

Part 2 — Technical Requirements

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
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Registration <input type="checkbox"/> Authorization <input type="checkbox"/> Amendment	RA25041	NW 15-33-21- 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.

June 19 2025

Date of signing

Hutterian Brethren Church of East River

Corporate name (if applicable)

Signature

Henry Stahl

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)
Bird Barn	39.6 m x 18.28
Duck and Goose Pen (seasonal pen, not required to be permitted)	12.19 x 24.38

Existing facilities: list ALL existing confined feeding operation facilities and their dimensions		
Existing facilities	Dimensions (m) (length, width, and depth)	NRCB USE ONLY
Dairy Barn	165.4 m x 43.8 m	
Dry Cow Shed	176.8 m x 57.9 m	
NRCB USE ONLY		

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)

[illegible]

Part 2 — Technical Requirements

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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

New Site

Construction completion date for proposed facilities Dec 31 2026

Additional information

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
Layers			320
Broilers			1200
Ducks			800
Geese			200
Dairy cows (plus associated dries and replacements)	200	no change	200

Part 2 – Technical Requirements

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

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) _____

Signed this ____ day of _____, 20____.

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 _____
Licence Number DAUT0011610

Signed this 19 day of June, 2025.

Signature of Applicant or Agent

Part 2 — Technical Requirements

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*).
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7. **Provide:** Water license number(s) or water conveyance agreement details _____

Signed this ____ day of _____, 20____.

Signature of Applicant or Agent



<https://shareurl.ca/4H7an>

BYLAW INFORMATION

ZONING: RAG - RURAL AGRICULTURAL GENERAL DISTRICT
SETBACKS:
FRONT YARD (NORTH):
REQUIRED: 30 m
REAR YARD (SOUTH):
REQUIRED: 30 m
SIDE YARD (EAST):
REQUIRED: 30 m
SIDE YARD (WEST):
REQUIRED: 30 m
SITE SIZE:
709,805.3 m² (7,640,280 ft²/875.4 acre)
SITE COVERAGE:
PROVIDED: <0.1%
MAX: N/A
BUILDING HEIGHT:
PROVIDED: 7.2m (23'-9")
MAX: N/A

NOTES CONCERNING BUILDING LOCATION

- ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UNKNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
- THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
- ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED LAND SURVEYOR.
- LANDSCAPING IS SUBJECT TO CHANGE.

SITE PLAN LEGEND

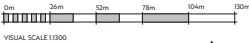
PROPERTY LINE	---
SETBACK LINE	---
RIGHT OF WAY LINE	---
RIGHT OF WAY HATCH	XXXXXX
PROPOSED BUILDING	■
SERVICE ROOM	■
FENCE	+
MAN DOOR	▼
OVERHEAD DOOR	▼
BARRIER FREE ENTRANCE	▼

SITE SCHEDULE

ON SITE		
APRON	34.5 m ²	371.85 ft ²
GRAND TOTAL	34.5 m ²	371.85 ft ²

SITE MATERIAL LEGEND

APRON	■
SIDEWALK	■
LIGHT DUTY ASPHALT	■
HEAVY DUTY ASPHALT	■
GRAVEL	■
LANDSCAPING	■
HARD LANDSCAPING	■
MULCH	■



VISUAL SCALE 1:1000

1 Site Plan
A101 1:1000



Architect:

Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION



East River Colony
Bird Barn
Starland County, Alberta
NW15 - 33 - 21 - W4

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIMINARY REVIEW	2025-06-26
B	ISSUED FOR PRELIMINARY REVIEW	2025-06-24

Project No: A25238
Date: 2025-06-26 2:29:51 PM
Drawn by: VV
Checked by: JC
Sheet Name:

Site Plan
Overall

A101

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<https://shareurl.ca/447846>

BYLAW INFORMATION

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REQUIRED: 30 m
REAR YARD (SOUTH):
REQUIRED: 30 m
SIDE YARD (EAST):
REQUIRED: 30 m
SIDE YARD (WEST):
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SITE PLAN LEGEND

