

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 type="checkbox"/> Approval	<input checked="" type="checkbox"/> Registration	<input type="checkbox"/> Authorization	
<input type="checkbox"/> Amendment	RA25023		NE-24-040-28 W4
changed from Approval to Registration see AO note on page 2			

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.

5/20/2025

Signed digitally by Nathan Van de Pol

Date of signing

Signature

Westside Poultry

Nathan Van de Pol

Corporate name (if applicable)

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)
BARN 1: Barn	(addition) 98 x 13 x 6
AO Note: The applicant emailed to include a solid manure storage pad on the application	42' x 60' (12.8 m x 18.3 m)

Existing facilities: list ALL existing confined feeding operation facilities and their dimensions		
Existing facilities	Dimensions (m) (length, width, and depth)	NRCB USE ONLY
Manure pad: Solid Manure Storage (2016)	35 x 18 x 0.3	RA16012
Poultry barns (Barn 1 60m x 14m, Barn 2 113 m x 10 m) (converted from swine)		RA08034
EMS	52 m x 49 m x 6 m	Grandfathered
NRCB USE ONLY		
Barn 3 has been decommissioned and removed as a permitted facility		

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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 8/1/2026

Additional information

AO Note: the applicant emailed to include modifying the wording of his water well testing condition to reflect current NRCB monitoring practices (from an "inflexible" condition to a "flexible" condition)

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
Poultry - Chicken - Pullets/Broilers Poultry - Chicken - Pullets/Broilers	35000	20000	55000
AO Note: In a phone call with applicant on May 20, he requested to apply for 57,000 broilers			
AO Note: Site is currently permitted for 50,000 broilers			

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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) _____

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 _____

Signed this ____ day of _____, 20____.

Signature of Applicant or Agent

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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 _____
273883

Signed this 1 day of March, 2025.

Signed digitally by Nathan Van de Pol

Signature of Applicant or Agent



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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: Manure pad

Proposed 1: BARN 1 (and solid manure storage pad)

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 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 type="checkbox"/> ≤ 1 m	<input 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 in a flood plain
	How many springs are within 100 m of the manure storage facility or manure collection area?	0	0			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	None noted on site visit
Surface water information	How many water wells are within 100 m of the manure storage facility or manure collection area?	0	1			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	No water wells within 100 m of proposed expansion or solid pad
	What is the shortest distance from the manure collection or storage facility to a surface water body? (e.g., lake, creek, slough, seasonal)	3000	50			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	Dugout on property; not common water body. Seasonal drain 195 m from proposed
Groundwater information	What is the depth to the water table?	3	91			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	> 3 m
	What is the depth to the groundwater resource/aquifer you draw water from?	30	50			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	UGR at 58.52 (WW 273883)

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

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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
Triple V Farms (app sent via email)	NE 25-40-28-W4M	190 m	Ag	1	183 m	Yes	Yes, with waiver
AO Note, next closest residence is over 400 m away							

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)
Nathan Van de Pol	NE-24-040-28 W4	165	Brown	120 ac	App emailed to say land is black, confirmed on soils viewer)
Van de Pol Dairy	NW 30-39-1-W5	119 acres	black	119 ac	Yes*
Van de Pol Dairy	SE 5-40-27-W4	158 acres	black	158 ac	Yes*
Total				397 acres	

* 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)

*Land spreading agreement came from a co-permit holder for Westside Poultry.

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NRCB USE ONLY

MINIMUM DISTANCE SEPARATION

Methods used to determine distance (if applicable): Aerial photography

Margin of error (if applicable): +/- 2 m

Requirements (m): Category 1: 203 m Category 2: 271 m Category 3: 338 m Category 4: 541 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: 286 acres

Land base listed: 397 acres

Area not suitable: already accounted for

Available area: 397 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 RA08034



VandePol Dairy

To Lynn Stone

This sender [redacted] is from outside your organization.

You replied to this message on 2025-09-10 10:17 AM.

Caution! This message was sent from outside your organization.

Hi Lynn

Nathan at Westside Poultry asked me to send an email to you.

