

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	LA25052	E½ 17-4-18 W4M SE 20-4-18 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 24 2015
 Date of signing
Sunny Side Farming Co LTD
 Corporate name (if applicable)

[Redacted Signature]
 Signature
Gideon Wurz
 Print name

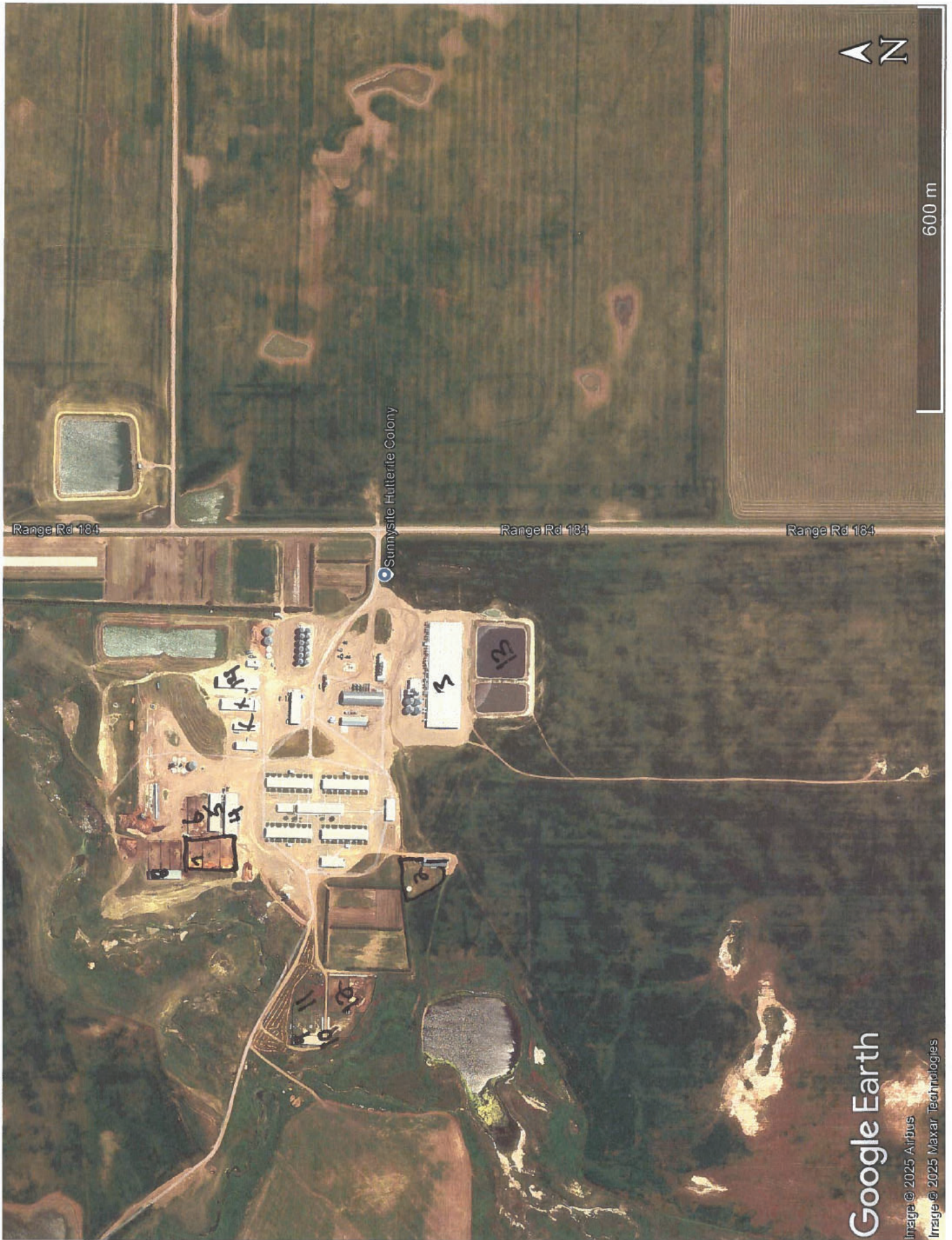
GENERAL INFORMATION REQUIREMENTS

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)	
Lauer Barn with attach manure storage room	(152.4 m x 39.6 m) 500ft long 130ft wide	
@ offices. collection room	80 ft x 130 ft (24.4 m x 39.6 m)	
Pullet Barn with attached utility room	(117.4 m x 15.2 m) 385ft long 50ft wide	
attach manure storage room.	60ft long 30ft wide (18.3 m x 9.2 m)	
Existing facilities: list ALL existing confined feeding operation facilities and their dimensions		
Existing facilities	Dimensions (m) (length, width, and depth)	NRCB USE ONLY
Decommission Chicken Broiler Barn ¹ Duck Barn	36.5m x 10.7m	
2 exercise area.	23.2m x 36.6m	
3 Swine Barn.	152.4m x 45.7m	
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Google Earth

Image © 2025 Airbus
Imagery © 2025 Maxar Technologies



NOTES CONCERNING BUILDING LOCATION

1. ASSESSMENT OF SITE CONDITIONS AND CONSTRUCTION OF BUILDING FOUNDATION SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF BUILDING. THE LOCATION OF THE BUILDING SHALL BE DETERMINED BY THE ENGINEER BASED ON THE RESULTS OF THE ASSESSMENT.

2. THE BUILDING SHALL BE CONSTRUCTED ON A GRADE OF NOT LESS THAN 100mm ABOVE THE FINISHED GRADE OF THE SURROUNDING AREA.

3. THE BUILDING SHALL BE CONSTRUCTED ON A GRADE OF NOT LESS THAN 100mm ABOVE THE FINISHED GRADE OF THE SURROUNDING AREA.

4. THE BUILDING SHALL BE CONSTRUCTED ON A GRADE OF NOT LESS THAN 100mm ABOVE THE FINISHED GRADE OF THE SURROUNDING AREA.

BUILDING INFORMATION

1. BUILDING NAME: SUNNY SITE COLONY

2. BUILDING TYPE: RESIDENTIAL

3. BUILDING SIZE: 18.00m x 18.00m

4. BUILDING MATERIAL: CONCRETE

5. BUILDING COLOR: WHITE

6. BUILDING FINISH: PLASTER

7. BUILDING EQUIPMENT: KITCHEN, DINING, TOILET

8. BUILDING ACCESS: ROAD

9. BUILDING PARKING: 10 SPACES

10. BUILDING SECURITY: FENCE

SITE PLAN LEGEND	
1	ROAD
2	TOILET
3	KITCHEN
4	DINING
5	GRASS
6	WATER
7	SHRUBS
8	TREES
9	ROCKS
10	CLIFFS
11	RAILROADS
12	POWER LINES
13	TELEPHONE LINES
14	WATER LINES
15	SEWER LINES
16	STREET LIGHTS
17	LANDSCAPING
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19	CONCRETE
20	BRICK
21	WOOD
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SITE SCHEDULE	
ITEM	QUANTITY
1. ROAD	18.00m x 18.00m
2. TOILET	18.00m x 18.00m
3. KITCHEN	18.00m x 18.00m
4. DINING	18.00m x 18.00m
5. GRASS	18.00m x 18.00m
6. WATER	18.00m x 18.00m
7. SHRUBS	18.00m x 18.00m
8. TREES	18.00m x 18.00m
9. ROCKS	18.00m x 18.00m
10. CLIFFS	18.00m x 18.00m
11. RAILROADS	18.00m x 18.00m
12. POWER LINES	18.00m x 18.00m
13. TELEPHONE LINES	18.00m x 18.00m
14. WATER LINES	18.00m x 18.00m
15. SEWER LINES	18.00m x 18.00m
16. STREET LIGHTS	18.00m x 18.00m
17. LANDSCAPING	18.00m x 18.00m
18. PAVING	18.00m x 18.00m
19. CONCRETE	18.00m x 18.00m
20. BRICK	18.00m x 18.00m
21. WOOD	18.00m x 18.00m
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34. FRIDGE	18.00m x 18.00m
35. WASHER	18.00m x 18.00m
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38. BATH	18.00m x 18.00m
39. SHOWER	18.00m x 18.00m
40. TUB	18.00m x 18.00m
41. SINK	18.00m x 18.00m
42. MIRROR	18.00m x 18.00m
43. TOILET	18.00m x 18.00m
44. WASHBOWL	18.00m x 18.00m
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Part 2 — Technical Requirements