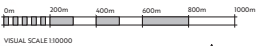
PROPERTY LINE	---
SETBACK LINE	---
RIGHT OF WAY LINE	---
RIGHT OF WAY HATCH	XXXXXX
PROPOSED BUILDING	■
SERVICE ROOM	■
FENCE	+
MAN DOOR	▼
OVERHEAD DOOR	▼
BARRIER FREE ENTRANCE	▼

SITE SCHEDULE

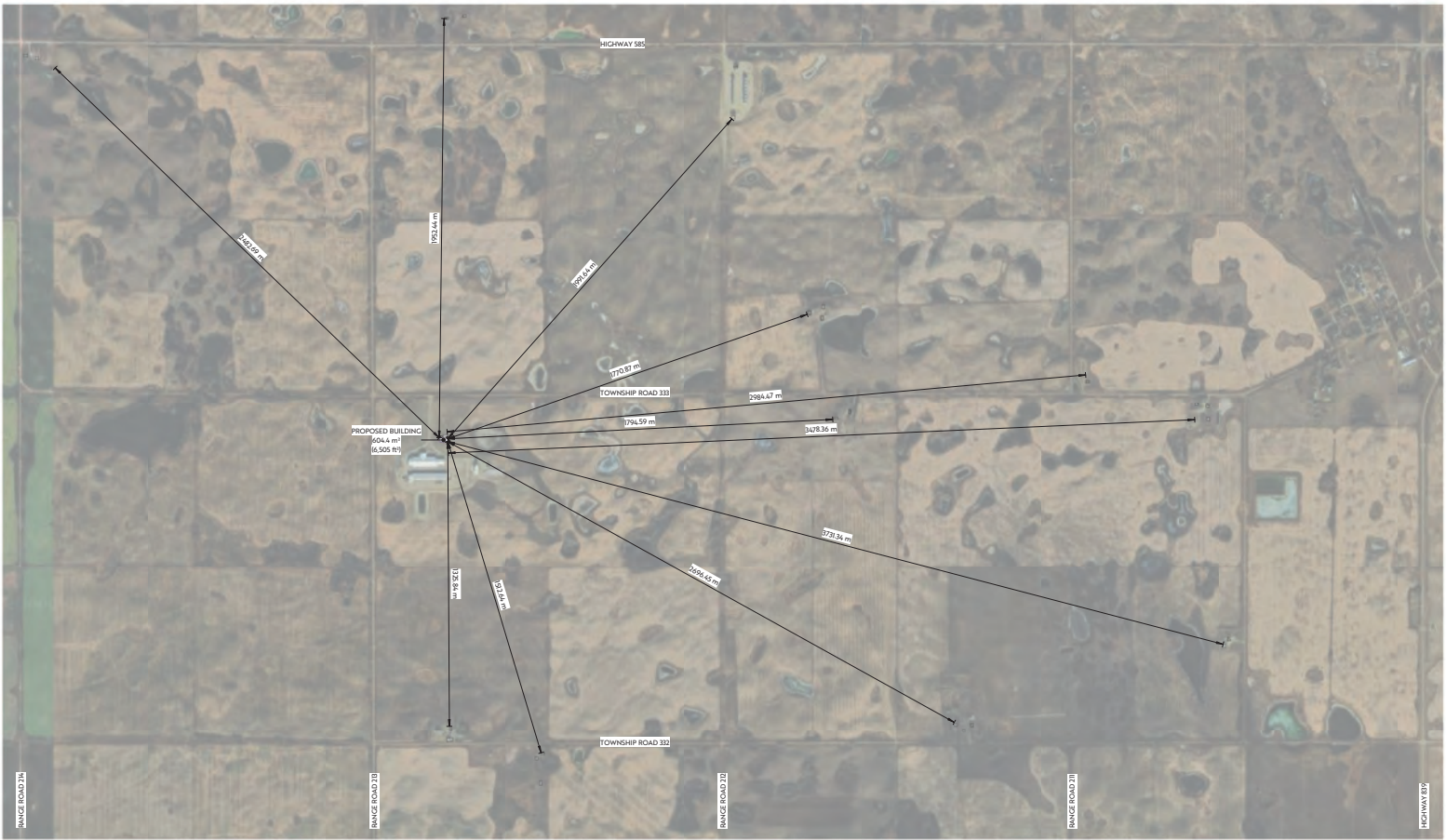
ON SITE		
APRON	34.5 m ²	371.85 ft ²
	34.5 m ²	371.85 ft ²
GRAND TOTAL	34.5 m ²	371.85 ft ²

