Technical Document RA25028

Part 2 — Technical Requirements

NRCB Natural Resources Conservation Board

Application under the *Agricultural Operation Practices Act* for a confined feeding operation, manure collection area, and/or manure storage facility(ies)

NRCB USE ONLY	Application number	Legal land description
☑ Approval ☐ Registration ☐ Authorization ☐ Amendment	RA25028	NW 3-43-26 W4M

APPLICATION DISCLOSURE

This information is collected under the authority of the *Agricultural Operation Practices Act* (AOPA), and is subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. This information is public unless the NRCB grants a written request that certain sections remain private.

Any construction prior to obtaining an NRCB permit is an offence and is subject to enforcement action, including prosecution.

I, the applicant, or applicant's agent, have read and understand the statements above, and I acknowledge that the information provided in this application is true to the best of my knowledge.

Cor Haagsma

Date of signing

March 28, 2025

Corporate name (if applicable)

Cor Haagsma Digitally signed by Cor Haagsma Date: 2025.03.29 09:23:56 -06'00'

Signature

Cor Haagsma

Print name

GENERAL INFORMATION REQUIREMENTS

Proposed facilities: list all proposed confined feeding operation facilities and their dimensions. Indicate whether any of the proposed facilities are additions to existing facilities. (attach additional pages if needed)

Proposed facilities	Dimensions (m) (length, width, and depth)
East barn with centre manure pit. Pit = 42.7 m x 3.5 m x 1.2 m deep	104.9 x 36.6
Connector between east and west barn	7.3 x 6.1 x1.2m deep

Existing facilities: list **ALL** existing confined feeding operation facilities and their dimensions

Existing facilities	Dimensions (m) (length, width, and depth)	NRCB USE ONLY
T- shaped dairy barn, including liquid manure pits	104.9 x 33.5 and 51.6 x 23.8	x 1.2 m deep (expanded in RA08021)
Young stock facility with concrete floor, ~~including manure~~	85 x 15.25	
Calfbarn	~~29.9 x 21.4~~ 21.3 x 30	

NRCB USE ONLY

Existing facilities confirmed

Last updated September 11, 2023

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Existing facilities continued	Dimensions (m) (length, width, and depth)	NRCB USE ONLY
Solid manure storage building	42.7 x 15.25	
Deep liquid manure storage facility (EMS; expanded in RA12058)	100 x 75 x 5 deep	
Solid Manure Storage (compacted clay liner)	33.5 x 48.8	
AO note: footprint of the proposed barn will overlap with that of the solid manure storage pad		

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If a new facility is replacing an old facility, please explain what will happen to the old facility and when. ☐ N/A

Construction completion date for proposed facilities December 2025

Additional information

Find attached the floor plan for the east barn.

Livestock numbers: Complete only if livestock numbers are different from what was identified in the Part 1 application. Note: if livestock numbers increase in your Part 2 application, a new Part 1 application must be submitted which may result in a loss of priority for minimum distance separation (MDS).

Livestock category and type (Available in the Schedule 2 of the Part 2 Matters Regulation)	**Permitted number**	**Proposed increase or decrease in number (if applicable)**	**Total**
Lactating cows plus all associated dries, heif	400	225	625
(plus associated dries, heifers and replacements)			

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DECLARATION AND ACKNOWLEDGMENT OF APPLICANT CONCERNING *WATER ACT* LICENCE
issued by Alberta Environment and Protected Areas (EPA) for a confined feeding operation (CFO)
Date and sign one of the following four options

OPTION 1: Applying through the NRCB for both the AOPA permit and the *Water Act* licence

I **DO** want my water licence application coupled to my AOPA permit application.