NRCB Natural Resources
Conservation Board

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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

Old layer @ Pullet barn are being decommissioned

Construction completion date for proposed facilities October 2028

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	23 000	42 000	65 000
Pullets	11 500 11 500	18 500	30 000
Broilers	1 000	0	1 000
Dairy Cows - Dry Replacement	110	0	110
Turkeys	300	0	300
Ducks	1 000	0	1 000
Beef Feeders	300	0	300

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 agreement

with SMIRD

Signed this 24 day of June, 2025.

Signature of Applicant or Agent

D

WATER CONVEYANCE AGREEMENT
Agricultural Operations

(Irrigation Districts Act, Section 21)

This agreement is made in triplicate this 30 day of December 2005.

BETWEEN: St. Mary River Irrigation District,
 1210-36 St. North
 Lethbridge, Alberta
 T1J 3Y7

(hereinafter called the "District")

OF THE FIRST PART

-and-

Sunnyside Hutterian Brethren
Box 180
Warner, Alberta
T0K 2L0

(hereinafter called the "Applicant")

OF THE SECOND PART

The Applicant is the owner (or purchaser or lessee) of the following lands, namely:

NE 17-4-18-W4

(hereinafter called the "Parcel")

The Applicant has applied to the District to enter into a Water Conveyance Agreement for water for Agricultural Operations for the parcel pursuant to Section 21 of the ***Irrigation Districts Act*** under an existing licence for 43 acre feet.

In consideration of the covenants herein contained, and the payment by the Applicant to the District of the charges payable to the District as provided from time to time under its tariff of Agricultural Operations Water Charges, the District hereby agrees to convey, annually, the "Allocation", licensed to be diverted by the Applicant through the irrigation works of the District, for the purposes of watering animals, aquiculture, or greenhouse use, on the Parcel from the irrigation works of the District, subject to the covenants, conditions and stipulations hereinafter set out: -

1. The water shall be removed from the irrigation works of the District by and at the expense of the Applicant and in a manner and at a location approved by the District.
2. All structures, equipment or works installed on the irrigation works of the District by the Applicant pursuant to this Agreement, shall become the property of the District.
3. The Applicant shall not permit the water to escape from the Parcel, and shall indemnify and save harmless the District from all claims, demands and damages whatsoever arising out of or as a result of removal of the water from the irrigation works of the District.
4. The District shall not be liable for any claim either direct, indirect or consequential, for loss, injury or damage whatsoever arising out of the failure or inability of the District to make water available for Agricultural Operations.
5. a) The Applicant shall comply with all statutes and regulations applicable to the privileges hereby granted, and with all by-laws of the District regulating the supply and distribution of water.

b) Prior to receiving water, the Applicant must provide the District with satisfactory evidence of compliance with the requirements of the **Water Act**, the **Environmental Protection and Enhancement Act** and their regulations.
6. The Applicant shall pay to the District, on or before the 31st day of December in each year during the currency of this agreement, such amounts as are from time to time prescribed under the District's Agricultural Operations Water Charges established under Section 115 of the Irrigation Districts Act. If payment is not received, the Agreement will be terminated pursuant to Clause 8, and the District will not enter into another agreement until all sums due the District under this Agreement are paid.
7. This agreement may be terminated by either party giving to the other party 60 days notice on or before March 1 in a calendar year.
8. Should the Applicant be in default in any of the provisions of this Agreement, the District may forthwith stop delivery of water or terminate this agreement pursuant to Clause 8, and in such case there shall be no abatement or refund of the amounts payable by the Applicant to the District.

9. Assignment or transfer of this agreement by the Applicant is prohibited.
10. The Applicant shall be responsible for the costs of the supply and installation of a water measurement device approved by the District.
11. The Applicant acknowledges and agrees that the water in the irrigation system of the District may not be potable or may not be suitable for irrigation purposes, and that the District makes no representation, warranty or guarantee, express or implied that the water conveyed and delivered under this agreement is potable and fit for human consumption or suitable for irrigation purposes.
12. The Applicant agrees to accept the water delivered in the condition in which it may be found at the point of delivery from time to time and to provide such testing, treatment or filtering as the Applicant considers necessary.
13. The Applicant acknowledges that the irrigation system of the District is an open ditch system subjecting the water therein to contamination from all manner of environmental, human and animal factors and that the District does not regulate, control or monitor the quality of water in its system.
14. The point of delivery shall be that point on the irrigation works of the District as shown on the attached plan.
15. The applicant acknowledges that the District can convey the water only during the irrigation season and that the water conveyance capacity of the irrigation works of the District is limited and the District will convey, from time to time, so much of the "Allocation" as it, in its exclusive discretion, deems advisable.

IN WITNESS WHEREOF the District has by its proper officers signed these presents and has affixed the seal of the District hereto, and the Applicant has hereunto set his hand and seal on the day and year first above written.

Chairman

General Manager

Applicant

Witness of Applicant

Water License No.

Method of Measurement

- Water Supervisor's Records

Sketch of Parcel and Turnout Location

CONSENT OF LESSOR

I Sumary Site being the lessor of the parcel do hereby consent to the above agreement between the Board and the Applicant.

Lessor



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)

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: Swine Lagoon

Proposed 1: Lager Barn

Proposed 2: Pellet Barn

Proposed 3:

Facility and environmental risk information		Facilities			NRCB USE ONLY	
		Existing	Proposed 1	Proposed 2	Proposed 3	Meets requirements
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
	How many springs are within 100 m of the manure storage facility or manure collection area?	☐	☐	☐	☐	☐ YES ☐ NO ☐ YES with exemption
Surface water information	How many water wells are within 100 m of the manure storage facility or manure collection area?	☐	☐	☐	☐	☐ YES ☐ NO ☐ 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)	750m	1000m	1000m	1000m	☐ YES ☐ NO ☐ YES with exemption
Groundwater information	What is the depth to the water table?		Greater than 5m	"	"	☐ YES ☐ NO ☐ YES with exemption
	What is the depth to the groundwater resource/aquifer you draw water from?		Greater than 5m	"	"	☐ YES ☐ NO ☐ YES with exemption

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

Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

aggregate
design studio ltd.

