

Technical Document LA25041

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

☒ Approval ☐ Registration ☐ Authorization
☐ Amendment

Application number

LA25041

Legal land description

W½ 1-15-28 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.

Parkland Colony Farming Co. Ltd.

Date of signing

May 30, 2025

Corporate name (if applicable)

Signature

Paul Wipf

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)
Final dimensions of the barn (pullet and layer area (side by side)): 96 m x 30.5m, manure storage: 13.7m x 30.5m	
Chicken & Pullet Barn	109m x 30.5m housing space + manure storage 128.06x30.48/18.29x18.29 T on SW corner for collecting eggs
Duck & Goose Barn	48.8m x 18.3m office + egg storage 79.25x18.29
Feed manure storage pad The manure storage pad is no longer included in this application	40 x 60 M

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

Existing facilities	Dimensions (m) (length, width, and depth)	NRCB USE ONLY
see next page		
Chicken Barn	57.91x13.41	to be decommissioned
Pullet Barn (to be converted into broiler barn)	45.72x13.41	to be decommissioned

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to be decommissioned


147 m x 148 m

Well on SE corner of NW11-15-28

Untitled Map

Write a description for your map.

Legend

 Parkland Colony

Well ID unknown
Possibly 115809

well

feedlot pens

NW

NE

NW

NE

slurry tank

Dairy

Ducks

new chicken layer/pullet barn

old layers

old pullets

Hogs

slurry tank

New duck/goose barn

Parkland Colony

SW

SE

SW

SE

Well 9731138

well

Google Earth

Image © 2025 CNES / Airbus

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900 m

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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 Facility will be taken down when the the new Facility is up and running, which could take up to 5 years, deepening on the on the time, help, and how good the the new facilities are running.

Construction completion date for proposed facilities Hopefully by the end of 2027

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
Beef Cows & Finishers	3000		
Swine Farrow-Finish	500		
Dairy Cows	200		
Poultry, Layers	16,000	10580 11,580	26,880
Poultry, Pullets The pullet number includes 3000 broilers	16,000	13880 19,280	29,880
Broiler Chickens		3000	
Geese		300	
Ducks		1200	

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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: Feedlot Proposed 1: Chicken Barn

Proposed 2: Duck Barn 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 checked="" type="checkbox"/> > 1 m <input type="checkbox"/> ≤ 1 m	<input checked="" type="checkbox"/> > 1 m <input type="checkbox"/> ≤ 1 m	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	Not located in known flood plain
Surface water information	How many springs are within 100 m of the manure storage facility or manure collection area?	none	none	none		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	none observed during site visit or on EPA database
	How many water wells are within 100 m of the manure storage facility or manure collection area?	none 1	none	none		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	confirmed
	What is the shortest distance from the manure collection or storage facility to a surface water body? (e.g., lake, creek, slough, seasonal)	444.4m	974	683		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	45 m to slough, 765 m to coulee system
Groundwater information	What is the depth to the water table?	N.A.	2.01	2.01	2.01	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	2 m (estimated)
	What is the depth to the groundwater resource/aquifer you draw water from?	30-40m	30 M	21M		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	Well 115811 : UGR at 9.14 m Several flowing shot-holes in area

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

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DECLARATION AND ACKNOWLEDGMENT OF APPLICANT CONCERNING WATER ACT LICENCE

issued by Alberta Environment and Parks (AEP) 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 AEP 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** AEP'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 AEP 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 AEP'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.

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 AEP under the *Water Act* for the development or activity proposed in this AOPA application.

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 AEP 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** AEP'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 AEP 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 AEP'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.

Signed this 30 day of May, 2025.

Signature of Applicant or Agent

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NRCB USE ONLY

ENVIRONMENTAL RISK SCREENING INFORMATION

ERST for **proposed** facilities

See Decision Summary LA25041 for detail

Facility	Groundwater score	Surface water score	File number

ERST for **existing** facilities

Facility	Groundwater score	Surface water score	File number
Feedlot	medium	low	LA25041
Hog barn	low	low	LA25041

ERST related comments:

It is not clear which well is close to the feedlot. It is located within or closes to the area used as a feeding and bedding area. There is no well listed for the SE11-15-28 W4 where the well is located based on the statement of Parkland Colony. The feedlot is south of the well on the NE 2-15-28. There is no well listed for the NE. The wells in the EPA database are located on the SE 2-15-28 and S1/2 1-15-28. ERST done as worst case scenario. A monitoring condition was implemented in Authorization LA09002 that will be carried over and will include the well located at the SFBS.