Signed this ____day of _____, 20____. _____
Signature of Applicant or Agent

OPTION 2: Processing the AOPA permit and *Water Act* licence separately

1. I (we) acknowledge that the CFO will need a new water licence from EPA under the *Water Act* for the development or activity proposed in this AOPA application.
2. I (we) request that the NRCB process the AOPA application **independently of** EPA's processing of the CFO's application for a water licence.
3. In making this request, I (we) recognize that, if this AOPA application is granted by the NRCB, the NRCB's decision will not be considered by EPA as improving or enhancing the CFO's eligibility for a water licence under the *Water Act*.
4. I (we) acknowledge that any construction or actions to populate the CFO with livestock pursuant to an AOPA permit in the absence of a *Water Act* licence will **not** be relevant to EPA's consideration of whether to grant the *Water Act* licence application.
5. I (we) acknowledge that any such construction or livestock populating will be at the CFO's sole risk if the *Water Act* licence application is denied or if the operation of the CFO is otherwise deemed to be in violation of the *Water Act*. This risk includes being required to depopulate the CFO and/or to cease further construction, or to remove "works" or "undertakings" (as defined in the *Water Act*).
6. **AS RELEVANT:** I (we) acknowledge that the CFO is located in the South Saskatchewan River Basin and that, pursuant to the *Bow, Oldman and South Saskatchewan River Basin Water Allocation Order* [Alta. Reg. 171/2007], this basin is currently closed to new surface water allocations.
7. **Provide:** Water licence application number(s) 00349533-00-00

Signed this 28 day of March, 2025. Cor Haagsma Digitally signed by Cor Haagsma Date: 2025.03.29 09:24:46 -06'00'
Signature of Applicant or Agent

OPTION 3: Additional water licence not required

1. I (we) declare that the CFO will not need a new licence from EPA under the *Water Act* for the development or activity proposed in this AOPA application.
2. **Provide**: Water license number(s) or water conveyance agreement details _____

Signed this ____ day of _____, 20____. _____
Signature of Applicant or Agent

OPTION 4: Uncertain if *Water Act* licence is needed; acknowledgement of risk (for existing CFOs only)

1. At this time, I (we) do not know whether a new water licence is needed from EPA under the *Water Act* for the development or activity proposed in this AOPA application.
2. If a new *Water Act* licence is needed, I (we) request that the NRCB process the AOPA application **independently of** EPA's processing of the CFO's application for a water licence.
3. In making this request, I (we) recognize that, if this AOPA application is granted by the NRCB, the NRCB's decision will not be considered by EPA as improving or enhancing the CFO's eligibility for a water licence under the *Water Act*.
4. I (we) acknowledge that any construction or actions to populate the CFO with additional livestock pursuant to an AOPA permit in the absence of a *Water Act* licence will **not** be relevant to EPA's consideration of whether to grant my *Water Act* licence application, if a new water licence is needed.
5. I (we) acknowledge that any such construction or livestock increase will be at the CFO's sole risk if the *Water Act* licence application is denied or if the operation of the CFO is otherwise deemed to be in violation of the *Water Act*. This risk includes being required to depopulate the CFO and/or to cease further construction, or to remove "works" or "undertakings" (as defined in the *Water Act*).
6. **AS RELEVANT:** I (we) acknowledge that the CFO is located in the South Saskatchewan River Basin and that, pursuant to the *Bow, Oldman and South Saskatchewan River Basin Water Allocation Order* [Alta. Reg. 171/2007], this basin is currently closed to new surface water allocations.
7. **Provide**: Water license number(s) or water conveyance agreement details _____

Signed this _____ day of _____, 20____. _____

Signature of Applicant or Agent

Figure 2 Detailed Site Layout Plan

N

NW3-43-26-W4

Poly-C Farms Ltd

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GENERAL ENVIRONMENTAL INFORMATION

(complete this section for the worst case of the existing facility which is the closest to water bodies or water wells and for each of the proposed facilities)