SITE MATERIAL LEGEND

■	APRON
■	SIDEWALK
■	LIGHT DUTY ASPHALT
■	HEAVY DUTY ASPHALT
■	GRAVEL
■	LANDSCAPING
■	HARD LANDSCAPING
■	MULCH



1 Neighborhood Plan
A102 1:10000



Architect:

Stamp:

PRELIMINARY
NOT FOR CONSTRUCTION



East River Colony
Bird Barn
Starland County, Alberta
NW15 - 33 - 21 - W4

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIMINARY REVIEW	2025-06-28
B	ISSUED FOR PRELIMINARY REVIEW	2025-06-24

Project No: A25238
Date: 2025-06-26 2:29:52 PM
Drawn by: VV
Checked by: JC
Sheet Name:

Neighborhood Plan

A102

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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: Dairy Barn Dry cow Shed

Proposed 1: Bird 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?	<input checked="" type="checkbox"/> > 1 m <input type="checkbox"/> ≤ 1 m	<input checked="" type="checkbox"/> > 1 m <input type="checkbox"/> ≤ 1 m	<input type="checkbox"/> > 1 m <input type="checkbox"/> ≤ 1 m	<input type="checkbox"/> > 1 m <input type="checkbox"/> ≤ 1 m	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	
Surface water information	How many springs are within 100 m of the manure storage facility or manure collection area?	0	0			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	
	How many water wells are within 100 m of the manure storage facility or manure collection area?	0	0			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	
	What is the shortest distance from the manure collection or storage facility to a surface water body? (e.g., lake, creek, slough, seasonal)	65 m	65 m			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	
Groundwater information	What is the depth to the water table?	4 m	4 m			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	
	What is the depth to the groundwater resource/aquifer you draw water from?	300'	300'			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	

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

Part 2 — Technical Requirements

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

Neighbour name(s)	Legal land description	Distance (m)	NRCB USE ONLY				
			Zoning (LUB) category	MDS category (1-4)	Distance (m)	Waiver attached (if required)	Meets regulations
John Kowalchuk	SW 15 33 21 W4	1100 m					