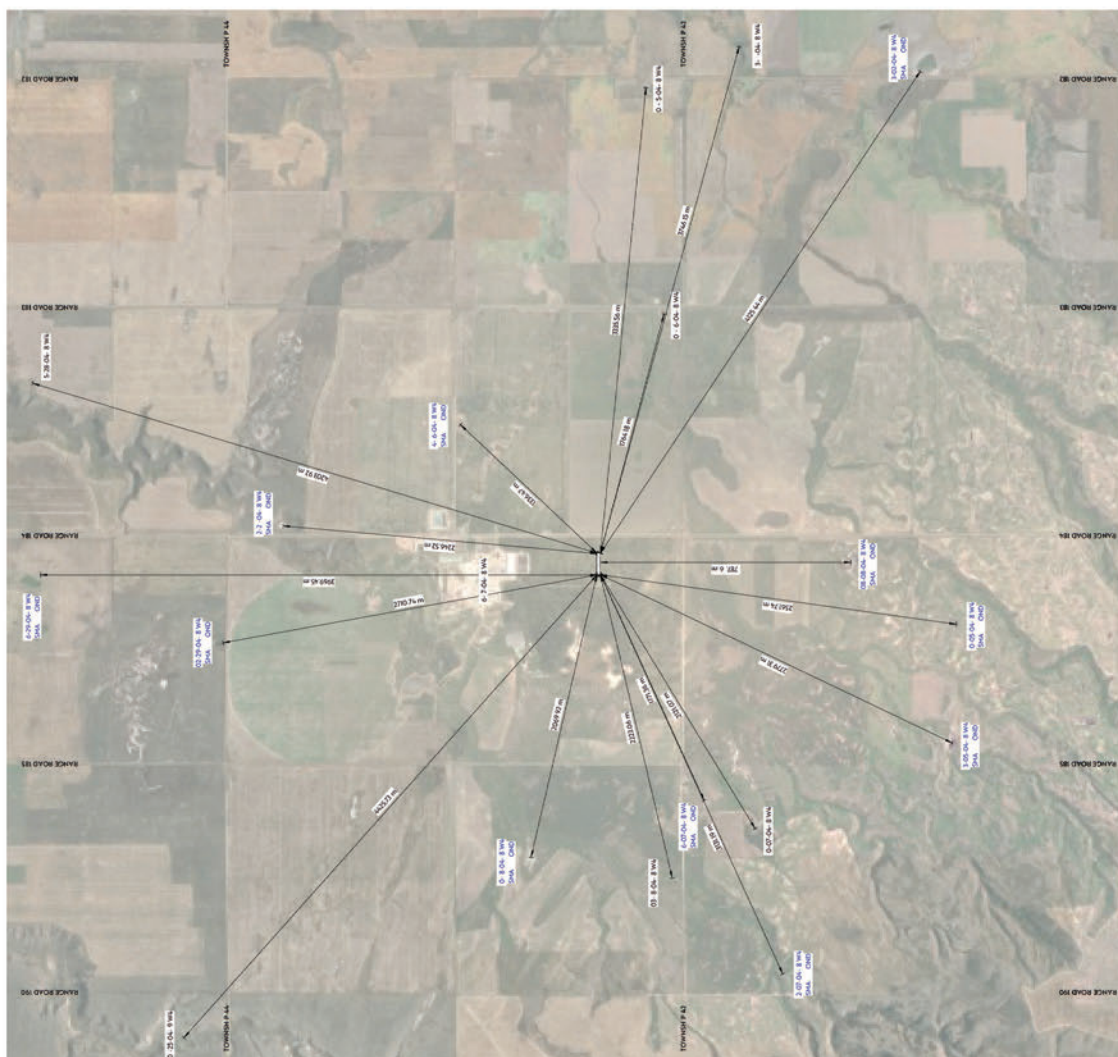
EAGLE
BUILDERS

Sunny Site Colony
Layer Barn
County of Warner, Alberta
16-17-04-18 W4

NO	DATE	500 D OR B H WARY V W	500 D OR B H WARY V W	2025-05-5	2025-05-04
A					
Project No: A2031					
Date: 2025-04-04 21:48 PM					
Drawn by: JC, LH, TR					
Checked by: JC					
Sheet Name:					

Setback Plan

A101



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
Hughie Perera	SE 16-04-18 W4	1 Km					

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)
AO Comment: See following pages for land available for manure application.					
			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)

Sunnysite Hutterian Brethren

PO Box 180

Warner, AB T0K 2L0

Deferred Date

Land Location

Pt-Sec-Twp-Rge-M

Reported

Acres

SE-12-004-19-4

SW-12-004-19-4

NE-13-004-19-4

SE-13-004-19-4

S-24-005-18-4

ALL-20-004-18-4

9.0

7.0

16.0

106.0

220.0

370.0

Adjusted Yield to count will be the greater of the calculated value or uninsured causes from the appraised acres .

----- STORED & FED PRODUCTION -----

Agricultural Product	Reported Production	Test Weight	%	Dockage	Net		Grade Factor	Production To Count
					Production	Kg		

Sunnyside Hutterian Brethren
PO Box 180
Warner, AB T0K 2L0

Deferred Date

Please check this statement carefully to determine whether the information used in the calculation is correct. Notify AFSC in writing of all errors within 15 calendar days of receipt of this statement. Failure to notify AFSC of any error within 15 calendar days will constitute your acceptance of the numbers and calculations set out within this statement.

To ensure program integrity AFSC conducts a percentage of production reviews on HPRs submitted by clients. If your HPR is selected for a review, an adjuster will contact you to make an appointment.

----- FIELD DOCUMENTATION -----

Land Location Pt-Sec-Twp-Rge-M	Reported Acres
NE-01-004-18-4	141.0
NW-01-004-18-4	109.0
SW-01-004-18-4	128.0
NE-05-004-18-4	68.0
NW-05-004-18-4	53.0
SW-05-004-18-4	74.0
SE-06-004-18-4	23.0
SW-10-004-18-4	35.0
S-15-004-18-4	53.0
SW-28-004-18-4	51.0
NW-01-004-19-4	89.0
NW-12-004-19-4	73.0
SE-12-004-19-4	23.0
SW-12-004-19-4	87.0
NE-13-004-19-4	119.0
NW-13-004-19-4	24.0
SE-13-004-19-4	19.0
SW-13-004-19-4	112.0
NW-28-004-18-4	98.0



Sustainable Canadian
Agricultural Partnership



Sunnyside Hutterian Brethren
PO Box 180
Warner, AB T0K 2L0

Deferred Date

Land Location
Pt-Sec-Twp-Rge-M

Reported
Acres

N-29-003-17-4	309.0
NE-32-003-17-4	155.0
NW-32-003-17-4	160.0
SE-32-003-17-4	160.0
SW-32-003-17-4	155.0
NE-02-004-18-4	43.0
NW-02-004-18-4	1.0
NE-03-004-18-4	5.0
NW-03-004-18-4	129.0
NE-04-004-18-4	53.0
SE-04-004-18-4	113.0
SE-10-004-18-4	65.0
SW-10-004-18-4	108.0
S-11-004-18-4	275.0
NW-28-004-18-4	17.0
SW-28-004-18-4	5.0
N-29-004-18-4	144.0
SE-32-004-18-4	23.0
SW-33-004-18-4	35.0
NE-29-004-18-4	116.0