Facility description / name *(as indicated on site plan)*

Existing: west barn **Proposed 1:** east barn

Proposed 2: _____ **Proposed 3:** _____

Facility and environmental risk information		Facilities				NRCB USE ONLY	
		Existing	Proposed 1	Proposed 2	Proposed 3	Meets requirements	Comments
Flood plain information	What is the elevation of the floor of the lowest manure storage or collection facility above the 1:25 year flood plain or the highest known flood level?	☒ >1 m ☐ ≤ 1 m	■ >1 m ☐ ≤ 1 m	☐ >1 m ☐ ≤ 1 m	☐ > 1 m ☐ ≤ 1 m	☒ YES ☐ NO ☐ YES with exemption	Not located in a floodplain
Surface water information	How many springs are within 100 m of the manure storage facility or manure collection area?	0	0			☒ YES ☐ NO ☐ YES with exemption	None identified
	How many water wells are within 100 m of the manure storage facility or manure collection area?	2	2			☐ YES ☐ NO ☒ YES with exemption	2 wells within 100 m of proposed construction
	What is the shortest distance from the manure collection or storage facility to a surface water body? (e.g., lake, creek, slough, seasonal)	480	480			☒ YES ☐ NO ☐ YES with exemption	Slough ~460 m east of CFO
Groundwater information	What is the depth to the water table?	7	7			☒ YES ☐ NO ☐ YES with exemption	>10 m from WW logs
	What is the depth to the groundwater resource/aquifer you draw water from?	82	82			☒ YES ☐ NO ☐ YES with exemption	60.7 m in WW ID 277279

Additional information (attach supporting information, e.g. borehole logs, records, etc. you consider relevant to your application)

Attachment 3 and 4

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NRCB USE ONLY

WATER WELL AND SURFACE WATER INFORMATION

Well IDs: 40151 277279

Surface water related concerns from directly affected parties or referral agencies: ☐ YES ☒ NO

Groundwater related concerns from directly affected parties or referral agencies: ☐ YES ☒ NO

Water wells ☐ N/A

If applicable, exemption for 100 m distance requirements applied: ☒ YES ☐ NO Condition required: ☒ YES ☐ NO

Surface water ☒ N/A

If applicable, exemption for 30 m distance requirements applied: ☐ YES ☐ NO Condition required: ☐ YES ☐ NO

Water Well Exemption Screening Tool ☐ N/A

Water Well ID	Preliminary Screening Score	Secondary Screening Score	Facility
40151	continue next section	exemption likely	East barn
277279	continue next section	exemption likely	East barn

Groundwater or surface water related comments:

A condition requiring annual sampling of water well ID's 40151 and 277279 was included in Approval RA08021 and will be carried forward into this approval.

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NRCB USE ONLY

ENVIRONMENTAL RISK SCREENING INFORMATION

ERST for **proposed** facilities

Facility	Groundwater score	Surface water score	File number
East barn	low	low	RA25028

ERST for **existing** facilities

Facility	Groundwater score	Surface water score	File number
EMS	low	low	RA14020
Calf barn			
Covered solid manure storage			
Solid manure storage			
Dairy barn			

ERST related comments:

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Application under the *Agricultural Operation Practices Act* for a confined feeding operation, manure collection area, and/or manure storage facility(ies)

DISTANCE OF ANY MANURE STORAGE FACILITY (EXISTING OR PROPOSED) TO NEIGHBOURING RESIDENCES

			NRCB USE ONLY				
Neighbour name(s)	**Legal land description**	**Distance (m)**	**Zoning (LUB) category**	**MDS category (1-4)**	**Distance (m)**	**Waiver attached (if required)**	**Meets regulations**
Churchill	SW10-43-26-W4	395	CR*	2	395	N/A	Yes (see note)
Fenske	SW10-43-26-W4	461	CR	2	461	N/A	Yes (see note)
Anderson	SW10-43-26-W4	545	CR	2	545	N/A	Yes w expansion factor
Jones	NE4-34-26-W4	637	Ag	1	637	N/A	yes
Vleemng	NW3-43-26-W4	626	Ag	1	626	N/A	yes