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

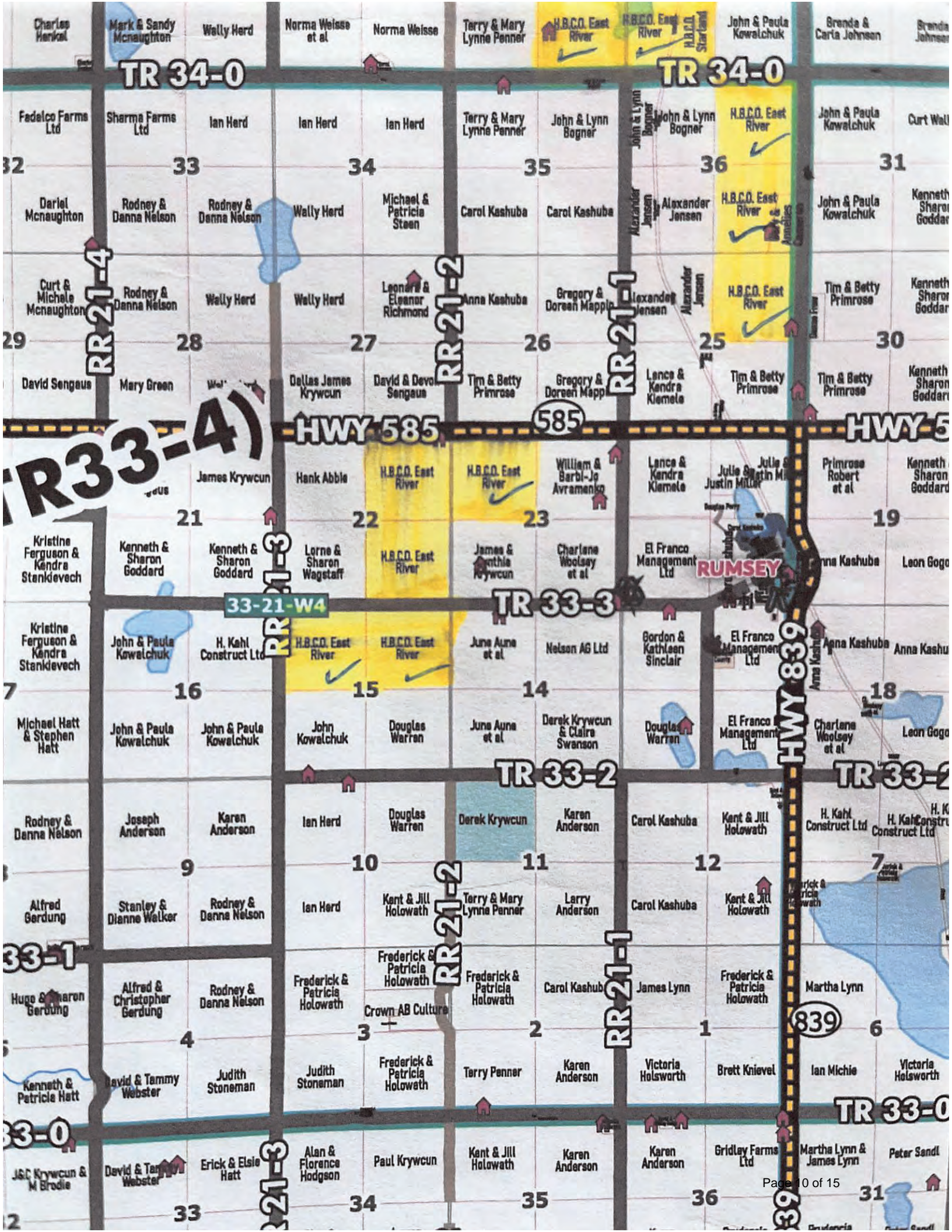
Name of land owner(s)*	Legal land description	Usable area** (ha)	Soil zone ***	NRCB USE ONLY	
				Usable area (ha)	Agreement attached (if required)
See att					
Total					

* 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)



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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)

SOLID MANURE, COMPOST, & COMPOSTING MATERIALS: Barns, feedlots, & storage facilities - Concrete liner

(complete a copy of this section for **EACH** barn, feedlot, and storage facility for solid manure, composting materials, or compost with a concrete liner)

Facility description / name (as indicated on site plan) 1. Bird Barn
2. _____

Manure storage capacity

	Length (m)	Width (m)	Depth below grade to the bottom of the liner (m)	NRCB USE ONLY Estimated storage capacity (m ³)
1.	39.6 m	18.28	Grade	
2.				
TOTAL CAPACITY				

☐ I plan to use a short-term solid manure storage (STMS) as part of my manure storage and handling plan for this CFO. The AOPA requirements for STMS are set out in the NRCB [Short-Term Solid Manure Storage Requirements Fact Sheet](#).

Surface water control systems

Describe the run-on and runoff control system
It will all be under roof where manure is ,all other will be sloped away

Liner protection

Describe how the physical integrity of the liner will be maintained
Concrete

NRCB USE ONLY
Requirements met: ☐ YES ☐ NO

Part 2 – Technical Requirements

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

SOLID MANURE, COMPOST, & COMPOSTING MATERIALS: Barns, feedlots, & storage facilities - Concrete liner (cont.)