Sustainable Canadian
Agricultural Partnership



Sunnyside Hutterian Brethren
PO Box 180
Warner, AB T0K 2L0

Deferred Date

Land Location
Pt-Sec-Twp-Rge-M

Reported
Acres

SW-33-004-18-4	98.0
NE-17-004-18-4	73.0
NW-17-004-18-4	9.0
SE-17-004-18-4	147.0
SW-17-004-18-4	53.0
S-21-004-18-4	92.0
S-21-004-18-4	108.0
NE-10-004-18-4	50.0
NW-10-004-18-4	74.0
NW-13-004-18-4	130.0
S-15-004-18-4	240.0
S-24-004-18-4	293.0
NE-02-004-18-4	33.0
NW-02-004-18-4	102.0
SE-02-004-18-4	133.0
SW-02-004-18-4	101.0
NW-28-002-15-4	130.0
S-32-002-15-4	300.0
SW-33-002-15-4	151.0
ALL-13-003-16-4	568.0



Sustainable Canadian
Agricultural Partnership



Sunnyside Hutterian Brethren
PO Box 180
Warner, AB T0K 2L0

Deferred Date

Land Location
Pt-Sec-Twp-Rge-M

Reported
Acres

N-16-004-18-4	90.0
S-16-004-18-4	221.0
SW-17-004-18-4	44.0
NE-16-004-18-4	124.0
NW-16-004-18-4	106.0
SW-22-002-15-4	153.0
NW-26-002-15-4	128.0
S-30-002-15-4	310.0
SW-35-002-15-4	65.0
NW-08-002-16-4	154.0
NW-06-002-17-4	149.0
SE-07-002-17-4	121.0
ALL-04-003-16-4	276.0
ALL-08-003-16-4	268.0
W-09-003-16-4	141.0
NE-04-004-18-4	69.0
NW-04-004-18-4	156.0
SE-04-004-18-4	6.0
SW-04-004-18-4	88.0
NE-05-004-18-4	57.0



Sustainable Canadian
Agricultural Partnership



Sunnyside Hutterian Brethren
PO Box 180
Warner, AB T0K 2L0

Deferred Date

Land Location
Pt-Sec-Twp-Rge-M

Reported
Acres

SE-05-004-18-4	136.0
SW-05-004-18-4	27.0
NE-15-004-18-4	160.0
SW-06-004-18-4	86.0
ALL-08-004-18-4	334.0
NE-10-004-18-4	95.0
NW-10-004-18-4	10.0
SE-10-004-18-4	25.0
NW-17-004-18-4	47.0
ALL-20-004-18-4	137.0
N-21-004-18-4	38.0
SW-22-004-18-4	79.0
W-27-004-18-4	320.0
SE-28-004-18-4	155.0
SW-28-004-18-4	28.0
SE-29-004-18-4	80.0
SE-01-004-19-4	84.0
SW-01-004-19-4	97.0
NE-12-004-19-4	146.0
NW-12-004-19-4	16.0



Sustainable Canadian
Agricultural Partnership



Name Sunny Site Colony Farming Co Ltd
Address
Legal Land
Location

MDS Spreadsheet based on 2006 AOPA Regulations

Category of Livestock	Type of Livestock	Factor A	Technology Factor	MU	LSU Factor	Number of Animals	LSU
Feedlot Animals	Beef Cows/Finishers (900+ lbs)	0.700	0.700	0.910	0.4459		-
	Beef Feeders (450 - 900 lbs)	0.700	0.700	0.500	0.2450	300	73.5
	Beef Feeder Calves (<550 lbs)	0.700	0.700	0.275	0.1348		-
	Horses - PMU	0.650	0.700	1.000	0.4550		-
	Horses - Feeders > 750 lbs	0.650	0.700	1.000	0.4550		-
	Horses - Foals < 750 lbs	0.650	0.700	0.300	0.1365		-
	Mules	0.600	0.700	1.000	0.4200		-
	Donkeys	0.600	0.700	0.670	0.2814		-
	Bison	0.600	0.700	1.000	0.4200		-
	Other						-
Dairy (*count lactating cows only)	Free Stall – Lactating Cows with all associated dries, heifers, and calves*	0.800	1.100	2.000	1.7600	110	193.6
	Free Stall – Lactating Cows with Dry Cows only*	0.800	1.100	1.640	1.4432		-
	Free Stall – Lactating Cows only	0.800	1.100	1.400	1.2320		-
	Tie Stall – Lactating Cows only	0.800	1.000	1.400	1.1200		-
	Loose Housing – Lactating Cows only	0.800	1.000	1.400	1.1200		-
	Dry Cow	0.800	0.700	1.000	0.5600		-
	Replacements – Bred Heifers (Breeding to Calving)	0.800	0.700	0.875	0.4900		-
	Replacements - Growing Heifers (350 lbs to breeding)	0.800	0.700	0.525	0.2940		-
	Calves (< 350 lbs)	0.800	0.700	0.200	0.1120		-
	Other						-
Swine Liquid (*count sows only)	Farrow to finish *	2.000	1.100	1.780	3.9160		-
	Farrow to wean *	2.000	1.100	0.670	1.4740		-
	Farrow only *	2.000	1.100	0.530	1.1660		-
	Feeders/Boars	2.000	1.100	0.200	0.4400		-
	Growers/Roasters	2.000	1.100	0.118	0.2600		-
	Weaners	2.000	1.100	0.055	0.1210		-
	Other						-
Swine Solid (*Count sows only)	Farrow to finish *	2.000	0.800	1.780	2.8480		-
	Farrow to wean *	2.000	0.800	0.670	1.0720		-
	Farrow only *	2.000	0.800	0.530	0.8480		-
	Feeders/Boars	2.000	0.800	0.200	0.3200		-
	Growers/Roasters	2.000	0.800	0.118	0.1888		-
	Weaners	2.000	0.800	0.055	0.0880		-
	Other						-
Poultry	Chicken - Breeders - Solid	1.000	0.700	0.010	0.0070		-
	Chicken - Layers - Liquid (includes associated pullets)	2.000	1.100	0.008	0.0176		-
	Chicken - Layers - (Belt Cage)	2.000	0.700	0.008	0.0112	65,000	728.0
	Chicken - Layers - (Deep Pit)	2.000	0.700	0.008	0.0112		-
	Chicken - Pullets/Broilers	1.000	0.700	0.002	0.0014	31,000	43.4
	Turkey - Toms/Breeders	1.000	0.700	0.020	0.0140		-
	Turkey - Hens (light)	1.000	0.700	0.013	0.0091		-
	Turkey - Broilers	1.000	0.700	0.010	0.0070	300	2.1
	Ducks	1.000	0.700	0.010	0.0070	1,000	7.0
	Geese	1.000	0.700	0.020	0.0140		-
	Other						-
Sheep and Goats	Sheep - Ewes/Rams	0.600	0.700	0.200	0.0840		-
	Sheep - Ewes with lambs	0.600	0.700	0.250	0.1050		-
	Sheep - Lambs	0.600	0.700	0.050	0.0210		-
	Sheep - Feeders	0.600	0.700	0.100	0.0420		-
	Goats - Meat/Milk (per Ewe)	0.700	0.700	0.170	0.0833		-
	Goats - Nannies/Billies	0.700	0.700	0.140	0.0686		-
	Goats - Feeders	0.700	0.700	0.077	0.0377		-
	Other						-
Cervid	Elk	0.600	0.700	0.600	0.2520		-
	Deer	0.600	0.700	0.200	0.0840		-
	Other						-
Wild Boar	Feeders	2.000	0.800	0.140	0.2240		-
	Sow (farrowing)	2.000	0.800	0.371	0.5936		-
	Other						-

