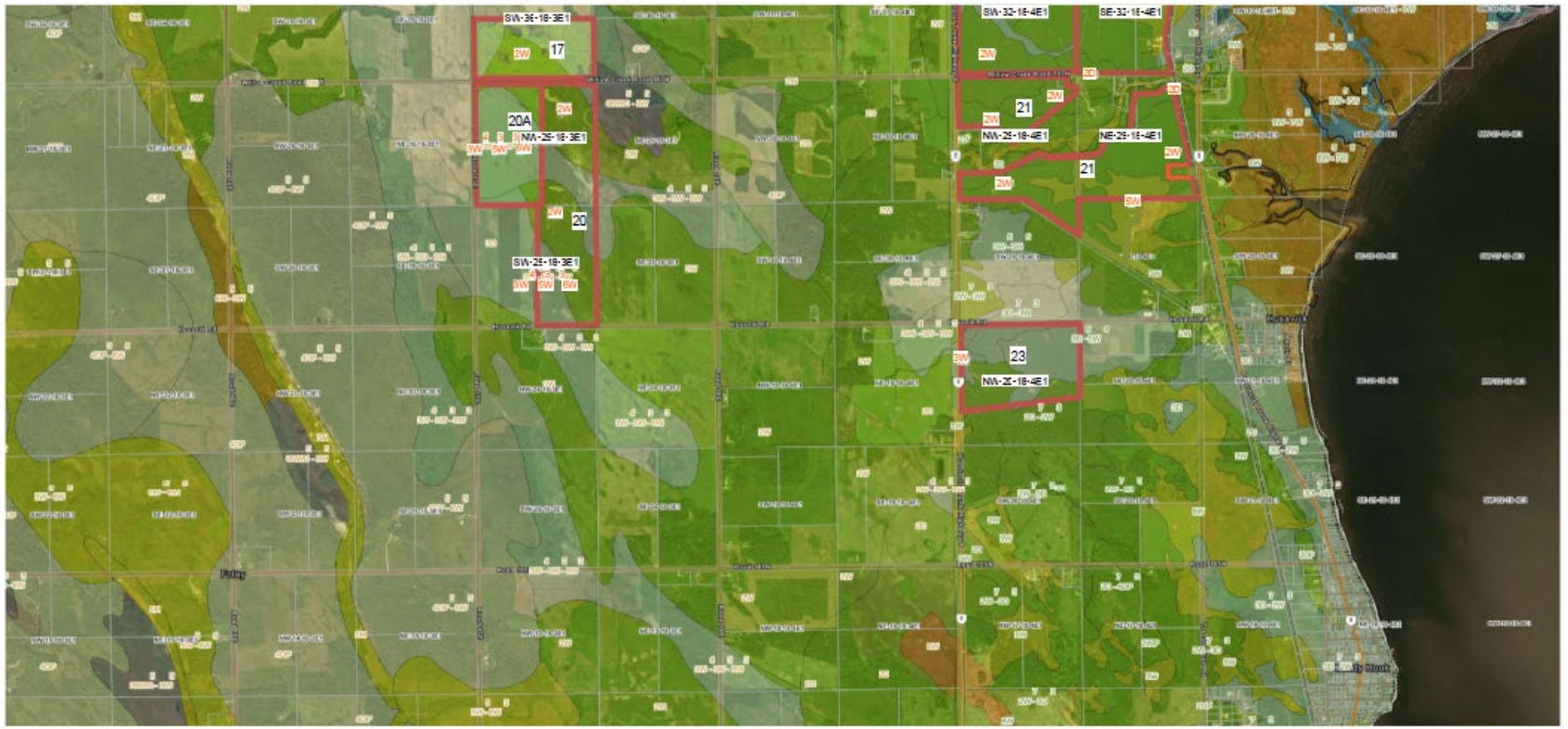

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	DRAWN BY: BN	
	CHECKED BY: PG	
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Spread Field Map (5)

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SOUTH-MAN DESIGN GROUP LTD Unit 8 - 851 Lagimodiere Blvd. Winnipeg, MB. R2J 3K4 www.southmandesign.ca Pete K: 204-371-7314 | Peter G: 204-223-8289	PROJECT NUMBER: 2508-081	S-1.2
	DRAWN BY: BN	
	CHECKED BY: PG	Truck Route Map
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Truck Haul Route Map

C. SITE ASSESSMENT OVERVIEW

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
1	Description of Operation and Nature of Project	*The Planning Act* requires that an application to approve a conditional use for a livestock operation involving 300 or more animal units must be referred to the Livestock Technical Review Committee (TRC) for review. The Fisher Armstrong Planning District Development Plan By-law No. 3/02 states that new livestock operations located within the Agriculture General Area that are 300 animal units or greater in size shall require conditional use approval and referral to the Technical Review Committee. The R.M. of Armstrong Zoning By-law requires new livestock operations within the "AG" Agriculture General Zoning District that are 400 animal units or greater in size shall require conditional use approval. Harbour Colony's application is for a new poultry operation of more than 300 animal units. As such, it has been referred to the TRC for review. The Technical Review Committee Regulation 119/2011 requires an applicant to submit a completed site assessment. The TRC has received and accepted for review a complete site assessment from Harbour Colony, including all information necessary to review the application.	**MNR**
2	Type and Size of Operation	Harbour Colony is seeking Conditional Use approval from the RM of Armstrong to develop a broiler and layer operation. The Colony is proposing 60,000 broilers (300 AU), 40,000 layers (332 AU) and 40,000 pullets (132 AU). The total Animal Units (AU) are 764 AU.	**AGR**
3	Animal Confinement Facilities	Three animal confinement facilities will be constructed: one layer barn, one pullet barn, and one broiler barn.	**MNR**
4	Confined Livestock Areas	The proposed facility is not considered a Confined Livestock Area and is not regulated under the Livestock Manure and Mortalities Management Regulation.	**ECC**
5	Project Sites Unsuitable for Development	The project proposal does not include plans for a confined livestock area and all manure is to be field stored. No Nutrient Management Zone N4 or Buffer Zone restrictions apply to the project site.	**ECC**
6	Water Source: **Existing Well** Water Requirements of **11, 440**imperial gallons per day	This project will require a Water Use Rights Licence issued under *The Water Rights Act.* The proponent must contact the Water Use Licensing Section at wateruse@gov.mb.ca to discuss requirements to obtain a Water Use Rights Licence for this project.	**ECC**

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
7	Development Plan	*The Planning Act* requires that development plans include a livestock operation policy that guides zoning by-laws dealing with livestock operations. *The Planning Act* requires that municipalities issue a development permit before any development takes place on a site. All development must comply with the Zoning By-law and Development Plan. Any proposed development that does not comply with required separation distances or setbacks must obtain Council approval following public hearing to vary those requirements. **Designation** The site of the proposed livestock operation, located in the W ½ 28-18-3 EPM in the R.M. of Armstrong, is designated Agriculture General Area (Fisher Armstrong Planning District Development Plan By-law No. 3/02). The proposal complies with Development Plan Policies (1) and (3) in Part 3.0 Section A.3. **Note:** Development Plan Amendment By-law No. 5/09 was approved on January 21, 2010 to allow existing operations to expand beyond 300 AU within the Agriculture General Area as a Conditional Use.	**MNR**
8	Zoning By-Law	**Zoning** The site of the proposed operation is zoned "AG" Agricultural General Zoning District (R.M. of Armstrong Zoning By-law No. 6/04) with a minimum site area requirement of 80 acres and a minimum site width requirement of 300 feet. The proposed operation complies with the Zoning By-law.	
9	Separation Distances	The R.M. of Armstrong Zoning By-law provides minimum separation distances between livestock operations and residential uses. Table 49.3.2.1 requires the following minimum separation distances for a 764-AU livestock operation: • 3,280.83 feet between a single residence and earthen storage; • 2,296.58 feet between a single residence and buildings; • 9,202.76 feet between a designated residential or recreational area and earthen storage; and • 7,004.59 feet between a designated residential or recreational area and buildings. The distance between the nearest residence to an animal confinement building is 3,374 feet. The distance between the nearest rural residential area and an animal confinement building is 21,320 feet. No earthen storage is proposed. The measurements provided indicate no variances for the minimum separation distances are required.	**MNR**