Concrete liner details

Concrete thickness 5"-6"	Method of sulphate protection: HS Concrete
Concrete strength 30	Concrete reinforcement size and spacing 12"

Concrete requirements can be found in Technical Guideline Agdex 096-93

Guideline minimums:

Solid manure: 25MPa (D)

Solid manure (wet): 30MPa (C)

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

Report attached: ☐ YES ☐ NO

Additional information (attach as required)

NRCB USE ONLY

Nine month manure storage volume requirements met ☐ YES ☐ YES With STMS ☐ NO

Depth to water table: _____ Requirements met: ☐ YES ☐ NO

Depth to Uppermost groundwater resource: _____ Requirements met: ☐ YES ☐ NO

ERST completed: ☐ see ERST page for details

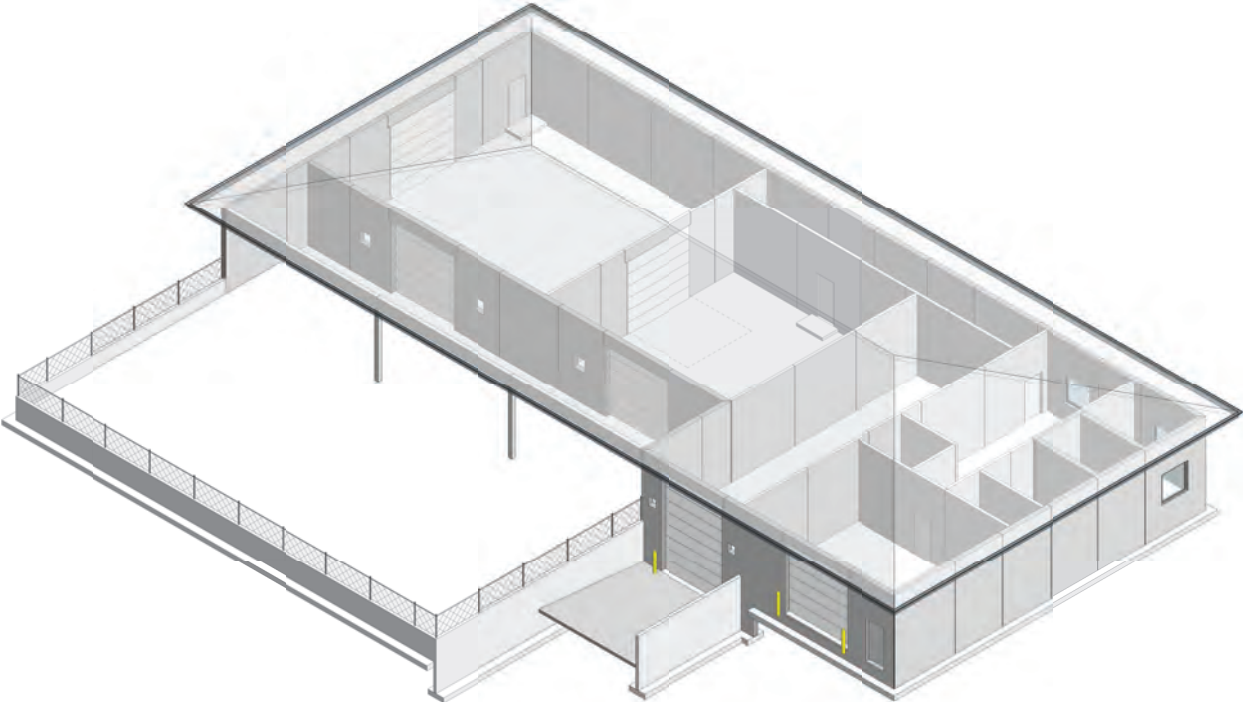
Surface water control systems

Requirements met: ☐ YES ☐ NO Details/comments:

Concrete liner details

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

East River Colony



SYMBOL LEGEND	
CONSTRUCTION REFERENCE	CONSTRUCTION TAG
FINISH REFERENCE	EXTERIOR FINISH TAG
GRID NUMBER	GRID BUBBLE
DOOR REFERENCE	DOOR TAG
ROOM NUMBER	ROOM TAG
DESCRIPTION	ELEVATION DATUM
DRAWING NUMBER	BUILDING SECTION CALLOUT
SHEET NUMBER	ELEVATION CALLOUT
WINDOW REFERENCE	WINDOW TAG
ELEVATION	ELEVATION TAG
DRAWING TITLE	DRAWING TITLE
DRAWING NUMBER	
SHEET NUMBER	
SHEET NUMBER	
SCALE	

DRAWING INDEX		
Sheet Number	Sheet Name	Current Revision
A000	Index	C
A101	Site Plan Overall	B
A102	Neighborhood Plan	B
A201	Floor Plan Overall	C
A401	Building Sections	A