Total 1,047.6

For New Operations

Dispersion Factor 1

Category	Odour Objective	Distance	
		Feet	Metres
1	41.04	1,704	519
2	54.72	2,272	693
3	68.4	2,841	866
4	109.44	4,545	1,385

For Expanding Operations

Dispersion Factor 1
Expansion Factor 0.77

Category	Odour Objective	Distance	
		Feet	Metres
1	41.04	1,312	400
2	54.72	1,750	533
3	68.40	2,187	667
4	109.44	3,500	1,067

Name Sunny Site Colony Farming Co Ltd
Address 0
Legal Land
Location 0

Landbase Requirements (hectares) based on 2006 AOPA requirements

Category of Livestock	Type of Livestock	Number of Animals	Dark Brown & Brown (ha)	Grey Wooded (ha)	Black (ha)	Irrigated (ha)
Feedlot Animals	Cows/Finishers (900+ lbs)	0.0	0.0	0.0	0.0	0.0
	Feeders (450 - 900 lbs)	300.0	24.0	20.1	15.0	12.0
	Feeder Calves (<550 lbs)	0.0	0.0	0.0	0.0	0.0
	Horses - PMU	0.0	0.0	0.0	0.0	0.0
	Horses - Feeders > 750 lbs	0.0	0.0	0.0	0.0	0.0
	Horses - Foals < 750 lbs	0.0	0.0	0.0	0.0	0.0
	Mules	0.0	0.0	0.0	0.0	0.0
	Donkeys	0.0	0.0	0.0	0.0	0.0
	Bison	0.0	0.0	0.0	0.0	0.0
	Other	0.0				
Dairy (*count lactating cows only)	Free Stall – Lactating Cows with all associated dries, heifers, and calves*	110.0	163.4	136.1	102.1	81.6
	Free Stall – Lactating Cows with Dry Cows only *	0.0	0.0	0.0	0.0	0.0
	Free Stall – Lactating Cows only*	0.0	0.0	0.0	0.0	0.0
	Tie Stall – Lactating Cows only	0.0	0.0	0.0	0.0	0.0
	Loose Housing – Lactating Cows only	0.0	0.0	0.0	0.0	0.0
	Dry Cow (Solid manure)	0.0	0.0	0.0	0.0	0.0
	Dry Cow (Liquid manure)	0.0	0.0	0.0	0.0	0.0
	Replacements – Bred Heifers (Breeding to Calving)	0.0	0.0	0.0	0.0	0.0
	Replacements - Growing Heifers (350 lbs to breeding)	0.0	0.0	0.0	0.0	0.0
	Calves (< 350 lbs)	0.0	0.0	0.0	0.0	0.0
Swine Liquid (*count sows only)	Other	0.0				
	Farrow to finish *	0.0	0.0	0.0	0.0	0.0
	Farrow to wean *	0.0	0.0	0.0	0.0	0.0
	Farrow only *	0.0	0.0	0.0	0.0	0.0
	Feeders/Boars	0.0	0.0	0.0	0.0	0.0
	Growers/Roasters	0.0	0.0	0.0	0.0	0.0
	Weaners	0.0	0.0	0.0	0.0	0.0
Swine Solid (*Count sows only)	Other	0.0				
	Farrow to finish *	0.0	0.0	0.0	0.0	0.0
	Farrow to wean *	0.0	0.0	0.0	0.0	0.0
	Farrow only *	0.0	0.0	0.0	0.0	0.0
	Feeders/Boars	0.0	0.0	0.0	0.0	0.0
	Growers/Roasters	0.0	0.0	0.0	0.0	0.0
	Weaners	0.0	0.0	0.0	0.0	0.0
Poultry	Other	0.0				
	Chicken - Breeders - Solid	0.0	0.0	0.0	0.0	0.0
	Chicken - Layers - Liquid (includes associated pullets)	0.0	0.0	0.0	0.0	0.0
	Chicken - Layers - (Belt Cage)	65000.0	357.5	299.0	221.0	182.0
	Chicken - Layers - (Deep Pit)	0.0	0.0	0.0	0.0	0.0
	Chicken - Pullets/Broilers	31000.0	100.8	84.0	62.9	50.5
	Turkey - Toms/Breeders	0.0	0.0	0.0	0.0	0.0
	Turkey - Hens (light)	0.0	0.0	0.0	0.0	0.0
	Turkey - Broilers	300.0	1.6	1.3	1.0	0.8
	Ducks	1000.0	1.6	1.3	1.0	0.8
Goats and Sheep	Geese	0.0	0.0	0.0	0.0	0.0
	Other	0.0				
	Sheep - Ewes/Rams	0.0	0.0	0.0	0.0	0.0
	Sheep - Ewes with lambs	0.0	0.0	0.0	0.0	0.0
	Sheep - Lambs	0.0	0.0	0.0	0.0	0.0
	Sheep - Feeders	0.0	0.0	0.0	0.0	0.0
	Goats - Meat/Milk (per Ewe)	0.0	0.0	0.0	0.0	0.0
	Goats - Nannies/Billies	0.0	0.0	0.0	0.0	0.0
Cervid	Goats - Feeders	0.0	0.0	0.0	0.0	0.0
	Other	0.0				
	Elk	0.0	0.0	0.0	0.0	0.0
Wild Boar	Deer	0.0	0.0	0.0	0.0	0.0
	Other	0.0				
	Feeders	0.0	0.0	0.0	0.0	0.0
	Sow (farrowing)	0.0	0.0	0.0	0.0	0.0
Other	Other	0.0				
	Other	0.0				

Total Hectares	649	541.8	403.0	327.7
Total Acres	1,603	1338.8	995.8	809.8

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

(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. Layer Barn with attached manure storage room
2. Pullet Barn with attached manure storage room

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.	490 ft long 500 ft	130 ft wide	At Grade	
2.	370 ft long 385 ft	50 ft wide	At Grade	
	60 ft	30 ft	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

Under Roof no run-on or Run-off

Liner protection

Describe how the physical integrity of the liner will be maintained

Seal cracks as needed

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 inches	Method of sulphate protection: Type 50
Concrete strength 25 mpa	Concrete reinforcement size and spacing 10 mm rebar, 12" spacing on centre

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

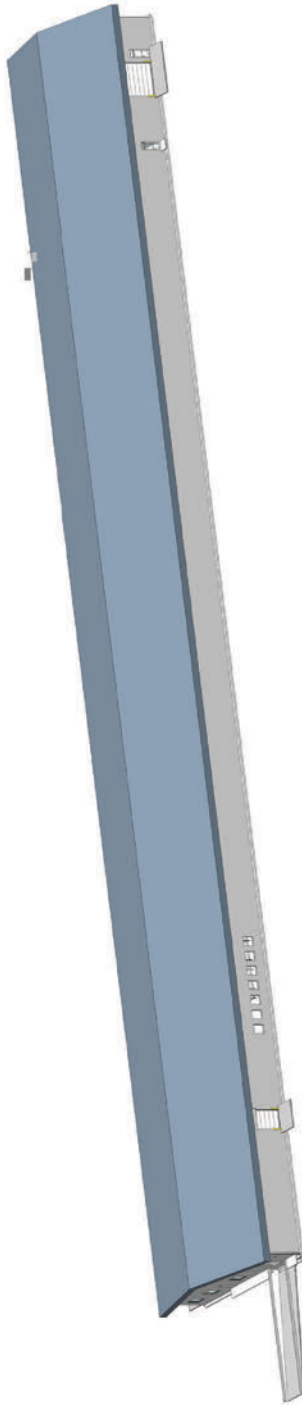
Leakage detection system required: ☐ YES ☐ NO If yes, please explain why.