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
10	Wells	The proposal indicates that water for the proposed livestock operation will be sourced from an existing well at SE ¼ 28-18-3 EPM. The provincial water well database contains information for a number of wells associated with the proposed operation. The proponent has indicated that they are not aware of any abandoned wells on the project site or manure spread fields. However, if any abandoned wells are encountered during operations, they must be properly sealed in accordance with *The Groundwater and Water Well Act* and its associated regulations., and a Sealed Well Report must be filed with Manitoba Environment and Climate Change, Groundwater Management Section. For guidance on well sealing and submission of reports, contact Manitoba Environment and Climate Change at (204) 945-6959 or consult: https://www.gov.mb.ca/water/groundwater/wells_groundwater/index.html. A licensed well drilling professional should carry out well sealing for all but the most basic wells. A list of currently licensed well drilling professionals is available at the link above. During manure spreading, a minimum setback of 20 metres must be maintained from any well, spring, or sinkhole, or 15 metres where a permanent vegetative buffer is in place, under the Livestock Manure and Mortalities Management Regulation.	**ECC**
11	Water Control Works	An application for a Licence to construct water control works is required.	**ECC**
12	Manure Type and Storage: **Solid Manure/ Field Storage**	The applicant will store solid manure as field storage. Under the Livestock Manure and Mortalities Management Regulation, the applicant must: • Locate the manure at least 100 m from any surface watercourse, sinkhole, spring, or well. • Ensure the manure does not pollute surface water, groundwater, or soil. • Land-apply the stored manure the following year.	**ECC**
13	Mortalities disposal methods identified: **Composting**	The applicant will compost mortalities. Under the Livestock Manure and Mortalities Management Regulation, the applicant must: • Ensure the composting does not pollute surface water, groundwater, or soil. • Locate the composting site at least 100 m from any surface watercourse, well, or the operation's boundaries. • Ensure the composting facilities and process are acceptable to the director.	**ECC**
14	Setback Distances from Manure, Livestock, and Mortalities to Water and Operation Boundaries	The applicant has indicated that all setback distances meet minimum requirements set out in the Livestock Manure and Mortalities Management Regulation.	**ECC**
15	Building in Designated Flood Areas	Site is not within a Designated Flood Area. However, several spread fields are adjacent to designated Provincial Water Infrastructure (PWI), specifically 9 & 10 for the Gimli Diversion; 15, 19 & 21 for Willow Creek. A PWI permit from MTI – Hydrologic Forecasting and Water Management branch is required under *The Water Resources Administration Act* for any activity occurring on or near PWI.	**MTI**

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.
16	Odour control measures (project site)	The proponent has indicated that an existing shelterbelt will be used and that no existing trees are expected to be removed for this project. Should odour become a problem for neighbouring residents, there is a complaints process under *The Farm Practices Protection Act*. 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 expense of the courts.	**AGR**
17	Land Available for Manure Application	The estimated land requirement for Harbour Colony is 1201 acres, using the highest number of acres required for the manure phosphorus or nitrogen. Harbour Colony has greatly exceeded the land requirement by demonstrating that they have access to 3481 suitable acres. Likely with land improvements and increased fertility, crop yields and removals will increase and the land required for the manure will decrease. The poultry manures alone will not supply sufficient nutrients for the entire crop land base, and additional nutrients will be needed for sustainable crop production. Please see Appendix A for additional information.	**AGR**
		The proposed spread fields are located within the R.M. of Gimli and R.M. of Armstrong. The spread fields in the R.M. of Gimli are designated either Agriculture Rural-General Area or Agriculture Rural- Restricted Area pursuant to the Eastern Interlake Planning District Development Plan By-law No. 01-2022. The spread field located in the R.M. of Armstrong is designated Agriculture General Area pursuant to the Fisher Armstrong Planning District Development Plan By-law No. 3/02.	**MNR**
18	Setbacks for Manure Application	Under the Livestock Manure and Mortalities Management Regulation, manure spreading must meet setback distances to all surface watercourse and groundwater features.	**ECC**
19	Manure Transportation and Application	Please be advised that any structures placed within the controlled area of a Provincial Trunk Highway (PTH) or Provincial Road (PR) (125 ft from the edge of the right-of way) requires a permit from our office. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at https://forms.gov.mb.ca/highway-permits-application/index.html. The placement of temporary drag lines or any other temporary machinery/ equipment for manure application within the right-of-way of any PTH or PR requires permission from Manitoba Transportation and Infrastructure's Steinbach Office. Please contact Rob Fender, Regional Planning Technologist, at (204) 346-6265 or Rob.Fender@gov.mb.ca. Please also notify the Regional Planning Technologist for the placement of temporary draglines or other temporary equipment for manure application within the controlled area of a PTH or PR (125 ft from the edge of the right-of-way).	**MTI**

Related Section in the Site Assessment		Related Provincial Requirements and Safeguards	Dept.

		Under the Livestock Manure and Mortalities Management Regulation, the applicant must:
		• Operate with an annual manure management plan which includes:
		  ○ Manure type, volume, and nutrient values
		  ○ Spread field location and soil class
		  ○ Soil tests showing nitrogen and phosphorus levels
		  ○ Crops to be grown
		  ○ Manure application rate
		• Ensure manure does not pollute groundwater, soil or escape the operation's boundaries.
		• Follow requirements for the land application of manure, including nitrogen limits and phosphorus thresholds.
			ECC

20	Manure Application on Lands Subject to Frequent Flooding or Inundation	The applicant has indicated that some spread fields are located within a regularly inundated area. Under the Livestock Manure and Mortalities Management Regulation, manure applied there between September 10 and November 10 must be injected or incorporated within 48 hours. This does not apply where perennial forages are established, or the soil is not disturbed except for seed planting or commercial fertilizer application and has adequate crop residue to control erosion.	**ECC**
21	Projected Truck Haul Routes and Access Points	The proposed truck haul route utilizes existing Government Road Allowances which connects to PTH 7. We don't anticipate any significant increase in use.	**MTI**
		The proposed site is accessed by Road 106 North, a municipal road. As per Section 116(2) of *The Planning Act*, municipalities, as a condition of approval, may require proponent to enter into a development agreement regarding the condition and upkeep of local roads used as truck haul routes.	**MNR**
22	Conservation Data Centre Report	**Provincial Requirements:** Known rare species will not be impacted on new site/lands. **Related Provincial Safeguards:** The information provided in the assessment suggest that there will not be any conflicts with species protected under *The Endangered Species and Ecosystems Act* and/or *The Species at Risk Act*, or designated as rare or uncommon by the Manitoba Conservation Data Centre (MBCDC). This review is based on existing data known to the MBCDC of the Wildlife Branch at the time of the review. These data are dependent on the research and observations of our scientists and reflects our current state of knowledge. However, many areas of the province have never been thoroughly surveyed and the absence of data in any particular geographic area does not necessarily mean that rare or endangered species or ecological communities of concern are not present. The information should, therefore, not be regarded as a final statement on the occurrence of any species of concern. All future observations of rare or endangered species made by the proponent should be reported to the MBCDC for further review.	**NRIF**

Provincial Departments: Agriculture (AGR); Environment and Climate Change (ECC); Transportation and Infrastructure (MTI)**;** Municipal and Northern Relations (MNR); Natural Resources and Indigenous Futures (NRIF)

D. PUBLIC COMMENTS AND DISPOSITIONS

Public Comment Summary	
A. Poworski	**Opposed** Concerns Regarding: - Potential impacts on local water including Willow Creek, Lake Winnipeg, the water table and aquifer, and wells.
Alexandra Loewen	**Opposed** Concerns Regarding: - The environmental risks associated with manure spreading; and - The potential contamination and odour related to slaughterhouse waste.
Anita and Lou Caci	**Opposed**
Arleen Kristofferson	**Opposed** Concerns Regarding: - The potential for manure to drain into and have a negative impact on Lake Winnipeg.
Audry Letain	**Opposed** Concerns Regarding: - Traffic and odour impacts on the residents of the RM of Gimili; and - The potential for discharge into Lake Winnipeg.
Barbara S. Veldink	**Opposed** Concerns Regarding: - The potential for the manure and mortalities to impact Lake Winnipeg and ground and surface water; and - The impacts of pollution specifically on the RM of Gimili.
Barbara Wakefield	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and the destruction of a Class 3 wetland area; and - The potential impacts on Diageo Distillers.
Bob	**Opposed** Concerns Regarding: - The spreading of manure in flood prone zones which may lead to run off and pollution; and - The potential for groundwater pollution.