LAND BASE FOR MANURE AND COMPOST APPLICATION (complete only if an increase in livestock or manure production will occur)

				NRCB USE ONLY	
Name of land owner(s)*	**Legal land description**	**Usable area** (ha)**	**Soil zone *** **	**Usable area (ha)**	**Agreement attached (if required)**
Poly-C Farms Ltd	N1/2 3-43-26-W4	100	Black		N/A for all
Poly-C Farms Ltd	SE10-43-26-W4	122	Black		
Poly-C Farms Ltd	W1/2 15-43-26-W4	90	Black		
Poly-C Farms Ltd	SW2-43-25-W4	54	Black		
Poly-C Farms Ltd	NE6-43-27-W4	51	Black		
			Total	632 (including additional lands listed below)	

*CR = country residential

* If you are **not** the registered landowner, you must attach copies of land use agreements signed by all landowners.

** Available manure spreading area (excluding setback areas from residences, common bodies of water, water wells, etc. as identified in Agdex 096-5 Manure Spreading Regulations)

*** Brown, dark brown, black, grey wooded, or irrigated

Additional information (attach any additional information as required)

-Churchill and Fenske property are built after Poly-C Farms established the current MDS.
-Surveyor report included to show determined distances to Anderson. (attachment 5 and 6)
-Additional land base for manure spreading; All owned by C&C Haagsma, N1/2 16-43-26-W4 120 ha, SE9-43-26-W4 58 ha and NW32-43-26-W4 37 ha. All of these have black soil zone.

Last updated September 11, 2023

AO note: The Anderson residence located on SW 10-43-26 W4 did not initially meet the MDS requirements for the proposed expansion. The most recent construction completed at the CFO was in 2016; therefore, the expansion factor has been applied to the MDS, resulting in the Anderson residence now meeting the MDS requirements (Schedule 1(6)(3) of the Standards and Administration Regulation) (see attached surveying report supplied by the applicant). The Churchill and Fenske residences were constructed after the current MDS which was established in 2008 (under Approval RA08021) and are therefore exempt from the MDS requirements for the proposed expansion (Section 3(8)(c) of the Standards and Administration Regulation).

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NRCB USE ONLY

MINIMUM DISTANCE SEPARATION

Methods used to determine distance (if applicable): Google Earth

Margin of error (if applicable): +/- 3 m

Requirements (m): Category 1: 407 Category 2: 543 Category 3: 679 Category 4: 1,086

Technology factor: ☐ YES ☒ NO

Expansion factor: ☒ YES ☐ NO

MDS related concerns from directly affected parties or referral agencies: ☐ YES ☒ NO

LAND BASE FOR MANURE AND COMPOST APPLICATION

Land base required: 580 ha

Land base listed: 632 ha

Area not suitable: N/A

Available area 632 ha Requirement met: ☒ YES ☐ NO

Land spreading agreements required: ☐ YES ☒ NO

Manure management plan: ☐ YES ☒ NO If yes, plan is attached: ☐

PLANS

Submitted and attached construction plans: ☒ YES ☐ NO

Submitted aerial photos: ☒ YES ☐ NO

Submitted photos: ☐ YES ☒ NO

GRANDFATHERING

Already completed: ☒ YES ☐ NO ☐ N/A

If already completed, see RA08021

LIQUID MANURE COLLECTION AND/OR STORAGE: In-barn - Concrete liner

*(complete a copy of this section for **EACH** proposed in-barn liquid manure storage facility with a concrete liner)*

Facility description / name *(as indicated on site plan)*

1. East barn liquid manure storage ~~including connector.~~ (pit)
2. East barn (total dimensions)
3. Connecting alley

Manure storage capacity *(use one row in the table for **EACH** in-barn storage. Attach additional pages if you require more rows)*