Sunny Site Colony

Architect

Stamp
PRELIMINARY
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EAGLE BUILDERS



SYMBOL LEGEND	
CONSTRUCTION	CONSTRUCTION TAG
WALL	WALL TAG
DOOR	DOOR TAG
WINDOW	WINDOW TAG
ROOF	ROOF TAG
SKY	SKY TAG
VEGETATION	VEGETATION TAG
LANDSCAPE	LANDSCAPE TAG
WATER	WATER TAG
POWER	POWER TAG
TELECOM	TELECOM TAG
DATA	DATA TAG
MECHANICAL	MECHANICAL TAG
PLUMBING	PLUMBING TAG
ELECTRICAL	ELECTRICAL TAG
FINISHES	FINISHES TAG
PAINTS	PAINTS TAG
GLASS	GLASS TAG
IRONWORK	IRONWORK TAG
STEEL	STEEL TAG
CONCRETE	CONCRETE TAG
FOUNDATION	FOUNDATION TAG
GEOTECHNICAL	GEOTECHNICAL TAG
ENVIRONMENTAL	ENVIRONMENTAL TAG
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Sunny Site Colony
Layer Barn
County of Warner, Alberta
16-17-04-18 W4

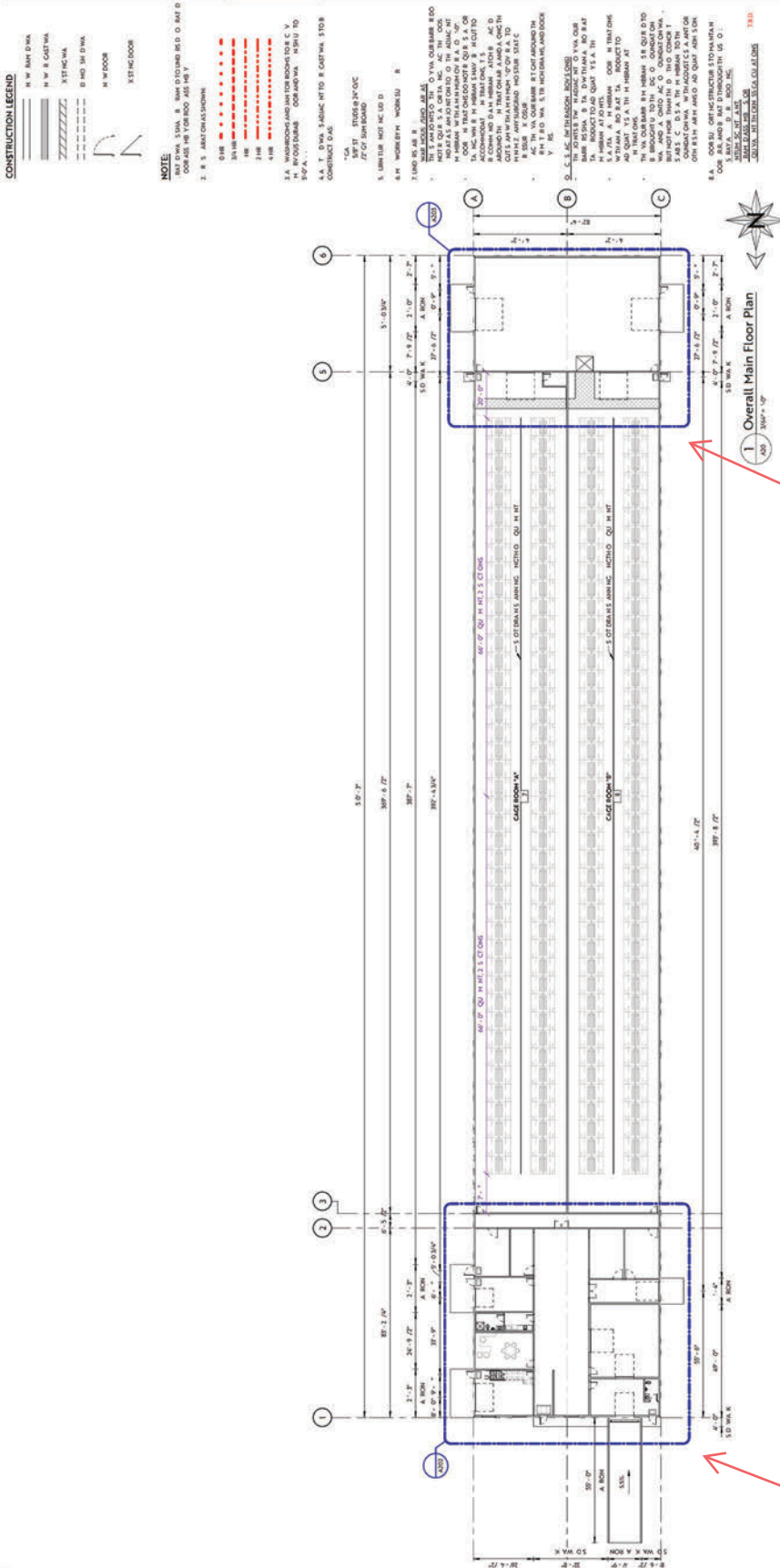
DRAWING INDEX

Sheet	Sheet Name	Comments
A000	Architectural	
A001	Structural	
A002	MECHANICAL	
A003	PLUMBING	
A004	ELECTRICAL	
A005	FINISHES	
A006	PAINTS	
A007	GLASS	
A008	IRONWORK	
A009	STEEL	
A010	CONCRETE	
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A012	GEOTECHNICAL	
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Checked By: JC
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A000