Sheet Count: 5

Architect:

Stamp:

PRELIMINARY
NOT FOR CONSTRUCTION

aggregate
design studio ltd.
EAGLE BUILDERS

East River Colony
Bird Barn
Starland County, Alberta
NW15 - 33 - 21 - W4

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIMINARY REVIEW	2025-06-26
B	ISSUED FOR PRELIMINARY REVIEW	2025-06-24
C	ISSUED FOR PRELIMINARY REVIEW	2025-06-20

Project No: A25238
Date: 2025-06-26 2:29:50 PM
Drawn by: VV
Checked by: JC
Sheet Name:

Index

A000

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Starland County, Alberta Bird Barn

CONSTRUCTION LEGEND



NOTE:

1. RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY

2. FIRE SEPARATION AS SHOWN:

0 HR	---
3/4 HR	- - - - -
1 HR	- - - - -
2 HR	- - - - -
4 HR	- - - - -

- ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.
- ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:
 - 1" GAP
 - 1/8" STEEL STUDS @ 24" O/C
 - 1/2" GYPSUM BOARD
- FURNITURE NOT INCLUDED
- HILLWORK BY HILLWORK SUPPLIER

7. UNDERSLAB PREP:

WAREHOUSE/SHOP AREAS

THE SEAM JOINTS OF THE POLY VAPOUR BARRIER DO NOT REQUIRE SEAL OR TAPING. PLACE THE LOOSE END AT A SEAM JOINT ON TOP OF THE ADJACENT MEMBRANE WITH A MINIMUM OVERLAP OF 1'-0". FLOOR PENETRATIONS DO NOT REQUIRE SEAL OR TAPING. WHERE MEMBRANES HAVE BEEN CUT TO ACCOMMODATE PENETRATIONS, IT IS RECOMMENDED A MEMBRANE PATCH BE PLACED AROUND THE PENETRATION AREA AND ALONG THE CUT SEAM WITH A MINIMUM 1'-0" OVERLAP TO MINIMIZE ANY SUBGRADE MOISTURE STATIC PRESSURE EXPOSURE.

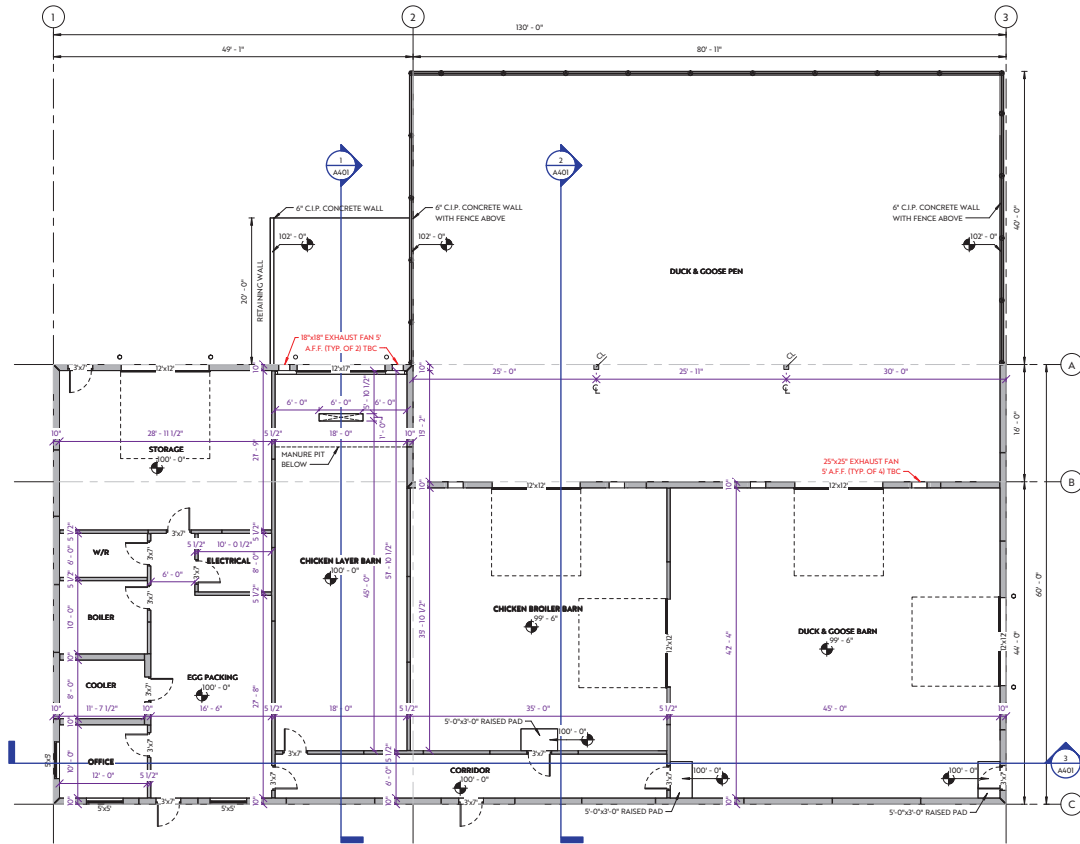
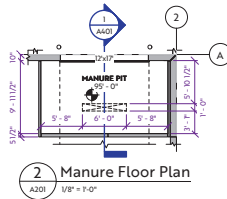
PLACE THE VAPOUR BARRIER TIGHT AROUND THE PERIMETER OF WALLS, TRENCH DRAINS, AND DOCK LEVELERS.