Cara Zabudny	**Opposed** Concerns Regarding: - Proximity of the operation to Lake Winnipeg, residences, and tourist areas; and - The potential impact of manure spreading on surface water and the Lake Winnipeg watershed.
Carla Chornoby	Supports an appeal.
Cathy Danyluk	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg.
K.C. “Chuck” Lund	**Opposed** Concerns Regarding: - Lack of detail on the traffic impact, water usage, available Provincial “Designation of Drains” mapping, manure production calculations, rodents, climate conditions, rodent control plans, and quarry leases for sand, gravel, clay, etc.; and - The potential for additional nutrients to run into Lake Winnipeg.
Colleen Braun	**Opposed** Concerns Regarding: - The potential impacts on residents and property owners at Silver Harbour MB; and - The potential impacts on Lake Winnipeg and Willow Creek.
Colleen Harper	**Opposed** Concerns Regarding: - The potential impacts of manure on Lake Winnipeg.
Dave Curry	**Concerned** Concerns Regarding: - The potential impacts on local waterways and Lake Winnipeg; and - Lack of transparency in the development and application process.
David and Cathy Glen	**Opposed** Concerns Regarding: - Air pollutants and odour; - The potential impacts on wetlands, water quality, and Lake Winnipeg due to flooding; and - The proposed draining of a wetland.
David Podolchuk	**Opposed** Concerns Regarding: - The close proximity of the operation to Lake Winnipeg and potential nutrient run-off.

Diane Boroditsky	**Opposed** Concerns Regarding: - The impacts of manure on Lake Winnipeg due to run-off and flooding.
Diane Hay	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and local resident's health.
Dan Loewen	**Opposed** Concerns Regarding: - The presence of manure and its impacts on Lake Winnipeg, groundwater and the aquifer; and - The potential impact of slaughterhouse solid waste on water and air quality.
Geoffrey Boese	**Opposed** Concerns Regarding: - The potential for ground and water contamination.
Jan and Dave Goddard	**Opposed** Concerns Regarding: - The potential effects on waterways and Lake Winnipeg due to manure.
Janet McDougall	**Opposed** Concerns Regarding: - The potential impacts on the watershed, including waterways in residential areas; and - The potential impacts on the commercial fishing industry.
John Moore	**Concerned** Concerns Regarding: - The potential impacts on roadways; and - The impacts of manure on Lake Winnipeg and the local watershed.
Judith M. Potter	**Opposed**
Kerry Seabrook	**Opposed** Concerns Regarding: - The destruction of a wetland; - The potential for nutrient overload in the local soil; and - The potential impacts on Lake Winnipeg and the subsequent public health and local economy impacts.
Lorne Shukster	**Opposed** Concerns Regarding: - The potential impacts on migrating and local birds and other wildlife; - The impacts on Lake Winnipeg and the local land; and - The misplaced location of an intensive livestock operation in an tourist and fishing area that is prone to flooding.

Mal Macdonald	**Opposed** Concerns Regarding: - The impacts on the environment.
Melanie Dryden	**Opposed** Concerns Regarding: - The impacts on water.
Pamela Larner	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg.
Pat Nuspl	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and the surrounding area due to flooding.
Paul and Elaine Stimpson	**Opposed** Concerns Regarding: - The potential environmental impacts on soil, Lake Winnipeg, and other waterways.
R.W. Bazylewski	**Opposed** Concerns Regarding: - Potential impacts on living conditions and property value due to odour and water pollution.
Rand Melnyk	**Opposed** Concerns Regarding: - Questions surrounding the monitoring of manure management; - The draining of a wetland; and - The potential impacts of manure application on Lake Winnipeg.
Randy Cranston	**Opposed** Concerns Regarding: - The drain of a Class 3 wetland; and - The impacts on Lake Winnipeg and Willow Creek.
Randy Ptosnick	**Concerned** Concerns Regarding: - The impact of manure on the on the Lake Winnipeg watershed.
Ray McMurtry	**Opposed**
Richard Boroditsky	**Opposed** Concerns Regarding: - The impacts of manure on Lake Winnipeg due to run-off and flooding.

Richard Johnston	**Concerned** Concerns Regarding: - The proponent's ability to control waste.
Rob Tkach	**Opposed** Concerns Regarding: - The potential presence of undocumented, unsealed wells and the opportunity for groundwater contamination: - The impact on Lake Winnipeg and Willow Creek; - Odour control; - The potential impact on animal and birds identified as "species at risk": - The risk of Avian flu outbreaks - Climate change and the production of greenhouse gases; - The increase in truck traffic; and - The potential impact on property value and quality of life.
Robert Goodall	**Opposed** Concerns Regarding: - The impact of effluent and manure on Lake Winnipeg.
Ron Nuspl	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and Willow Creek.
Russell and Cheryl Waugh	**Opposed** Concerns Regarding: - The impact of effluent and manure on Lake Winnipeg.
Gail Henderson Brown	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and the aquifers that are used for economic activities.
Gail Mastin	**Concerned** Concerns Regarding: - The fact that manure is being spread in the RM of Gimili instead of solely in the RM of Armstrong; and - The potential contamination of groundwater and Lake Winnipeg.
Ian Blicq	**Opposed** Concerns Regarding: - The impacts of manure on Lake Winnipeg due to run-off and flooding.
Jacqueline Lemay	**Opposed** Concerns Regarding: - The potential impacts on local waterways
James Sephton	**Opposed**

Wendy Johnson & family Brent Johnson & family Brenda Johnson & family Curt Johnson & family Conrad Johnson & family	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and other waterways.
	Opposed Concerns Regarding: - Increase in traffic; and - The potential contamination of Lake Winnipeg and other waterways and land.
Les Storozuk	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg.
Lisa Shaw	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and Willow Creek.
Dana Erickson	**Opposed** Concerns Regarding: - The potential contamination of Lake Winnipeg and groundwater.
Mike and Mika Hacking	**Opposed** Concerns Regarding: - The potential negative impacts on Lake Winnipeg and local fisheries, tourism, and communities.
Richard Romanow	**Opposed** Concerns Regarding: - The potential negative impacts on the local environment, waterways, and community.
Sean Kasper and Kelsey Morgan	**Support**
Sharon Baker	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg and Willow Creek.
Frederik Veldink	**Opposed** Concerns Regarding: - The presence of manure and its impacts on Lake Winnipeg, groundwater and the aquifer; and - The potential impact of slaughterhouse solid waste on water and air quality.
Susan Boese	**Opposed** Concerns Regarding: - The potential negative impacts on Lake Winnipeg and the local drinking water supply.

Wade and Valerie Taylor	**Opposed** Concerns Regarding: - The potential impacts on Lake Winnipeg.
Diana Plett	**Opposed** Concerns Regarding: - The potential for the contamination of Lake Winnipeg and odour.
Richard Bredsteen	**Concerned** Concerns Regarding: - The potential impacts of manure on the health of Lake Winnipeg.
Robert Gillies	**Opposed** Concerns Regarding: - Odour, air quality, and noise; - Increases in traffic and the impacts on road safety; - The potential impact on property value; - Environmental impacts related to Lake Winnipeg; and - The potential impacts on quality of life.
Wayne Spakowski	**Support**

In addition to the public comments, letters from the RM of Armstrong (Appendix C) and the RM of Gimli (Appendix D) were received.