County of Warner, Alberta Layer Barn



Attached manure
storage

Utility room/offices

Architect

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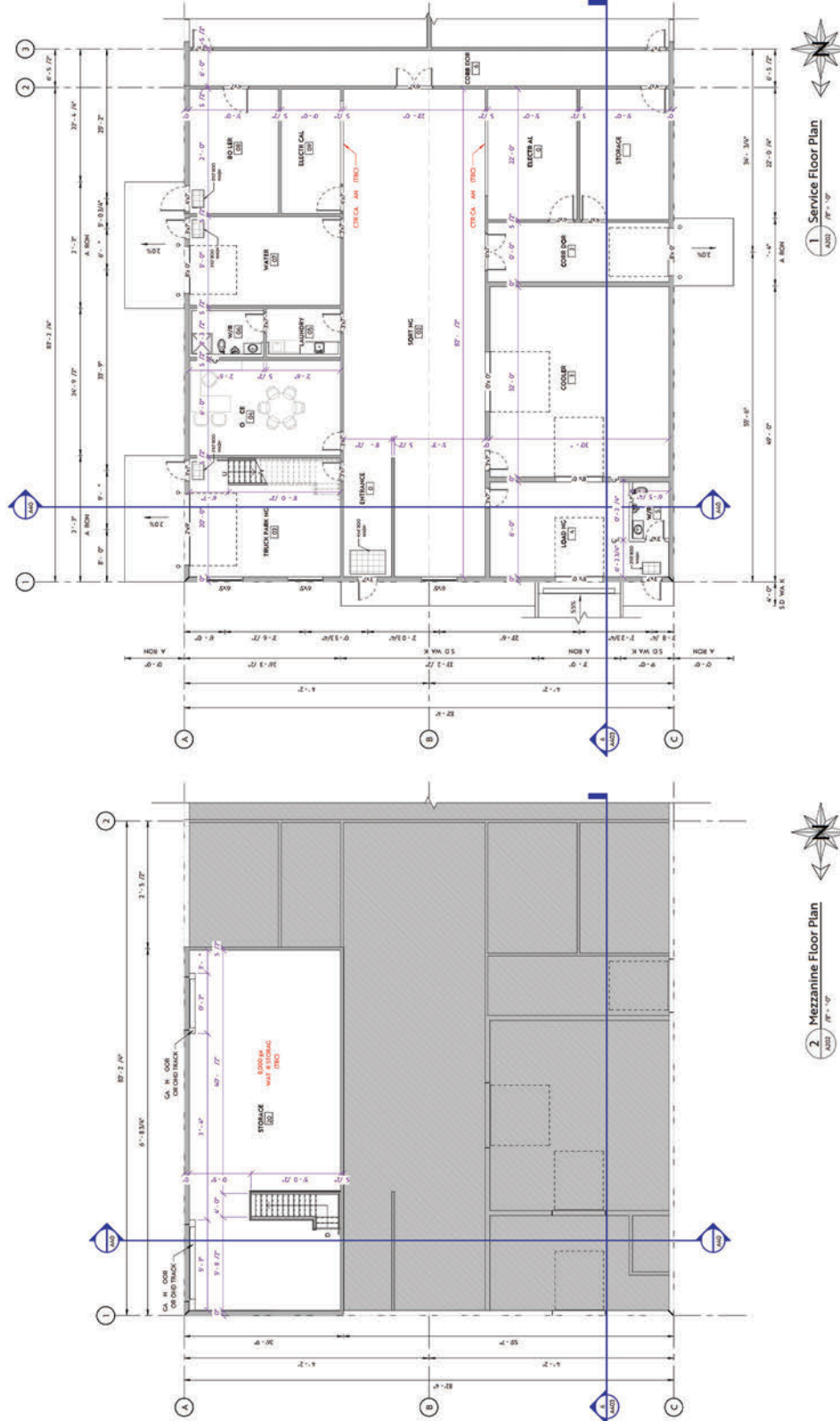
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Sunny Site Colony
Layer Barn
County of Warner, Alberta
16-17-04-18 W4

Project No.	A202
Date	2025-06-04-00:00 PM
Drawn By	JC
Checked By	JC
Sheet Name	

Floor Plan
Enlarged

A202



Architect

Stamp

PRELIMINARY
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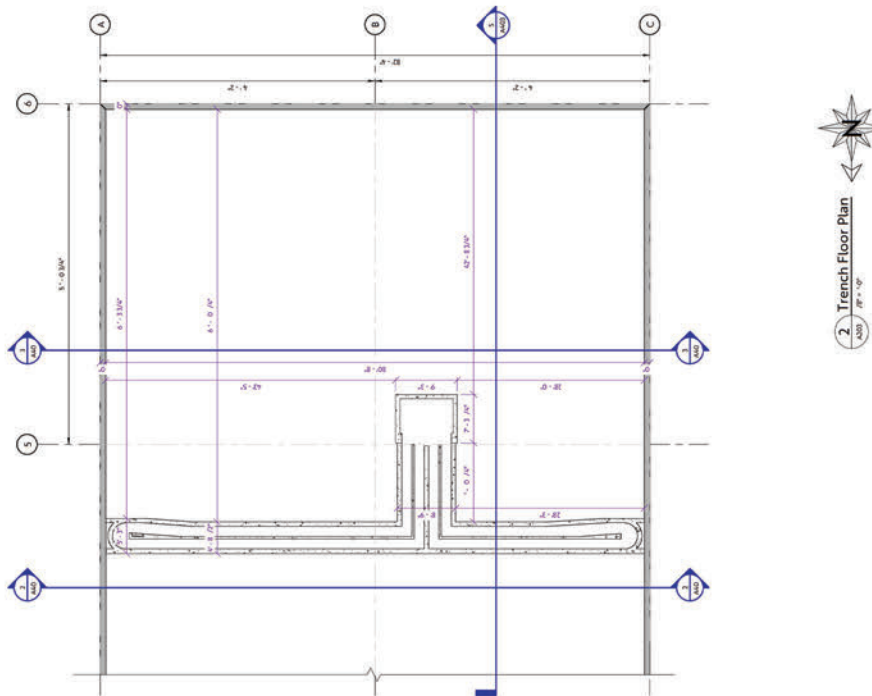
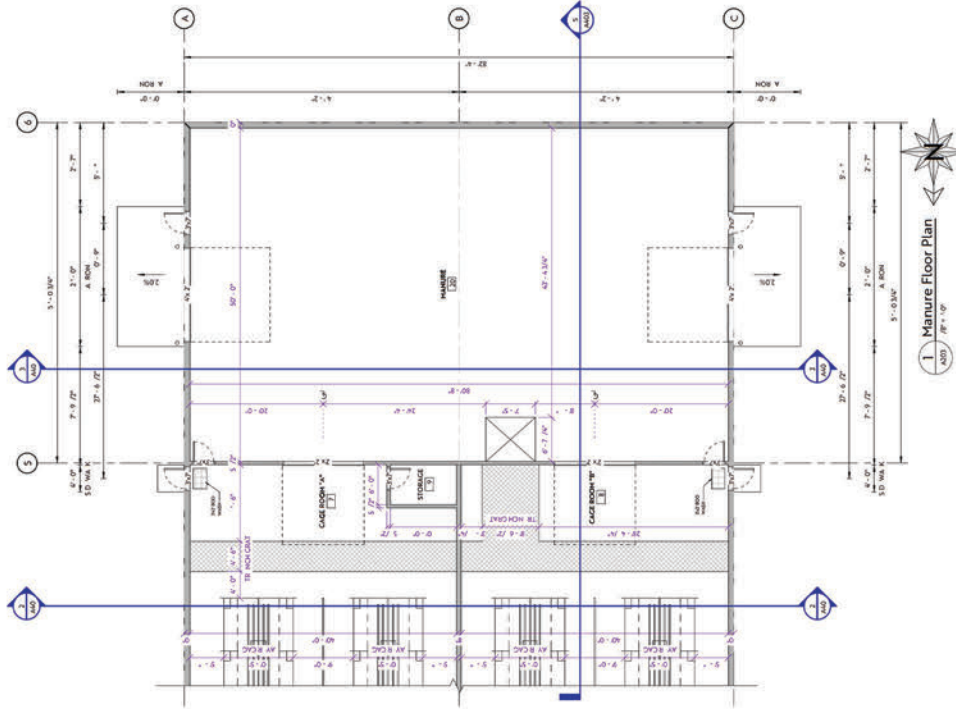
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Sunny Site Colony
Layer Barn
County of Warner, Alberta
16-17-04-18 W4

