

August 19, 2025

Rebuttal Opportunity for LA24020/Southwood Stock Farms Ltd.

As a longtime CFO we are grateful for the opportunity to provide answers and clarification to the concerns pertaining to the proposed expansion of our family feedlot operation. Certainly was not easy for us to read two of the responses received given that it was used to criticize and spread false information about our farm. The fact that all these documents are made public would lead me to believe any criticism would be fact based and not used as a tool to slander a neighbors reputation especially when you sign off on it.

I will in this letter address the concerns and accusations brought forth by Jason and Twyla. I will also address Harvey's concerns. A brief history of our farming operation will be provided as well.

Southwood Stock Farms has operated on this location since 1967. That is 68 years of livestock production. Many of the surrounding farms have changed ownership two to three times in that amount of time. In the late 70's the hog operation was expanded to 1700 hogs. In 1977 a feedlot was built on the current yard site and in 1981 a feed mill was built. The feed mill was used to mill feed grains purchased from local farms. It was also used to supply a neighboring feedlot a mile west with milled grain. Point being this CFO is not new and expansion is not historically new. In 2003 we closed the hog operation. During the running time of the hog operation the odor was significantly worse. Reason being manure was moved weekly to fields year round.

One interesting fact about Southwood Stock Farms is all the owners live on the CFO. There are two homes, My parents raised my three siblings and I there. My wife and I have raised two kids on this farm. We take pride in our yards and spend a lot of time out doors gardening and growing flowers. We have hosted family reunions and many bbq's outdoors. Not a single case of respiratory or health problems has ever been reported by guests or any family members. My dad living and working here for almost 70 years no problems other than being run over by

cattle once and a while. Our quality of life should have been reduced the most but has not.

I live on the intersection and receive dust from both roads, I can confirm the bulk of dust comes from local pick up truck traffic. There are two school buses that pass by twice a day five days a week using RR 14-0. Southwood on average receives 5 loads of feed grains during the work week. 80 % of those loads use the North and South 15-4 road. This does not seem like 24 hour 7 days a week traffic. The school bus would pass by more often once school begins.

Southwood Stock Farms has abided by every rule outlined by the NRCB during the permitting process. We have honoured all MDS distances. Completed all soil testing required. Procured water licences and permits for dugouts. We have consulted all neighbors that required MDS waivers ,all others were sent letters from the approval officer. We received and read all of them. Chose not to reply to the first letters given the vindictive nature of a few. But rather trust the rule of law to make a just decision.

In response to Jason and Twyla Van Hals request for review here are my responses.

1. Misleading Presentation of Public Input:

Letter of support did come from my "In Laws"

Southwood is the longest term resident

Southwood owns 5 homes in the MDS which is 62.5% of them

We are only required to obtain 2 MDS waivers

NRCB sent out letters, we read them.

All concerns have been recorded by Southwood.

There are plans in place to address all concerns.

2. Nuisance Impacts

Southwood has done the following to minimize nuisance effects.

Water roads during harvest.

Clean pens 4 times a year.

Apply heavy straw bedding to limit pen dust in summer.

Construct bale stacks on west side of farm to block noise/dust.
Built 8 ft fences between all pens and alleys to block wind /noise.
Constructed concrete silage bunkers to eliminate mud and odors.
Constructed 10 ft bunk aprons to minimize wet manure odor.
Imposed grain unloading times between 7:30 am and 5 pm to limit noise.
Imposed feeding time starts to 7:30 am to limit noise.
Concreted the entire shipping receiving area to keep it dry, control flies and odor.
Concreted the first set of pen floors in 2024 to control odor and dust.
Plant corn as often as possible to provide bio noise and dust barriers.
Encourage grain loads to use 15-4 road when possible.
Plan silage and manure routes to avoid passing by the residence.
Limit the stock piling of manure to current farms with manure agreements so the piles are not built near close residences.
We believe these to be meaningful attempts to control odor and noise.

3. Manure Storage and spreading practices.

Southwood currently has 225 acres of perennial forage available to apply manure on.

Southwood has current manure agreements with neighbors.

There have been instances where weather has changed and equipment has broken down delaying the incorporation of manure. It is never the intent to apply manure in this manner nor is it common practice. Southwood has sold manure to Jason for a fair discount it was spread on his land in fall and not incorporated. We have always resolved any complaints about manure with the NRCB immediately. Only one complaint in 68 years and no negative effects on the environment. We have never pumped liquid manure into MD road ways, simply because we don't produce pumpable manure. And why would we want anymore negative publicity? The photos that are available are of snow melt water off a corn stubble field that our cows grazed. The water also comes from canal seepage into our property. We have pumped runoff water into this drain ditch because the irrigation district closed the

man made ditch system. The water we pump does appear yellow/brown but we capture it majority of the time as it drains past our feedlot a mile and a half away to replenish our watering ponds during drought years and open winters. The irony of the matter is that Jason confines cattle on an annual basis in the same ditch up stream of the feedlot, they poop and pee in there while they graze. This spring we drain tiled this area to a catch basin we can pump through a pivot. In an effort to eliminate drain water conflict with neighbors. I have a text message available from Jason where he describes the suspected excess manure as water and my response. Dust photos above the feedlot are likely taken in the evening when cattle are most active and playing around. Or of dust from straw spreaders. I can't really give an answer as I have not seen the photo's . The roller concrete we are installing will make a big difference limiting dust as opposed to clay bottom pens.