A full copy of the public comments as well as the proponent's response may be viewed on the public registry at: https://www.gov.mb.ca/mr/livestock/public_registries.html

See Appendix B and Appendix E for the proponent's response to the public comments.

E. CONCLUSIONS AND RECOMMENDATIONS

Conclusion

The information contained in the Site Assessment submitted by the proponent generally meets provincial requirements. 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

1. 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
        i. the applicant,
        ii. the Minister (c/o the Selkirk Community Planning Office),
        iii. all adjacent planning districts and municipalities, and
        iv. 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; and
    b) publish the notice of hearing in one issue of a newspaper with a general circulation in the planning district or municipality or, when there is no newspaper with a general circulation in the area, post the notice in the office of the planning district or municipality and at least two other public places in the district or municipality; and
    c) post a copy of the notice of hearing on the affected property in accordance with the Posting Requirements outlined in Section 170 of *The Planning Act*.

2. Council should specify the type(s) of operation, legal land location, number of animals in each livestock category, total animal units, and expiration date (as per Planning Act section 110(1)) in its Conditional Use Order.

3. 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 Community Planning Office), and
    c) every person who made representation at the hearing.

4. Under Section 116(2) of *The Planning Act*, council may consider including the following conditions on the approval of this application:
    a) Measures to ensure conformity with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law
    b) Measures to implement recommendations made by the Technical Review Committee
    c) Requiring a manure storage cover
    d) Requiring a shelterbelt to be established
    e) Requiring the owner to enter into a development agreement dealing with:
        i. The timing of construction of any proposed building
        ii. The control of traffic
        iii. The construction or maintenance of, or a sum of money to the planning district or municipality to be used to construct, roads, traffic control devices, fencing,

landscaping, shelter belts or site drainage works required to service the livestock operation.

5. Council is requested to include in their resolution and/or Conditional Use Order notification that, as per Section 118.2(1) of *The Planning Act*, an applicant may appeal the following decisions of a board or council to the Municipal Board:

   b) for an application for approval of a conditional use made in respect of a large-scale livestock operation,
      i. a decision to reject the application,
      ii. a decision to impose conditions.

6. As per Section 118, no development or expansion of a livestock operation that is the subject of an application under Part 7, Division 2 of *The Planning Act* may take place until

   a) the application is approved and the applicant complies, or agrees to comply, with any condition imposed on the approval under this Division; and
   b) the applicant obtains every approval, including any permit or licence, required under an Act, regulation or by-law in respect of the proposed operation or expansion, and complies with, or agrees to comply with, any condition attached to the approval.

7. Council is welcome to contact Manitoba Environment and Climate Change, Environmental Approvals Branch, or Regional Environmental Compliance and Enforcement staff with respect to the Livestock Manure and Mortalities Management Regulation (M.R. 42/98), including compliance and enforcement issues.

Recommended Actions to Proponent

1. This project will require a Water Use Rights Licence issued under *The Water Rights Act*. The proponent must contact the Water Use Licensing Section at wateruse@gov.mb.ca to discuss requirements to obtain a Water Use Rights Licence for this project.
2. An application for a Licence to construct water control works is required. The proponent must contact the Drainage section at drainage@gov.mb.ca for more information on regarding water control works and wetlands.
3. Any additional measures identified through subsequent provincial licencing or permitting to minimize any identified risks to health, safety and the environment should be undertaken.
4. As per Section 118.2(2)(b), an applicant may appeal the following decisions of a board or council to the Municipal Board respecting an application for approval of a conditional use:

   i. a decision to reject the application,
   ii. a decision to impose conditions.

5. During manure spreading, a minimum setback of 20 metres must be maintained from any well, spring, or sinkhole, or 15 metres where a permanent vegetative buffer is in place, under the Livestock Manure and Mortalities Management Regulation.

6. Under the Livestock Manure and Mortalities Management Regulation, the applicant must:
   - Locate manure at least 100 m from any surface watercourse, sinkhole, spring, or well.
   - Ensure manure does not pollute surface water, groundwater, or soil.
   - Land-apply stored manure the following year.
   - Ensure composting does not pollute surface water, groundwater, or soil.
   - Locate composting site at least 100 m from any surface watercourse, well, or the operation's boundaries.

7. A Provincial Water Infrastructure permit from MTI – Hydrologic Forecasting and Water Management branch is required under *The Water Resources Administration Act* for any activity occurring on or near PWI.

8. Any structures placed within the controlled area of a Provincial Trunk Highway (PTH) or Provincial Road (PR) (125 ft from the edge of the right-of way) requires a permit. Contact: accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at https://forms.gov.mb.ca/highway-permits-application/index.html.

9. The placement of temporary drag lines or any other temporary machinery/ equipment for manure application within the right-of-way of any PTH or PR requires permission from Manitoba Transportation and Infrastructure's Steinbach Office. Please contact Rob Fender, Regional Planning Technologist, at (204) 346-6265 or Rob.Fender@gov.mb.ca. Please also notify the Regional Planning Technologist for the placement of temporary draglines or other temporary equipment for manure application within the controlled area of a PTH or PR (125 ft from the edge of the right-of-way).

F. TECHNICAL REVIEW COMMITTEE MEMBERS

Name	Department	Title *Branch*	Contact
Holly Ervick-Knote	Municipal and Northern Relations	Senior Planner *Community Planning Services Branch*	204-945-1312 holly.ervick-knote@gov.mb.ca
Petra Loro	Agriculture	Livestock Environment Specialist *Sustainable Agriculture Branch*	204-918-0325 petra.loro@gov.mb.ca
Julie Froese	Environment and Climate Change	Environmental Livestock Coordinator *Environmental Approvals Branch*	204-945-7104 julie.froese@gov.mb.ca
Karin Newman	Natural Resources and Indigenous Futures	Habitat Mitigation Specialist *Wildlife Branch*	431-844-1625 karin.newman@gov.mb.ca
Jeff DiNella	Transportation and Infrastructure	Senior Development Review Technologist *Highway Planning and Design Branch*	204-430-7176

Appendix A

Manitoba Agriculture – Sustainable Agriculture Branch

In areas of lower livestock intensity, such as the RM of Armstrong, it is currently the Province of Manitoba's policy to require the proponent to demonstrate access to 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 for manure application in areas of lower livestock intensity to balance manure phosphorus with crop phosphorus removal, should it be necessary in the future.

Typical, modern feeding practices for broilers, layers and pullets were used to estimate nutrient excretion by the poultry at Harbour Colony. Realistic, long-term 10-year crop yields from the Manitoba Agricultural Services Corporation (MASC) for the RM of Gimli (where the crop lands are predominantly located) were used to estimate crop nitrogen uptake and phosphorus removal rates for the crop rotation specified in the proposal. Average nitrogen uptake by the crops is estimated to be 115.1 lbs N/acre. Average phosphorus removal is estimated to be 27.4 lb P2O5/acre. These are very conservative estimates of crop uptake/removal potential and result in a greater land requirement than may actually be needed.

Land suitability is determined using soil testing for phosphorus and soil survey to establish the agriculture capability. Soils must be below 60 ppm Olsen P to be considered suitable. The soil tests for the manure application fields are low to very low and will benefit from the nutrients in the chicken manure, although there are not enough nutrients in the manure to fertilize the entire land base. Additional nutrients will be required.

Reconnaissance soil survey is available in the area to determine the agriculture capability of the land. The soil survey indicates the land is anywhere from Class 2 to 6. The most significant limitations in the area are wetness (W) with smaller areas of droughtiness (M) and density (D). Class 6W soils are very poorly drained, capable of producing only perennial forage crops and improvements are not feasible. As such, they must be excluded from the manure management plan.