OFFICE SPACE (WITH RADON PROVISIONS)

THE JOINTS BETWEEN ADJACENT POLY VAPOUR BARRIERS SHALL BE TAPED WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT JOINTS. SEAL/TAPE ALL MEMBRANE FLOOR PENETRATIONS WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT PENETRATIONS.

THE VAPOUR BARRIER MEMBRANE IS REQUIRED TO BE BROUGHT UP TO THE EDGE OF FOUNDATION WALL, BUT NOT MORE THAN THE DEPTH OF CONCRETE SLAB SPECIFIED. SEAL THE MEMBRANE TO THE FOUNDATION WALL WITH ACOUSTIC SEALANT OR OTHER SIMILAR MEANS OF ADEQUATE ADHESION.

8. ALL FLOOR SUPPORTING STRUCTURES TO MAINTAIN FLOOR F.R.R. AND BE RATED THROUGH THE USE OF: 1.8.D. SPRAY APPLIED FIRE PROOFING, INTUMESCENT PAINT, FRAMED ASSEMBLIES, OR EQUIVALENT THICKNESS CALCULATIONS.



1 Main Floor Plan
A201 1/8" = 1'-0"

Architect:

Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION



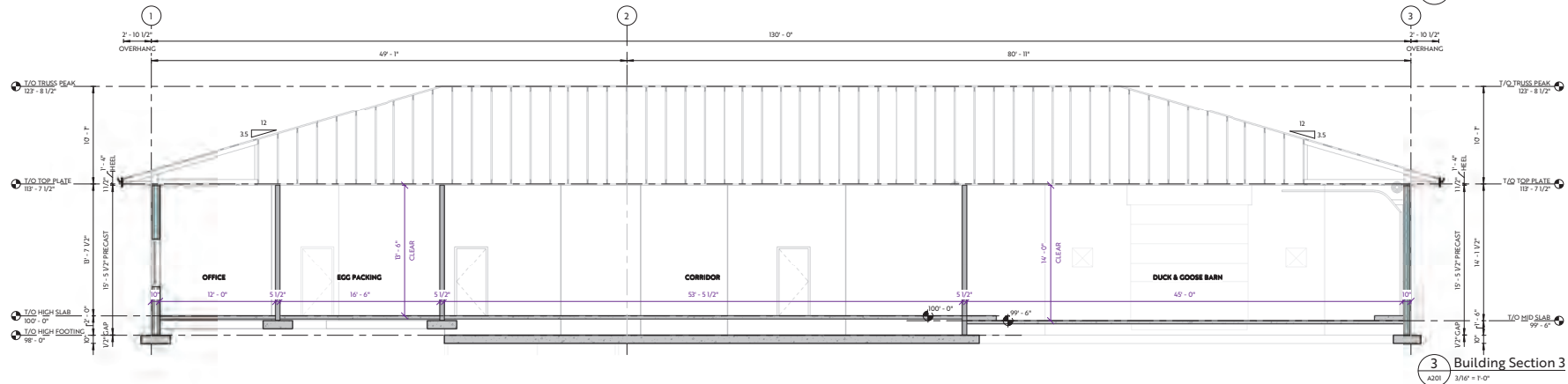
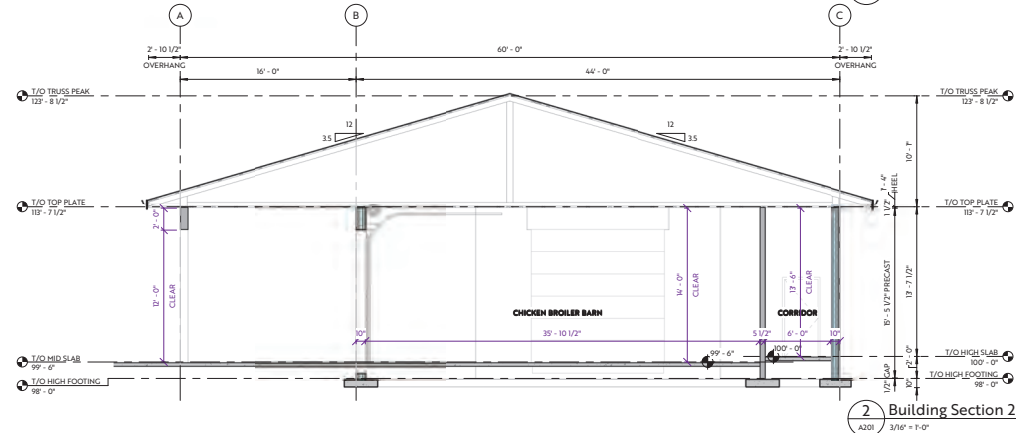
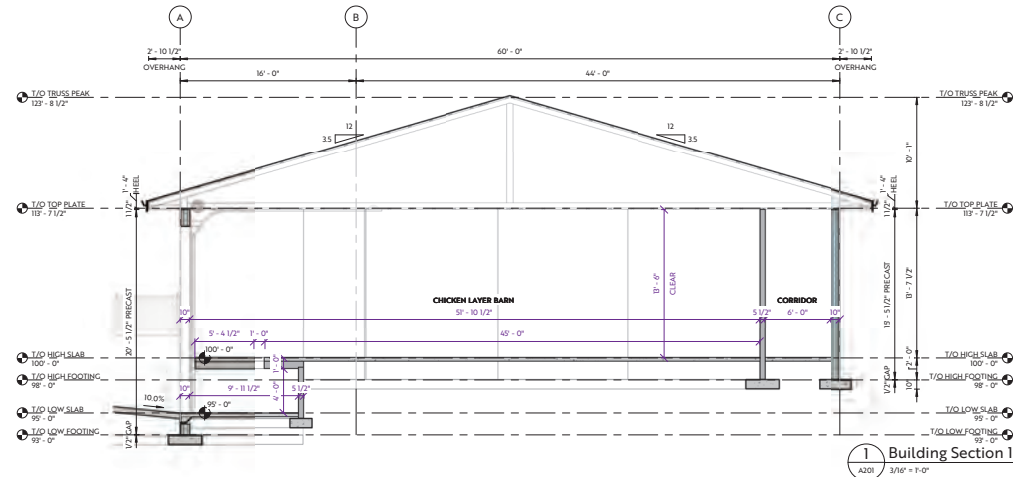
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Project No: A25238
Date: 2025-06-26 2:29:37 PM
Drawn by: VV
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Sheet Name:

Floor Plan
Overall

A201



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aggregate
design studio ltd.



East River Colony
Bird Barn

Starland County, Alberta

NW15 - 33 - 21 - W4

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	2022-05-23

Project No: A25238
Date: 2025-06-26 2:29:38 PM
Drawn by: VV
Checked by: JC
Sheet Name:

Building
Sections

A401