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WATER WELL AND SURFACE WATER INFORMATION

Well IDs: ID 115811 _____

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

Groundwater or surface water related comments:

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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
Pam Berger	NE-17-15-28	5.1 K	RG	1	5.1 km		yes
Brian D Hawk	SW-14-15-28	2.28 K	RG	1	2.28 km		yes
Randy K Campbell	NW-6-15-27	1.6 K	RG	1	1645 m		yes
Richard Norton	NE-34-14-28	1.2 K	RG	1	1226 m		yes
David S Norton	SE35-14-28 W4		RG	1	1453 m		yes

RG=Rural General

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)
Total				5583 acres black soil	

* If you are **not** the registered landowner, this section must be signed by all landowners.

** Available manure spreading area (excluding areas near 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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**Parkland Colony Farming
Co. Ltd.
Box 729, Nanton AB.
T0L 1R0**

ID	Acres			
13	300	E half	1-15-28-w4	
32	150	NW	12-15-28-w4	
8	1130	Sec	36-14-28-w4	
		Sec	25-14-28-w4	
33	238	N half	35-14-28-w4	
37	500	N half	15-15-28-w4	
		S half	22-15-28-w4	
49	124	E half	16-15-28-w4	
42	450	Sec	2-15-28-w4	
4	240	NW	1-15-28-w4	
		SW	12-15-28-w4	
47	310	N half	24-14-28-w4	
41	119	SE	6-15-27-w4	
41	116	SW	6-15-27-w4	
38	120	SW	1-15-28-w4	
59	240	W half	28-14-28-w4	
44	156	NW	30-14-27-w4	
19	516	Sec	5-15-27-w4	
2	374	Sec	4-15-28-w4	
6	500	Sec	11-15-28-w4	

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MINIMUM DISTANCE SEPARATION

Methods used to determine distance (if applicable): google earth

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

Requirements (m): Category 1: 838 m Category 2: 1117 m Category 3: 1396 m Category 4: 2234 m