The estimated land requirement for Harbour Colony is 1201 acres, using the highest number of acres required for the manure phosphorus or nitrogen. Harbour Colony has greatly exceeded the land requirement by demonstrating that they have access to 3481 suitable acres. Likely with land improvements and increased fertility, crop yields and removals will increase and the land required for the manure will decrease. The poultry manures alone will not supply sufficient nutrients for the entire crop land base, and additional nutrients will be needed for sustainable crop production.

Manitoba Natural Resources and Indigenous Futures – Fisheries Branch

Fisheries Branch staff have reviewed the proposal and advise that if the proponent adheres to all mitigative measure prescribed by ECC to protect surface waters and riparian habitats, we have no additional concerns with the proposal as described.

Manitoba Natural Resources and Indigenous Futures – Lands and Planning Branch

The Lands Branch has reviewed the Harbour Colony - TRC Pre-screening Request and the review of the information provided suggests there is no impact to Crown land administered under *The Crown Lands Act*. This review is based on information known to the Lands Branch as documented in the Crown Lands Registry System.

Appendix B

SOUTH-MAN
DESIGN GROUP LTD

Unit 8 – 851 Lagimodiere Blvd.

Winnipeg, MB. R2J 3K4
www.southmandesign.ca 204-668-9652

March 13, 2026

Attention: Technical Review Committee

Re: Harbour Colony (TRC 12-120) – Public Comment Responses

In consultation with the proponent, we have prepared the following responses to the comments received through the public review process. As many of the concerns expressed are similar in nature, we have prepared a single document with the intent to cover all of the concerns expressed to the best of our ability.

Site Identification:

As is the case when most colonies begin to develop a new site, the initial permit applications and correspondence are initiated under the name of the mother colony (in this case Crystal Spring Colony) or a numbered company (in this case 7317434 Manitoba Ltd.) if the property was purchased in anticipation of the need to start a daughter colony somewhere in the future. Since the start of the development process, it has been decided that the name of the new colony will be Harbour Colony and as such any subsequent permit applications have utilized this official name. In the comments provided there has been reference to Boundary Colony. The origin of this name is unknown as it does not appear on any of the previous applications and would therefore not be considered applicable to this application.

Animal Inventory:

The original Letter of Intent submitted to the Fisher-Armstrong Planning District identified that the intention was to establish livestock enterprises on the site. No specific mention was made as to size and species at that time, as these decisions are typically established based on market conditions and the availability and cost of quota in supply management systems such as dairy, poultry and egg production. The Letter of Intent also went on to identify that the establishment of any livestock operations would be regulated through the Conditional Use and Provincial Technical Review Processes. This is the specific process that has been followed to date.

Within the Environment Act Proposal for the domestic lagoon, it was identified that the proposed abattoir would process 6000 chickens, 2000 ducks/turkeys, 500 hogs and 25 cattle. The intent was not to infer that these number of animals would be all that would be housed on site but rather used to establish the capacity of the abattoir and ensuing wastewater treatment needs. The proposed poultry inventory included in the Conditional Use constitutes the plans of the colony for a significant period of time into the future. If additional livestock species would want to be added, the Conditional Use and TRC processes will need to be reinitiated. Those animal species identified to be processed within the abattoir that are not within the current conditional use will be sourced either locally or from the mother colony and brought from off-site for processing.

Groundwater Resources:

Water usage for all development will be licensed through the Water Licensing Branch of Manitoba Environment and Climate Change based on the expected daily usage exceeding 25000L/day. As part of this licensing process the volume of use is taken into consideration and used to assess the impact on the aquifer and adjacent water uses. In situations where it is determined that the use will be a detriment to the aquifer or adjacent neighbours, limitations will be placed on the applicant, or they will be directed to consider alternative water sources such as surface water collection and/or increased efforts in water conservation.

Like the surrounding community, Harbour Colony will be dependant on the same groundwater resources for their daily domestic and agricultural needs. With the intent of occupying this site indefinitely, it is in the best interest of the colony to protect this water source for both them and the community for the future. The wells in the immediate area draw their water from the limestone aquifer approximately 120' below the surface. This significant overburden will provide substantial protection against any surface activity. The wells developed on site are also situated approximately 2000 feet from the livestock facilities and in a location which would never receive any manure application, thereby affording the confidence that the livestock operation will have no impact on these wells and the groundwater resources that they draw on.

Surface Water Resources and Wetlands:

The proposed residential, agricultural and commercial develop situated on 28-18-3E has required several Class 3 (seasonal) wetland areas to be drained in order to facilitate structures and infrastructure. A licence to conduct the drainage that has occurred thus far has been obtained through Manitoba Environment and Climate Change. As part of this licencing process, compensation has been paid to Manitoba Habitat Heritage Corporation. The intent of this assign fee is to utilize these funds to reconstruct new wetland areas equal to or greater in area than the wetland area that had been removed. This similar process will be followed in the event that additional wetland area is required to be drained.

The utilization on confined livestock facilities and the absence of on-site manure storage facilities minimize the potential for any nutrient or manure runoff from the site and the potential for impact

to surface water sources. Site selection for field storage of manure will be very particular to protect against the potential for flooding and areas not prone to runoff. Minimum setbacks as stipulated within the Livestock Manure and Mortalities Management Regulation M.R. 42/98, will be met or exceeded. If conditions exist, that require additional protection, temporary earthen berms can be utilized to further protect any manure stockpiles from being impacted. Regulatory requirements also stipulated that field stored manure can not be stored in the same location and must be moved annually to prevent the accumulation and migration of nutrients deep within the soil profile and that a crop be established where the pile was located in the subsequent year to ensure that any deposited nutrients are utilized by that crop.

As with most solid manure sources, it is proposed that the manure from the proposed poultry operations will be field applied using solid manure spreaders and incorporated into the soil utilizing cultivation or deep tilling equipment that will incorporate the manure beneath the soil surface. The intention is to have this tillage performed within 48 hours of application to minimize nitrogen loses, reduce odour potential and tie up the manure within the soil profile to protect against runoff and erosion. Application within areas known to be subject to flooding and in close proximity to drains and ditches, will be avoided at all times. The manure will be applied at agronomic rates, where the nutrients are applied at rates consistent with the uptake and utilization potential of the crop to be grown the following year. Through this practice, the potential for excess nutrient accumulations and the potential for nutrient runoff is minimized. Riparian areas where present will be maintained and where thought to be beneficial will be established within fields to act as buffers and interceptors to capture and filter any runoff from spreading fields. In combination, all of these factors will maximize the protection to surface water.

Manure and Nutrient Management:

The Livestock Manure and Mortalities Management Regulation (M.R. 42/98) (LMMMR) was established by the provincial government to regulate all aspects of the manure and mortalities associated with livestock operations. The LMMMR ensures that livestock manure and mortalities are managed in a manner that protects the environment and includes such items as manure storage, field application of manure nutrients, mortality storage and disposal methods, and surface and groundwater protection. The regulation also has the provision for Manitoba Environment Officers to provide ongoing oversight to monitor compliance and investigate complaints and thereby ensure that a livestock producer is adhering to the regulation.

Based on the size of the proposed poultry facilities, it will be required that the colony submit an annual manure management plan to the province prior to field applying any manure. Through this process, the operation is monitored with respect to manure application methods and nutrient levels within the soil to ensure compliance with the LMMMR and long-term sustainability. The potential effects on the environment of nutrients within manure are no different than commercial fertilizers. However, there is a significant difference in the regulation of manure applied nutrients versus commercial fertilizers. The annual submission of a manure management plan and soil

nutrient test results is a means to control and monitor nutrient concentrations in the soil on an annual basis. This same monitoring and accountability does not exist with the application of commercial fertilizers.