	Length (m)	Width (m)	Total depth (m)	Depth below ground level (m)	NRCB USE ONLY Calculated storage capacity (m^3)
1. Pit	42.7	3.5	1.2	1.4	179.3 m^3
2. Barn	44.9	36.6			
3. Alley	7.3	6.1	1.2	1.2	53.4 m^3
				TOTAL CAPACITY	232.7 m^3

Concrete liner details

Scrape alleys or unslatted portions of barn floors (if applicable)	Concrete thickness: 13 cm	Method of sulphate protection: Type 50 concrete	
	Concrete strength: 35 mpa at 56 days	Concrete reinforcement size and spacing: 10 mm rebar on 40 cm spacing	
In-barn manure pit floors	Concrete thickness: 20 cm	Method of sulphate protection: Type 50 concrete	
	Concrete strength: 35 mpa at 56 days	Concrete reinforcement size and spacing: 15 mm on 30 cm spacing	
In-barn manure pit walls	Concrete thickness: 20 cm	Method of sulphate protection: Type 50 concrete	
	Concrete strength: 35 mpa at 56 days	Horizontal reinforcement size and spacing: 15 mm rebar on 15 cm spacing	Vertical reinforcement size and spacing: 15 mm rebar on 30 cm spacing

LIQUID MANURE COLLECTION AND/OR STORAGE: In-barn - Concrete liner (cont.)

Describe how the joints at the junction of the pit walls, pit floors and any other joints will be sealed

Volclay waterstop will be used at junctions and any other joints

Describe sealing practices for piping, etc. that penetrates the liner

Volclay water stop will be used at junctions and any other joints.

Concrete requirements can be found in Technical Guideline Agdex 096-93
Guideline minimums:
Solid manure (wet): 30MPa (C)
Liquid manure: 32MPa (B)
Category A is required to be engineered
Method of sulphate protection:
Type 50 or Type 10 with fly ash or equivalent

NRCB USE ONLY

Requirements met: ☒ YES ☐ NO

Condition required: ☒ YES ☐ NO

Additional information

See attachment 9 for Manure Pit Detail.

NRCB USE ONLY

Liquid manure storage volume calculator attached: ☒ YES ☐ NO

Depth to water table: >10 m Requirements met: ☒ YES ☐ NO

Depth to uppermost groundwater resource: 60.7 m Requirements met: ☒ YES ☐ NO

ERST completed: ☒ see ERST page for details

Concrete liner requirements

Leakage detection system required: ☐ YES ☒ NO If yes, please explain why

Applicant to provide proof that the concrete meets AOPA minimum requirements.

NRCB USE ONLY

LIQUID MANURE STORAGE VOLUME CALCULATOR (if applicable)

Facility 1 EMS		
Name / description	Capacity	22,255 m^3
Facility 2 Main dairy barn pit		
Name / description	Capacity	1,473.7 m^3
Facility 3 East barn pit		
Name / description	Capacity	179.3 m^3
Facility 4 Connecting alley pit		
Name / description	Capacity	53.4 m^3
TOTAL CAPACITY		23,961.4 m^3
REQUIRED 9 MONTH STORAGE CAPACITY		19,969 m^3
MEETS THE REQUIREMENTS FOR A MINIMUM OF 9 MONTHS STORAGE		☒ YES ☐ NO

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NRCB USE ONLY

ALL SIGNATURES IN FILE ☒ YES ☐ NO

DATES OF APPROVAL OFFICER SITE VISITS

April 25, 2025	

CORRESPONDENCE WITH MUNICIPALITIES AND REFERRAL AGENCIES

Date deeming letters sent: May 7, 2025

Municipality: Ponoka County

☒ letter sent ☒ response received ☒ written/email ☐ verbal ☐ no comments received

Alberta Health Services: ☒ N/A

☐ letter sent ☐ response received ☐ written/email ☐ verbal ☐ no comments received

Alberta Environment and Parks: ☐ N/A

☒ letter sent ☒ response received ☒ written/email ☐ verbal ☐ no comments received

Alberta Transportation: ☐ N/A

☒ letter sent ☒ response received ☒ written/email ☐ verbal ☐ no comments received

Alberta Regulatory Services: ☐ N/A

☒ letter sent ☒ response received ☒ written/email ☐ verbal ☐ no comments received

Other: Apex Utilities Inc. ☐ N/A

☒ letter sent ☐ response received ☐ written/email ☐ verbal ☒ no comments received

Other: _____ ☐ N/A

☐ letter sent ☐ response received ☐ written/email ☐ verbal ☐ no comments received

Attachment 5

BEMOCO LAND SURVEYING LTD.