4. Failure to apply operational policy:

Southwood has a permit for the constructed water storage.

We have done extensive soil testing 4 times.

There is 68 years of no environmental damage

Qualified people have designed the drainage system.

5. Community impact:

80% of the Affected parties did not submit RFRs

One affected party contacted other neighbors encouraging them to oppose and stop the proposed construction, at the same time spreading false statements and labelling Southwood as a "Joint Venture" with another farm.

We are 100% family owned. A Family Farm. Corporate and Joint Venture would be false statements.

The credibility of complaints is not consistent with the truth.

I have received 4 phone calls from neighbors with support.

2 other neighbors have expressed support in conversations.
All six of these neighbors received notification letters.

6. Management of operations and cattle Containment.

Southwood is a net recipient of stray cattle in the community. As we understand that it is rarely the intension of neighbors to have cattle escape and cause problems but it happens. The same applies to us and we take extra caution to properly contain cattle. We have good fences in the feedlot, we have perimeter fences and multiple cross alley gates. Gates in the feedlot are checked every day to ensure the cattle are contained. We do plan on constructing a third barbed wire fence to contain feedlot cattle on the perimeter of the feedlot.

The accusation of a history of cattle escaping is not really accurate. The party that has written this statement has caused an accident due to poor containment of cattle. After one of my truck drivers collided with it, killing the calf and causing radiator, grill and bumper damage. The calf was constantly on the road for a few hours, the owner was notified before the accident. We received nor asked for compensation. Accident was a quarter mile east of us and speed was not the cause.

In response to the preference to deny and imposed conditions here are my answers.

Dust suppression with sprinklers only increases odor, causes foot rot actually raises the humidity in the pens causing the cattles body temperatures to rise on hot days and leads to heat exhaustion and heart failure. Also increases the amount of flies in clay pens. The cattle will kick up dust and manure onto there backs thus creating more dust. These are facts.

Annual Dust Mitigation Compensation

Southwood already puts water down for neighbors when we run silage trucks. Although the guys we hire don't always show up on time we do make an effort to limit the dust. We do monitor the wind direction and pick routes that least affect neighbors. We are not responsible for local traffic,

gravel trucks, school buses, potato trucks or sugar beet traffic. Our operation would account for 10% of the traffic on an annual basis that pass by. Why would this be fair? It is a public road and prevailing winds push dust to the south east. The home is south of the road. I do sympathize with the effects of road dust but the entire community is responsible. Calcium also kills grass and trees.

Wind fence similar to golf courses.

When I checked into this I discovered they don't provide any better dust control than wooden slab fences. Dust particles are so small that the fence would need to be solid. Virtually impossible to keep our winds from damaging. They tend to cause bird deaths as well as cast shadows making it a poor option for road traffic. Dust particles tend to move with warm air and would exceed the height of any reasonable fence structure with that design. Rolled concrete that we are installing is a much better dust suppressor.

Free Manure for Neighboring Landowners.

Manure is a valued commodity used to replace fertilizer and build organic matter in soils. Its very expensive to buy the animals to produce it and takes a tremendous amount of time and labour before there is enough for one field. Why should Southwood pay for another neighbors fertilizer bill? I believe in hard work and fair deals. Currently the benefits of our family farm are for our families. Is this any different than any neighboring farm? I find the extortive nature of this condition offensive. Seems the constant theme is a demand for monetary compensation. Only this neighbor is suggesting these types of conditions.

In response to Harvey Pepneck.

All existing and planned expansion pens are north west of your yard. The prevailing winds would push any odour North West of the yard. We have read all of your concerns; they have all been taken into consideration. No proposed pens are any closer than existing ones to the yard. We have stayed inside the required MDS.

We will address any lights that bother neighbours.

Any new construction will have low broadcasting light.

We are still a 100% family owned with no intent to be a corporate beef factory. I have never had a conversation stating our farm would never try to expand the amount of cattle we raise.

All upgrades to the feedlot are designed to limit and improve all bothersome effects.

We try to limit machine work to 7:30am to 5pm. To control noise.

Cattle are weaned once a year and only bawl for a few days. Would never have 8000 balling at the same time.

The odour from the hog operation years ago would have been much worse.

We try to plant corn as often as possible to provide a bio noise barrier.

We have invested in new tillage equipment to speed up manure incorporation.

Anytime there are concerns and I am made aware of it, we will do our best to solve them quickly.

In closing we believe the permitting process has been completed properly. All affected parties have had opportunities to voice concerns.

All concerns have been taken seriously and plans are in place to deal with them.

Thank you to the review board for taking time to read my rebuttal.

Ryan Van Hal

Southwood Stock Farms Ltd.