The current regulatory requirements require a land base of approximately 1201 acres for the utilization of the P2O5 produced by the proposed poultry operations. Harbour Colony has 3481 acres of land available after the reduction for setback distances during manure application and areas of fields known to be prone to regular flooding or inundation. This excess of acres provides the flexibility to selectively store and apply the manure generated, in areas that are least likely to have any negative environmental impacts and minimal impact on surrounding residents. The desire and intent are to refrain from spreading manure in close proximity to residential developments within the RM of Gimli and major drainage ways that lead directly to the lake.

Odour Production and Control:

The proposed poultry barns will be totally enclosed housing, meaning the birds will not have access to the outside at any point in the production cycle. The environments within the barns will be mechanically controlled ensuring adequate air exchange to maintain good air quality and temperature controlled for optimum bird comfort. Manure removal will occur every several days from within the laying operation in order to ensure that the manure remains aerobic and the production of odour causing constituents such as ammonia and hydrogen sulphide are minimized. Manure from the broiler barn consist primarily of bedding material such as straw and is managed to remain dry to also ensure a suitable environment for the birds. This bedding/manure mixture will be removed at the end of each batch and is generally very dry and unoffensive. Adequate ventilation, frequent manure removal, and the absence of anaerobic manure will all contribute to minimizing odour production. With the proposed separation distance to neighbouring residences and presence of forested area, it is not anticipated that there will be any measurable odour impact. In fact, the colony residences would be the most likely to be impacted due to the proximity and high frequency of winds blowing from the south through to the westerly directions.

Odour production during field application, would also be considered generally inoffensive, when the manure has been properly composted during the storage period. This composting action is achieved typically by “turning” the piles several times throughout storage period between spring and fall. This composting process minimizes the ammonia and hydrogen sulphide attributing to the odour that would be most notable and offensive. A system by which bedding material from the broiler barn is introduced with the layer manure within the field, will aid in the overall composting process and significantly reduce the potential for odour production.

Mortality Management:

Composting of naturally occurring mortalities is generally the most widely used method of disposal for poultry producers. The colony propose to construct a permanent composting facility with a concrete foundation and enclosure to make management of the composting process more controllable and predictable, while also providing protection to the environment and predation from wildlife. When completely composted, the composted product will be field applied in a fashion similar to the manure. No increase in wildlife activity would be expected with the use of a secure composting facility.

Animal Welfare:

The laying hens will be housed in an aviary style housing system which affords the 5 freedoms. The 5 freedoms include, freedom:

1) From Hunger and thirst
2) From Discomfort
3) From Pain, Injury and disease
4) To express normal behaviour
5) From fear and distress

The proposed laying aviary system conforms to the Animal Welfare Act and is consistent with industry standards within Canada. The proposed systems for feed, water and air quality within both the layer and broiler barns would be considered the latest technology and affords the best conditions available for optimal animal comfort and health.

Several comments were received with respect to the occurrence of bird influenza and the impacts that the proposed poultry operations would have on wildlife species. It should be noted that the bird flu is a naturally occurring disease within wildlife foul, not a disease present within domestic foul that is transmitted to wildlife. The transmission of this disease from wildlife to the proposed domestic flock is of considerable concern to Harbour Colony, as an outbreak has significant economic implications. Tight biosecurity protocols will be maintained on site to minimize the potential for such an outbreak.

Acknowledgement of Support:

Members of Crystal Spring Colony and Harbour Colony would like to express appreciation to those that submitted letter to the TRC in support of their application. As was described in these letters, the desire of the colony is to actively participate in the community to make it better for everyone. Part of their belief system is to help others in need, and consequently they can often be found volunteering or providing in charitable ways. It is not uncommon for colonies to have their own fire fighting, and winter road clearing equipment, which through coordination with the Municipality have been utilized during times of need. Inevitably, the goal of the colony is to live harmoniously together with the surrounding community and provide a safe environment and financially sustainable future for many generations to come.

Respectfully Submitted;

South-Man Design Group Ltd.

Crystal Spring Colony

Harbour Colony

Appendix C

Rural Municipality of Armstrong

February 9, 2026

Technical Review Coordination Unit
Municipal and Northern Relations
604-800 Portage Avenue
Winnipeg, MB
R3G 0N4

RE: Harbour Colony (TRC 12-120)

We would like to inform you that Council for the RM of Armstrong supports the proposed development of a poultry operation for the above-mentioned project.

The RM of Armstrong is primarily an agricultural municipality, with many well-established livestock operations currently operating throughout the municipality. Livestock operations, and their manure management practices such as the ones found in Manitoba's Hutterite Colonies, have existing manure management plans and is something we strongly believe in. We know that many of these practices have been part of the municipal landscape without causing any environmental harm.

In addition, we know that the proponents have sufficient land on which to spread the manure. As a result of their manure management plan, manure will replace the use of chemical fertilizers and add organic matter to the soil, which is beneficial to the environment.

Lastly, rural municipalities benefit from economic development when operations like this are established, and Council believes that livestock operations such as this will support that in the RM of Armstrong.

Sincerely,

RM of ARMSTRONG

CMayer, CAO asper

Garry Wasylowskim, Reeve

cc. RM of Armstrong Council

P. O. Box 69, Inwood, MB, R0C 1P0
Phone: (204) 278-3377 Fax: (204) 278-3437 cao@rmofarmstrong.com

TAYLOR McCAFFREY LAWYERS

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Direct Line: 204.988.0471

February 27, 2026 ***By Email***

Technical Review Co-ordination Unit
Department of Municipal and Northern Relations
600 – 800 Portage Avenue,
Winnipeg, MB R3G 0N4

Dear Sir/Madam:

Re: Harbour Colony (TRC-120)
Proposed Development of a Poultry Operation
The Rural Municipality of Gimli – Written Submission
Our File No. 741-246

We have been retained by the Rural Municipality of Gimli (the "**Municipality**") in order to provide submissions in response to the Technical Review Committee ("**TRC**") process respecting the proposed poultry operation and associated development (the **"Poultry Proposal**") by the Harbour Colony (the "**Colony**").

The Municipality recognizes the importance of agricultural development within the region and supports responsible livestock growth that is carried out in a manner consistent with provincial requirements and with due regard for local environmental, infrastructure, and land use considerations. The Municipality's participation in this process is intended to raise technical points for clarification or consideration, and ensure that the Municipality's interests are appropriately addressed.

Overview of the Proposal

Based on the materials submitted to the TRC, the Proposal involves the development of new poultry facilities at the Harbour Colony site, including layer, pullet, and broiler barns, together with the associated colony infrastructure. The livestock component is proposed at a scale of approximately 764 animal units (comprised of approximately 60,000 broilers, 40,000 layers, and 40,000 pullets).

The Municipality understands that this Proposal forms part of the broader Harbour Colony development on the site, which includes residential and communal facilities, along with a domestic wastewater treatment lagoon. The Municipality further understands that the wastewater treatment system is currently subject to review under *The Environment Act*, C.C.S.M. c. E125, including a forthcoming hearing before the Clean Environment Commission that is scheduled for April 2026.

The Municipality has reviewed the Site Assessment Form and the supporting technical materials filed in support of the Poultry Proposal. The comments that follow identify specific technical and local matters that, in the Municipality's view, should be addressed as part of the TRC's review.

Technical Matters Requiring Clarification

The following questions, comments, and concerns reflect the Municipality's review of the submitted materials, informed in part by technical input, and are intended to identify matters where additional clarification or confirmation is necessary.

4.1 Groundwater Supply and Peak Demand

The Municipality notes that the Poultry Proposal contemplates a combined water demand associated with both the proposed poultry operation (approximately 764 animal units) and the existing and planned Harbour Colony population. Based on the materials filed, the projected average daily water demand is approximately 52,000 litres per day.

The Municipality further notes that the Wells Table identifies a number of domestic wells in the surrounding area, including active residential wells in relative proximity to the site. In light of the scale of the proposed livestock operation and the integrated nature of the colony development, the Municipality seeks confirmation that the existing groundwater supply is sufficient to meet anticipated peak operational demand without adverse impact to neighbouring wells.