PROFESSIONAL LAND SURVEYORS

Our File: S-003-25

February 28th, 2025

Cor Haagsma
Box 1, Site 3, RR#4
Ponoka, Alberta, T4J 1R4

RE: N.W. ¼ Sec. 3, Twp 43, Rge 26, W4Mer
And
Lot 4, Block 1, Plan 052 2226
Proximity of Feeding Operations to Residence

Based upon our field measurements on January 14th, 2025 we have determined that the distance between the residence within Lot 4, Block 1, Plan 052 2226 and the closest barn corners within the N.W. ¼ Sec. 3, Twp 43, Rge 26, W4Mer is 545m (1788') and 594m (1949') respectively.

Enclosed is a sketch mark up of the survey measurements

Kind Regards

[redacted]

Kevin Vennard, A.L.S.

Bemoco Land Surveying Ltd.

100, 6040 – 47 Avenue Red Deer, AB T4N 1C2 Ph: 403-342-2611 Fax: 403-342-2910

Attachment 6

Figure 1 Area plan

NW3-43-26-W4

ENVIROWEST ENGINEERING INC.

P.O. Box 4248
Ponoka, AB.
T4J 1R6
Telephone: 403-783-8229
Facsimile: 403-783-5222

November 8, 2013

Attachment 8

NRCB
#301 4920 51st Street
Red Deer, AB
T4N 6K8
Attention: Francisco Echegaray, P.Ag
Approval Officer

Re: EMS Construction Inspection
Authorization RA12058
NW 3-43-26-W4M
Poly-C Farms Ltd.

Dear Francisco Echegaray,

In accordance with condition 1 of Authorization RA12058, Envirowest Engineering undertook an inspection and testing of the construction of the EMS located at NW1/4 3-43-26-W4M. Inspections and consultation with the construction contractor occurred during construction with final testing occurring on November 8, 2013. Some construction was yet to be completed at the time of inspection. The wall dividing the new portion of the EMS from the existing storage was yet to be removed and an additional lift was required on a portion of the floor.

The EMS was found to be 100 meters long and 75 meters wide. The overall depth is 5 meters. The above grade dykes were approximately 0.5 meters above grade. The topsoil was yet to be placed on the freeboard and dyke crest. The inside dyke wall slope is approximately 3:1. The storage capacity of the facility is in excess of the 9 months manure production required by the AOPA regulations.

A compacted clay liner was installed in the side walls and floor of the EMS. The liner depth was verified to be 1 meter thick. The liner material used was that tested as part of the original site assessment and the facility is located in the area proposed. Some of the liner material used was from the material excavated from the area. The remainder was from a borrow area to the east of the construction site. Other areas further east were investigated for potential liner material during construction of the facility. Material was located in the second borrow area however sufficient material was able to be removed from the original borrow site to complete the liner. Some mixing of liner material occurred during removal from the borrow area.

The recommended construction procedures were followed. There was some freezing of the liner material but compaction could still be achieved as the material was worked. Compaction was accomplished with a sheep foot roller. No groundwater was encountered during the construction of the EMS. The groundwater was more than 1 meter below the bottom of the EMS at the time of construction. Several wet sand pockets were encountered during construction of the liner. The pockets were removed and filled with compacted clay.

Compaction testing of the liner was undertaken for the EMS. Results of the testing are detailed below.