Project No.	A203
Date	2025-06-04-03:00 PM
Drawn By	JC
Checked By	JC
Sheet Name	

Floor Plan
Enlarged

A203



Architect

Stamp

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NOT FOR CONSTRUCTION

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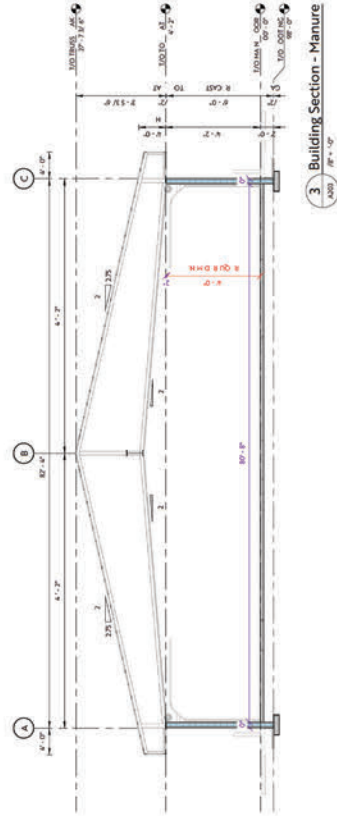
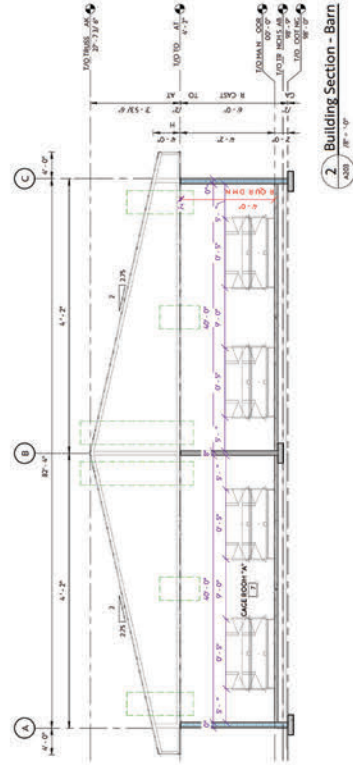
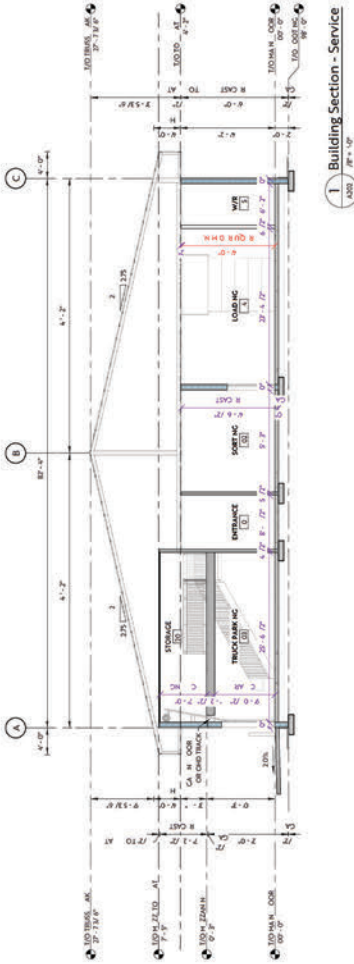
Sunny Site Colony
Layer Barn
County of Warner, Alberta

16-17-04-18 W4

Project No.	A401
Date	2025-06-04 09:07 PM
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Checked by	JC
Sheet Name	

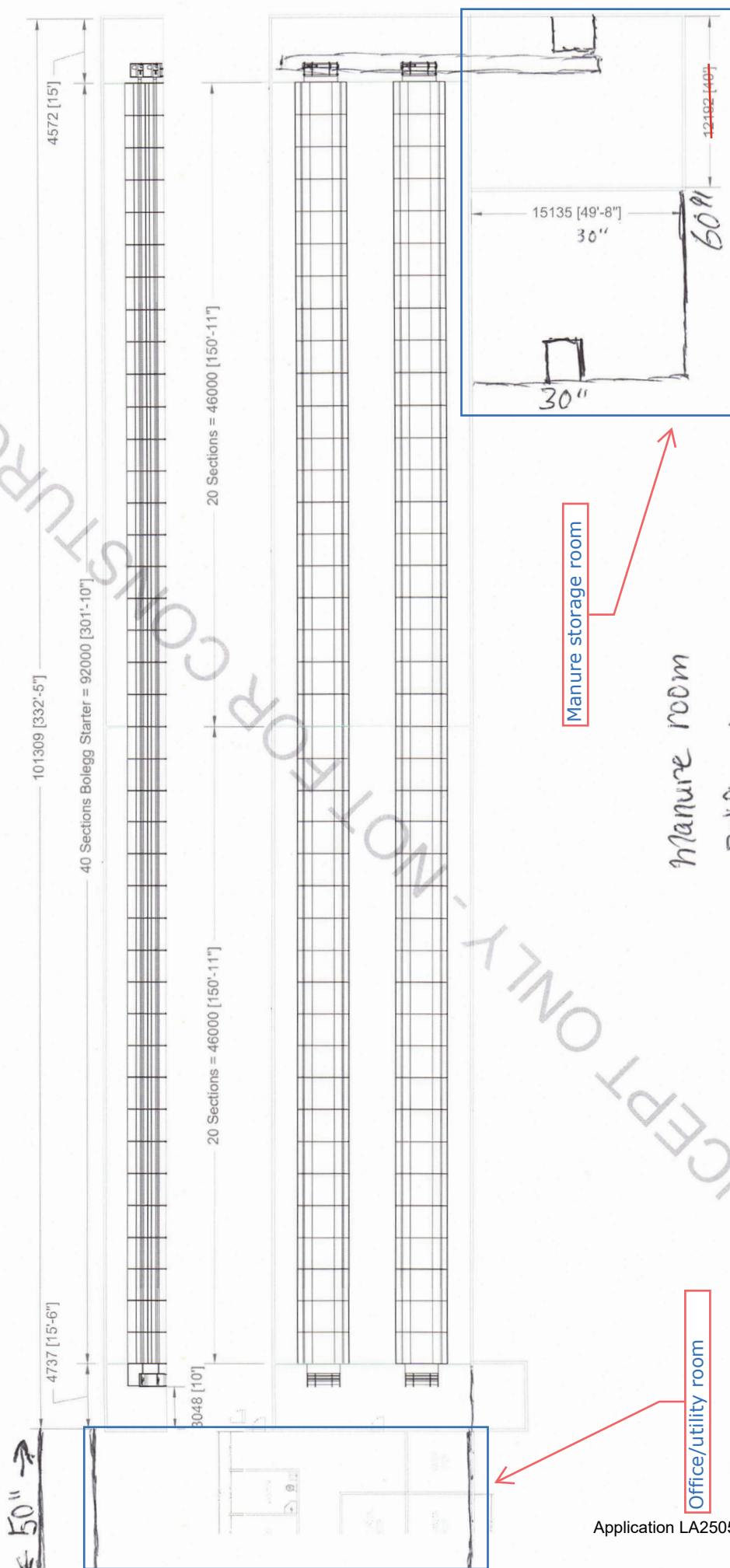
Building
Sections

A401



AO Comment: Construction plans for pullet barn.

46. wide
385' long



Manure storage room

Manure room
30' ft wide
60' ft long

Office/utility room

Quote nr.: VEN2400859



Agro Supply - Pritsen - Vencomatic

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Dwg.nr.: Sunny Site Colony 25-07-07