In particular, the Municipality requests clarification respecting:

- whether the projected demand reflects peak usage conditions for both livestock and colony domestic use;
- whether the proponent has assessed potential interference effects on nearby domestic wells; and
- whether the water supply assumptions reflect the full anticipated build-out of the Harbour Colony development.

4.2 Consistency of Population and Wastewater Assumptions

The Municipality notes that the materials filed in support of the Poultry Proposal reference a colony population of approximately **150** persons for the purpose of estimating domestic

water demand associated with the site. The Municipality further notes that the Environment Act Proposal for the Harbour Colony wastewater treatment system contemplates a design population of up to **250** persons at full build-out. The design population of 250 persons represents approximately a **67% increase** over the 150-person assumption used in the Poultry Proposal.

Given the magnitude of this variance and the integrated nature of the Harbour Colony development, the Municipality seeks confirmation that the various infrastructure planning assumptions, including domestic water demand, wastewater generation, and lagoon sizing, have been assessed on a consistent and full build-out basis. The Municipality is concerned that the servicing analysis does not accurately reflect the anticipated full build-out conditions.

4.3 Lagoon Capacity and Operational Margin

The Municipality acknowledges that the Harbour Colony wastewater treatment lagoon is currently subject to review under *The Environment Act*, C.C.S.M. c. E125, including a forthcoming hearing before the Clean Environment Commission. The Municipality does not seek to duplicate that process.

However, based on its review of the Environment Act Proposal, the Municipality notes that the projected hydraulic loading of the lagoon appears to approach the stated design capacity at full build-out. In light of the integrated nature of the Harbour Colony development, the Municipality seeks confirmation that the wastewater treatment system maintains an appropriate operational margin to accommodate normal variability in flows, infiltration and inflow, and population fluctuations.

In particular, the Municipality requests confirmation that the lagoon system, as ultimately licensed and constructed, will provide sufficient capacity and operational resilience to serve the Harbour Colony development at full anticipated build-out.

4.4 Surface Drainage and Intermittent Natural Drain

The Municipality notes that the Project Site Plan identifies the presence of an intermittent natural drain in proximity to the proposed poultry facilities. The Municipality further notes that the Environment Act Proposal contemplates the alteration of a small Class 3 wetland area within the broader colony development.

In light of these site characteristics, the Municipality seeks confirmation that surface drainage patterns, spring runoff conditions, and related site grading have been appropriately considered in the design and operation of the proposed facilities and associated manure handling activities. The Municipality is particularly interested in confirming that runoff from barn areas, manure handling locations, and field storage activities will be managed in a manner that minimizes the risk of nutrient transport to adjacent drainage features, including the intermittent drain identified on the site plan.

4.5 Manure Management and Field Conditions

The Municipality has reviewed the manure management materials filed in support of the Poultry Proposal, including the designated spread field information and soil test data. The Municipality notes that several of the identified spread fields include drainage features, wetlands, or other characteristics that may influence field accessibility and nutrient management under certain seasonal conditions. The Municipality therefore seeks confirmation that the agricultural capability of the proposed spread lands, including any lands with wetness limitations, has been appropriately considered in the manure management planning.

In particular, the Municipality requests clarification respecting:

- whether any of the proposed spread fields are classified within agricultural capability subclasses associated with significant wetness limitations (including Classes 4W, 5W, or 6W), and how nutrient application will be managed on any such lands;

- what contingency measures are proposed in the event that weather or field conditions prevent incorporation of manure within the prescribed timeframe;

- whether baseline soil phosphorus levels across the designated fields have been fully accounted for in establishing application rates; and

- how temporary field storage of dry poultry manure will be managed to minimize the risk of runoff during snowmelt or high precipitation events.

The Municipality further seeks confirmation that appropriate setbacks, buffers, and operational practices will be maintained between spread areas and adjacent drains, ditches, and water features in accordance with provincial requirements and good agricultural practice.

4.6 Municipal Road and Haul Considerations

The Municipality notes that manure generated from the proposed poultry operation will be transported to designated spread fields located in the surrounding region, including lands accessed via municipal road networks. The Municipality further notes that poultry litter is a dry material that may generate dust and that hauling activity may be concentrated during peak seasonal spreading periods.

In light of the above, the Municipality requests confirmation that anticipated hauling volumes, routing, and seasonal timing have been reviewed with affected municipalities and that appropriate operational measures will be implemented to manage potential impacts to local roads and adjacent land uses. Such measures may include, where appropriate, dust suppression practices, appropriate load securement, and coordination of hauling activities during peak periods.

4.8 Additional Technical Considerations

The Municipality has also considered additional technical input respecting the Poultry Proposal and offers the following observations for the TRC's consideration.

The Municipality notes the importance of ensuring that nutrient management planning reflects site-specific conditions, including local topography, proximity to surface drainage features, and the cumulative nutrient profile of the Harbour Colony development at full build-out. In this regard, the Municipality requests confirmation that the proponent has appropriately considered phosphorus transport risk in addition to soil test levels when developing the manure management plan.

The Municipality further notes that manure hauling associated with the proposed poultry operation may involve the use of municipal roads within the region during peak spreading periods. The Municipality requests confirmation that anticipated hauling volumes and operational practices have been reviewed with affected municipalities to ensure that traffic, dust, and road use considerations are appropriately managed.

Finally, the Municipality requests confirmation that the proponent will continue to operate the facility in compliance with all applicable provincial requirements respecting manure handling, land application, and environmental protection, and that appropriate adaptive management measures will be implemented should site conditions or operational circumstances materially change.

For the assistance of the reviewing authority, the Municipality has appended a list of specific follow-up questions arising from its review of the materials filed in support of the Proposal. Those follow-up questions are set out at **Appendix A**. Written responses are requested in order to clarify the evident gaps and ensure that the servicing and planning assumptions underlying the Proposal are properly substantiated.

5. Relationship to the Environment Act Process

Given the integrated nature of the Harbour Colony development and the reliance of the proposed livestock operation on the supporting wastewater and servicing infrastructure, the Municipality considers it appropriate that the TRC be satisfied that the various components of the development are proceeding on a coordinated and compatible basis.

Accordingly, the Municipality's position as set out in this submission is advanced on the understanding that the wastewater treatment system will obtain all required approvals under *The Environment Act* and will be constructed and operated in accordance with any conditions imposed through that process.

6. Conclusion

The Municipality appreciates the opportunity to participate in the TRC process respecting the Harbour Colony Poultry Proposal. Based on the information presently available, the Municipality respectfully requests that the TRC consider the clarifications and questions

outlined above and in Appendix A while assessing the Poultry Proposal. The Municipality further requests that the TRC consider whether the operational plans are appropriate for the scale and integrated nature of the Harbour Colony development.

Subject to the foregoing, the Municipality thanks the TRC for the opportunity to provide input and would be pleased to respond to any questions arising from this submission.

Yours truly,

TAYLOR McCAFFREY LLP

Per: 

Kevin T. Williams, K.C.

KTW/jk

Appendix E

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March 19, 2026

Attention: Technical Review Committee

Re: Harbour Colony (TRC 12-120) – Response To RM of Gimli

We have prepared the following responses to the comments received through the public review process from the RM of Gimli. The responses have been provided in sequence, following the questions or concerns expressed.

Q1. What are the specific Agricultural Capability Ratings (CLI) for the designated spread fields? Are any classified as 4W, 5W, or 6W (poorly drained), which the Manitoba Nutrient Management Regulation typically restricts for nutrient application?

Response: The agricultural capability class and subclass are identified on the Manure Application Field Characteristic Table within the site assessment submission. Fields identified to receive manure application do contain areas with the classes identified. Having farmed the land to receive manure during the recent years of extreme rainfall events and snowmelt, Harbour Colony are aware of and have mapping of areas known to be subject to regular flooding or limitations in crop production and would not intend to apply manure within these zones. Sufficient land base is available to sustainably apply manure on this selective basis.