Test Location	Maximum Dry Density (kg/m^3)	Optimum Moisture (%)	Tested Density (kg/m^3)	Moisture Content (%)	% Compaction
North Wall Center	1760	19	2069.8	9.8	100+
South Wall Eastr	1760	19	1868.6	5.9	100+
Floor Northeast	1760	19	1978.9	6.9	100+

The liner compaction meets the specified requirements. The moisture content was less than optimal. This was likely due to some mixing of liner material and weather conditions.

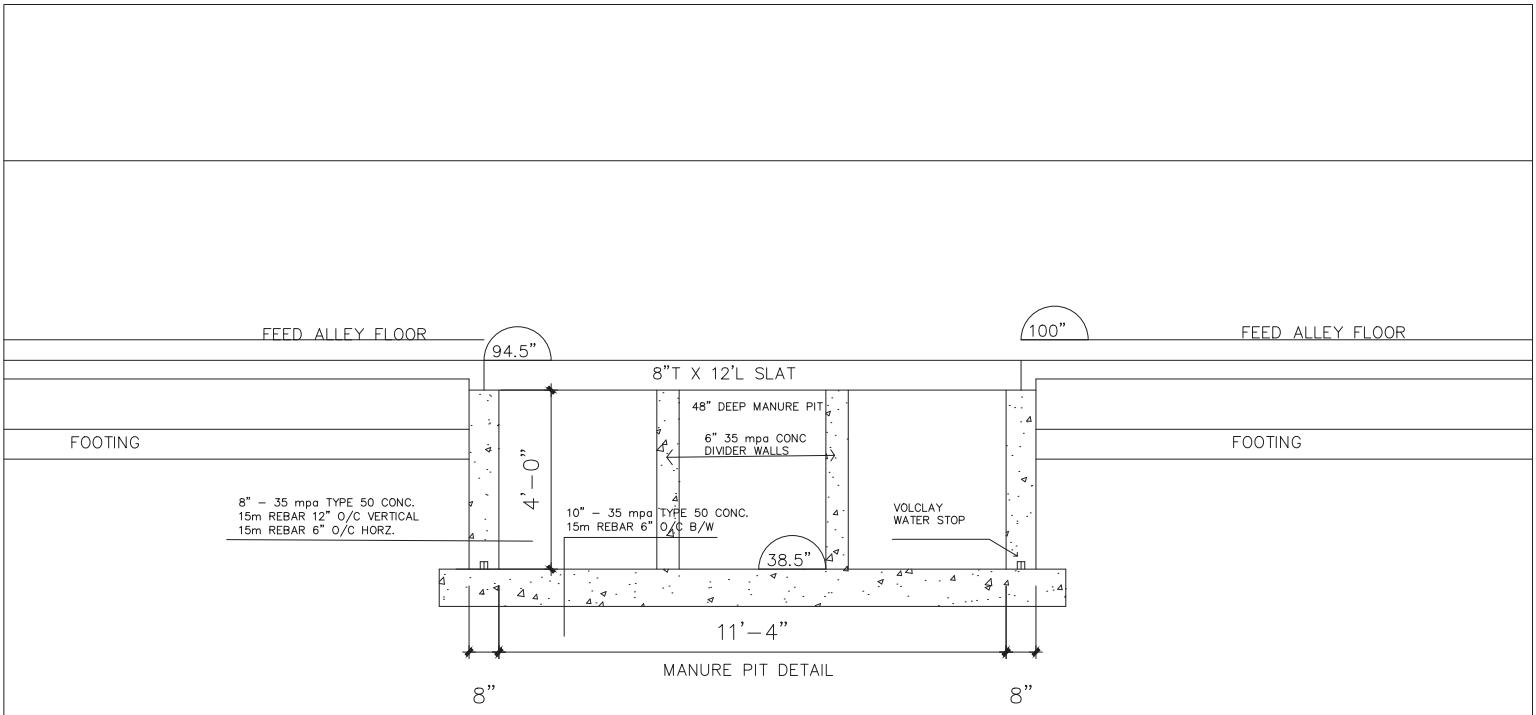
With this testing and report, condition 1 of the authorization is considered to be complete. No further action is considered necessary at this time.