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: 1842 acres

Land base listed: > 3000 acres

Area not suitable: already accounted for

Available area: > 3000 acres

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

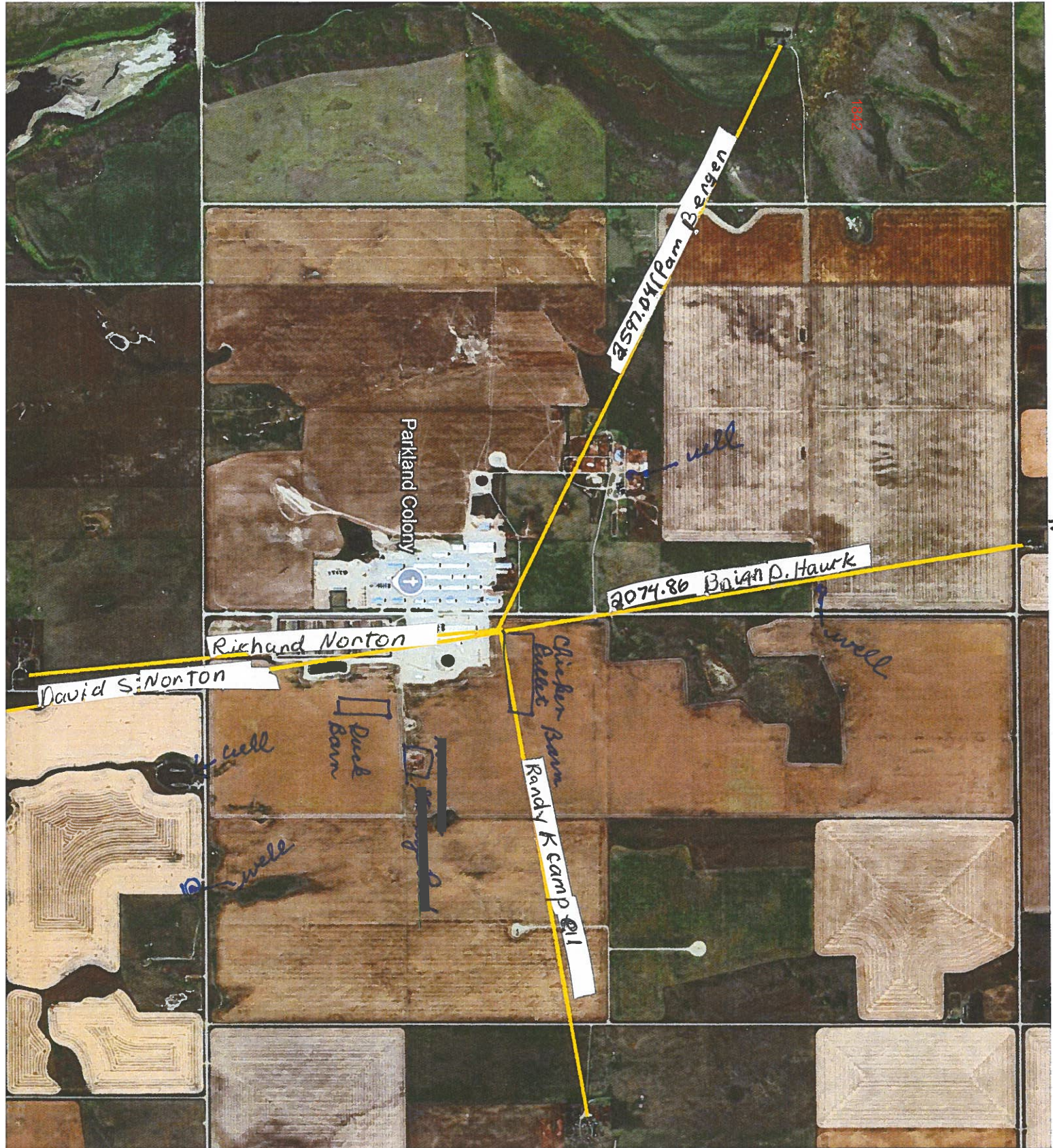
GRANDFATHERING

Already completed: ☒ YES ☐ NO ☐ N/A

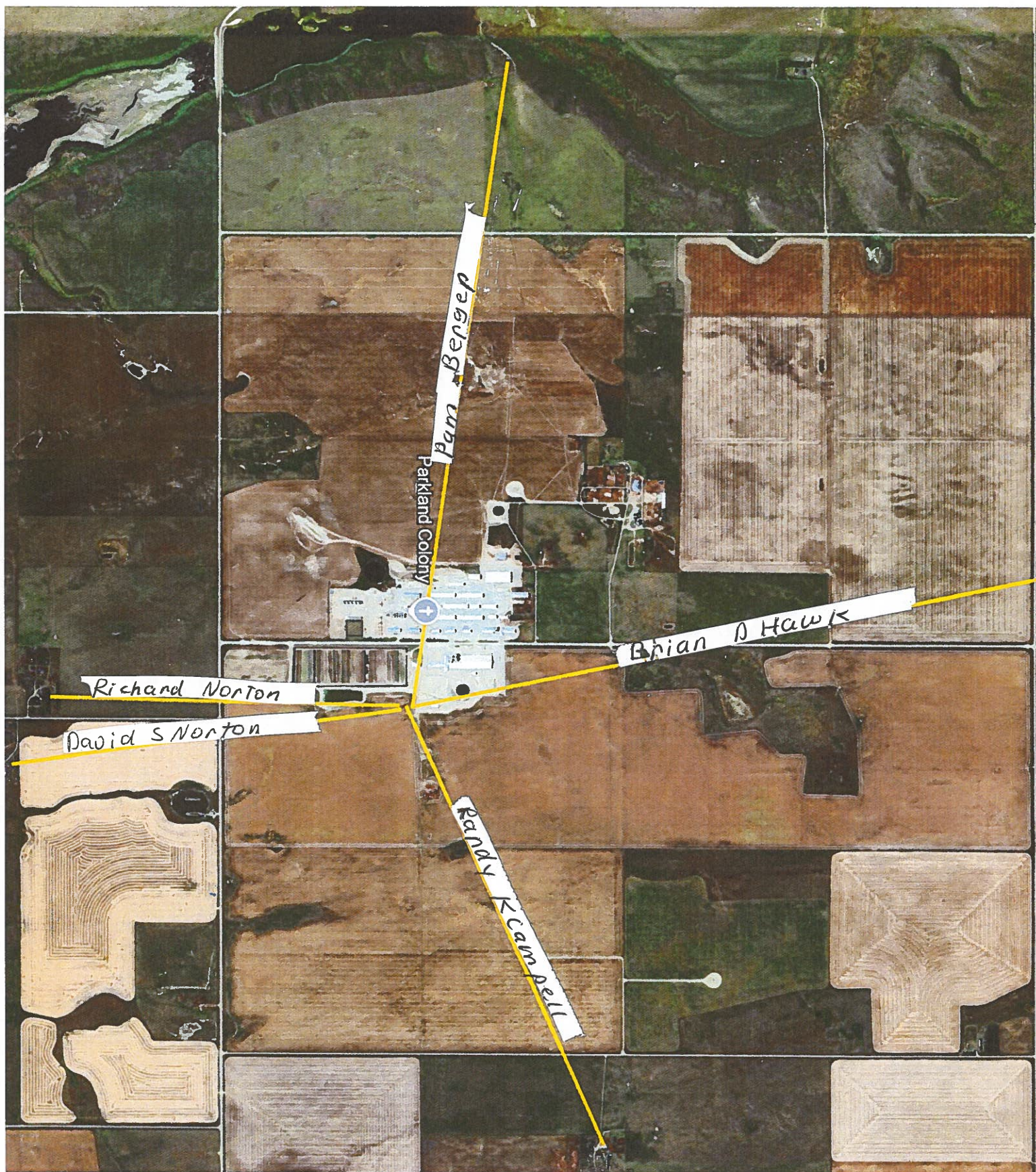
If already completed, see Approval LA06032