Q2. In the event of an unseasonable spring flood or a "one-in-fifty-year" rain event, what is the contingency plan if the fields are too saturated to incorporate manure within the required 48-hour window?

Response: Field application of manure will be scheduled at times when field and weather conditions are favourable for application and incorporation in the shortest period possible. With the proposed field storage, in the event that these favourable conditions are not available, application can be delayed until such time that desirable field and weather conditions are available. In the event that the manure has been spread and was unable to be incorporated, measures will be taken to restrict or eliminate the potential for runoff from leaving the property. This can be accomplished through temporary dykes or blocking of culverts in extreme situations. Q3. The proposal mentions removing a Class 3 wetland (0.12 acres). Class 3 wetlands (seasonal ponds) are highly effective at trapping phosphorus during the spring melt. How will the loss of this natural "nutrient sink" be offset to prevent an increase in the net phosphorus export to the nearby Willow Creek and/or Lake Winnipeg?

Response: The proposed development has required several Class 3 (seasonal) wetland areas to be drained in order to facilitate structures and infrastructure. A licence to conduct the drainage that has occurred thus far has been obtained through Manitoba Environment and Climate Change. As part of this licencing process, compensation has been paid to Manitoba Habitat Heritage Corporation. The intent is that the Manitoba Government will utilize these funds to reconstruct new wetland areas equal to or greater in area than the wetland area that had been removed. This similar process will be followed in the event that additional wetland area is required to be drained.

Q4. Poultry manure has a significantly higher concentration of phosphorus than other livestock waste. Has a Phosphorus Index (P-Index) been calculated for the specific topography of the Husavik Road site and the locations for land application of poultry manure? This would account for the risk of Phosphorous transport based on slope and proximity to surface water, rather than just soil test levels.

Response: Field application of phosphorus for crop production, regardless of source, has similar potential for escaping the property if applied incorrectly or in excess. Testing of manure samples will determine the phosphorus and nitrogen content, and application rates will be adjusted based on these levels. Responsible nutrient application, including application rate and method of application will ensure that the risk of loss is minimized.

Q5. What are the current baseline Phosphorous soil test levels for the proposed application fields? If levels already exceed the limit, will the colony commit to a "Phosphorous-removal" application rate (matching crop uptake) rather than a nitrogen-based rate?

Response: The soil test results for the parcels identified for manure application have the current phosphorous levels identified. None of the parcels identified have phosphorus levels in excess of allowable levels. Should the circumstance occur where the phosphorus levels are approaching or exceeding the maximum levels, manure application rates will be adjusted to reduce nutrient application levels, or ceased to rapidly decrease nutrient levels.

Q6. The application states manure will be "plowed in" within 48 hours. Is there a requirement for immediate incorporation (e.g., within 24 hours) during high-risk periods to prevent volatilization and surface runoff?

Response: It is intended to incorporate the manure applied as quickly as possible following application. Due to the dry nature of poultry manure, it is expected that the manure will be incorporated almost immediately following application. In many cases this will be the same day or at least the following day.

Q7. The plan involves "field storage" of dry manure. How will these temporary piles be protected from snowmelt runoff? Will they be placed on high ground with a minimum setback from Order 1 or 2 drains that lead directly to the lake?

Response: Field stored manure will be piled in areas known to be outside of areas subject to flooding, which in most cases would constitute the highest point within a field. Minimum setback distances as established by MB Environment and Climate Change from surface and groundwater sources will be adhered to. If necessary, temporary dykes can be constructed around stockpiles to protect against runoff from snow melt or excessive rain.

Q8. Will the colony maintain permanent vegetative buffers (grass strips) between the spread fields and the road ditches or creeks? Research shows that permanent vegetation is significantly more effective at trapping phosphorus than the standard 3-meter setback required by law.

Response: Existing riparian and vegetative buffers will be maintained as an additional protective measure against nutrient runoff. In areas known to be subject to regular runoff, the establishment of a riparian area will be considered on fields where manure application is to occur.

Q9. How does the nutrient load from the 140,000-bird poultry operation interact with the proposed wastewater lagoon and abattoir for the 250-person colony? What is the total combined nutrient output for the entire property at full build-out?

Response: The Farm Excretion table within the Site Assessment submission provides an estimate of the anticipated nutrient production levels. Nutrients generated from the proposed abattoir and colony members has previously been determined in the Environment Act Proposal for the domestic lagoon.

Q10. Will the proponent install downstream monitoring wells or surface water sampling stations at the edge of the property to verify that nitrogen and phosphorus are not leaching into the local

aquifer or drainage network? The Harbour Colony proposal (TRC 12-120) indicates that manure will be transported to fields in the Rural Municipality of Gimli ("Gimli"), including areas near the Gimli Airport, Husavik Road, and Siglavik, MB.

Response: The absence of a manure storage or manure stockpile on the proposed development site does not warrant the installation of monitoring wells or surface sampling stations. It is therefore not intended to install any of these features at this time.

Q11. Has a formal traffic impact study been conducted for the transport of 140,000 birds' worth of poultry litter annually? How many tandem or semi-truck trips will occur on Gimli's municipal roads (like Seagram or Husavik Rd) during the fall spreading window?

Response: A traffic study has not been conducted as intense road usage is not proposed and the need for intensive manure hauling during the spring or fall application windows does not exist. Field stored manure will be hauled from the barns to the receiving spread field intermittently during the production cycle thereby eliminating intense road usage. During manure application all traffic will be contained to the field and not require any significant road traffic other than mobilizing and demobilizing equipment from site.

Q12. Will the proponent enter into a Road Use Agreement with the Gimli to cover the cost of accelerated road degradation caused by heavy hauling, even though the farm's tax base is in Armstrong?

Response: At this time there is no intent to enter into a Road Use Agreement with the RM of Gimli. Property taxes are paid within the Gimli municipality and much of the construction traffic is based on products coming from suppliers within the Rm of Gimli. If construction activities lead to deterioration of local roads, open conversation can be had to consider some form of restitution.

Q13. Poultry litter is a dry, dusty product. What is the operational plan for dust suppression on gravel roads in Gimli when hauling through residential or airport zones?

Response: Dust production from the manure products being conveyed to field storage is minimal to non-existent. Manure from the layer and pullet barns is not dry enough to generate dust, and manure and bedding from the broiler barn will be hauled in gravel trailers. Tarps typical of gravel trailers will be utilized to cover this product more so to eliminate any losses but at the same time will accomplish any required dust control.

Q14. Since the land slopes toward Lake Winnipeg (through Gimli), any drainage improvements made on the Armstrong site (to protect the barns from flooding) will increase the volume and velocity of water entering Gimli's culverts. Will the proponent pay a Drainage Levy to Gimli to upgrade downstream culverts?

Response: Drainage improvement to date have been coordinated with the local RM and the Manitoba Government. Where necessary Harbour Colony will make financial contribution to these works.

Q15. The operation will draw significant groundwater (140,000 birds + 250 residents). Has a hydrogeological study confirmed that this draw won't interfere with the water table of neighboring residential wells in Gimli?

Response: A hydrogeological study was conducted by Friesen Drillers. This report has previously been submitted to government officials. This report determined that there would be no anticipated impacts on surrounding residences.

Q16. If residents in Siglavik, MB or Miklavik, MB report odor or illegal spreading during a flood, the By-law Enforcement or environmental reporting burden often falls on the local municipality (i.e Gimli) . Will the colony fund an independent thirdparty monitoring program for water quality in Willow Creek to remove the cost burden from the Gimli?

Response: Any such complaints should be filed with either MB Environment or MB Agriculture. These complaints are investigated by the corresponding department at no known cost to the municipality. In a case such as this, if the proponent is found to be accountable for the complaint, the investigating department can enforce compliance or correction of the infringement.

I trust these responses will be sufficient to address the concerns expressed, however should further questions or concern exist please reach out to myself or the proponent.

Respectfully Submitted; South-Man

Design Group Ltd. Crystal Spring

Colony Harbour Colony