Yours truly

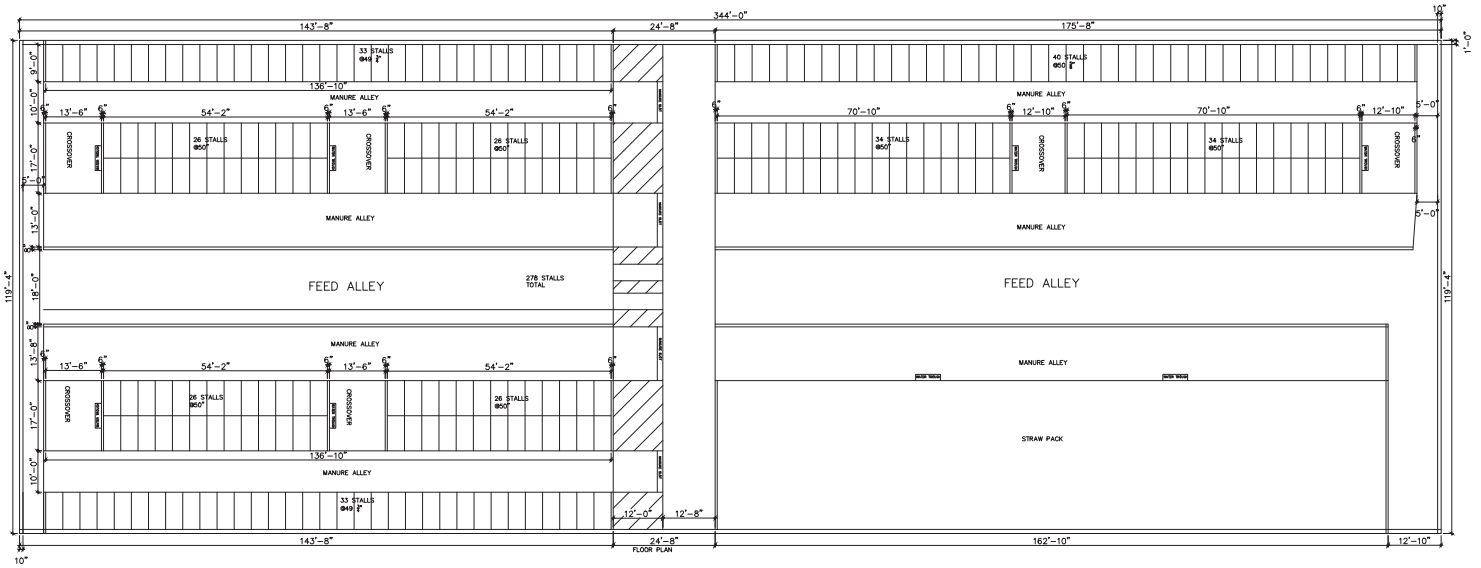
[redacted]

Shawna Low, P.Eng
Envirowest Engineering Inc.

c.c: Poly-C Farms Ltd.



DSC/684310 ALBERTA LTD.	CLIENT NAME: POLY - C FARMS	DRAWING: MANURE PIT DETAIL	SCALE: NOT TO SCALE		NOTES:
	PROJECT: 119'4" X 344' DAIRY BARN	DRAWN BY: GARRY KIRWER	LAST UPDATED: MAR. 27, 2025	PAGE:	



DSC/684310 ALBERTA LTD.	CLIENT NAME: POLY-C FARMS	DRAWING: FLOOR PLAN	SCALE: NOT TO SCALE		NOTES:
	PROJECT: 119'4" X 344' DAIRY BARN	DRAWN BY: GARRY KIRWER	LAST UPDATED: MAR. 27, 2025	PAGE:	