7

W



Lager & Bullock



Duck + Moose

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NRCB USE ONLY

ALL SIGNATURES IN FILE

☒ YES ☐ NO

DATES OF APPROVAL OFFICER SITE VISITS

May 21, 2025	

CORRESPONDENCE WITH MUNICIPALITIES AND REFERRAL AGENCIES

Date deeming letters sent: July 30, 2025

Municipality: MD of Willow Creek

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

Alberta Health Services: NA

☐ 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: Atco Gas and Pipelines Ltd., Long Term Asset Management Inc., Fortis Alberta 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

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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. Chicken Cullet, Barn
2. Duck Barn

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.	109 x 30.5		0	
2.	79.25 x 18.29		0	
TOTAL CAPACITY				sufficient with short term manure storage

☒ 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

Liner protection

Describe how the physical integrity of the liner will be maintained

Fixing cracks

NRCB USE ONLY

Requirements met: ☒ YES ☐ NO

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

Concrete liner details

Concrete thickness <i>6 inch</i>	Method of sulphate protection: <i>Type 50</i>
Concrete strength <i>25 MPA</i>	Concrete reinforcement size and spacing <i>10 mm Rebar, 16 inch grid</i>

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
approx. 2 m bgl
Depth to water table: _____ Requirements met: ☒ YES ☐ NO
Depth to Uppermost groundwater resource: *9.14 m bgl* Requirements met: ☒ YES ☐ NO
(bgl=below ground level)
ERST completed: ☒ see ERST page for details

Surface water control systems

Requirements met: ☒ YES ☐ NO Details/comments: *Fully under roof. No manure contaminated runoff*

Concrete liner details

A condition will be included requiring proof of concrete specs

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

Parkland Colony Broilers-Ducks-Geese Barn

North

60 ft.

Barn 1

Utility Room

Bedding Room

54" Alley

Barn 3

Barn 2

Store Room

Office



48 ft

260 ft total
34 ft

178 ft

14 ft

Overhead Door



DELTA (800) 366-2771 (403) 346-5525 (403) 346-5525 (403) 346-5525
CROSSFIELD (403) 346-5525 (403) 346-5525 (403) 346-5525 (403) 346-5525
EDMONTON (403) 453-3718 (403) 453-3718 (403) 453-3718 (403) 453-3718
SASKATOON (306) 834-3345 (306) 834-3345 (306) 834-3345 (306) 834-3345
WINNIPEG (204) 222-8817 (204) 222-8817 (204) 222-8817 (204) 222-8817
KITCHENER (519) 579-5100 (519) 579-5100 (519) 579-5100 (519) 579-5100