We are giving him permission to spread his chicken manure on our land.:

NW 30 39 1 5 - 119 acres

SE 5 40 27 4 - 158 acres

Hope this helps

Betty Van de Pol

Van de Pol Dairy Inc

Minimum Distance Separation (MDS) Waiver (declaration)

Applicant information

NRCB application number: RA 25023

Operator/operation name: Westside Poultry Ltd

Address: RR#1 Site 4 Box 2 Lacombe AB Postal Code: T4L 2M1

Legal land location of confined feeding operation: NE 24 40 28 W4

I have requested the residence owner(s) named below to waive the required minimum distance separation (MDS) to their residence for the *Agricultural Operation Practices Act (AOPA)* permit application identified above. In making this request, I have provided the owner(s) with an opportunity to review my permit application and a copy of the Natural Resources Conservation Board (NRCB) Fact Sheet "Minimum Distance Separation (MDS) Waivers" available on the NRCB website at www.nrcb.ca. I have also explained:

- The MDS requirement set out in section 3 of the Standards and Administration Regulation of AOPA. I have advised the owner(s) that section 3(6)(a) of the Standards and Administration Regulation allows this requirement to be waived by the owners of residences, if they agree in writing to grant a waiver;
- That my proposed development does not meet the required MDS to the owner's residence; and,
- That this waiver applies only to this application as described. An increase in livestock capacity, annual manure production, level of odour production, change to the site plan or change to a facility that would increase the MDS would require a new waiver.

Following is a summary of the proposed development:

- The current scope of my confined feeding operation (CFO), including the type, number, and category of livestock, if any, is:
Broiler Chickens 35,000 Poultry
- My application for a new AOPA permit proposes the following changes to the existing livestock category, type and/or capacity at my CFO:
35,000 - 57,000 Birds
- The proposed new CFO facility(ies), or changes to the existing CFO facilities, including manure storage, manure storage volume and any other pertinent details, if any, are (attach a site layout plan if available):

I the applicant understand that the waiver is not valid unless ALL registered owners of the residence sign this document.

Permit Applicant:



Signature

Date: May 26, 2025

Residence owner(s) to initial:

RV.

Minimum Distance Separation (MDS) Waiver (declaration)

Residence owner(s) information

ALL Names on land title: Triple V Farms 1977 LTD.

Legal land location of residence(s): NE 25-40-28-W4

Telephone number(s) [REDACTED] Email address(es) [REDACTED]

Address(es)¹ and Postal code(s)¹: [REDACTED]

¹ Please note that personal contact information is for NRCB use ONLY and not publicly released

I am/we are the legal landowner(s) of a residence(s) located at the above noted legal land location/address:

- I/we have read the NRCB Fact Sheet "Minimum Distance Separation (MDS) Waivers";
- I/we have discussed this application with the applicant and understand its potential impacts to our residence(s);
- I/we understand that the application **does not** meet the MDS requirement to my/our residence(s), under the *Agricultural Operation Practices Act (AOPA)*;
- I/we understand that this waiver is not valid unless signed by ALL parties identified on the land title as owners;
- I/we are not obligated to waive the MDS requirement to our residence(s);
- I/we understand that if I/we choose to waive the MDS requirement, I/we can revoke the waiver, by providing written notice to the NRCB approval officer, as set out in the "Minimum Distance Separation (MDS) Waivers" Fact Sheet; and
- I/we understand that this waiver is a public document.

Having considered my/our rights, I/we hereby waive the MDS requirement to my/our residence, with respect to

Application number RA 25023

Signatures of all residence owner(s) on title

Ron Vink

Printed names of all residence owner(s) on title

Date: May 26 2025

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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. BARN 1
2. Solid manure storage pad

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.	98	13	----6 (all above grade)	adequate storage
2.	42' (12.8 m)	60' (18.3 m)	0	adequate storage
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 ditch

AO Note, barn will be indoors. Run on/off from solid pad will be managed by land contouring/ditching

Liner protection

Describe how the physical integrity of the liner will be maintained bi-monthly cleanout and washing.

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 6-8 inches whatever is recommended by concrete prof	Method of sulphate protection: 50
Concrete strength highest. i don't know the scaling, but top quality. 32 MP	Concrete reinforcement size and spacing AO Note, NRCB's concrete guidelines say rebar spaced 3 times thickness of floor 6-8 inch spacing. whatever is recommended.

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: > 3 m Requirements met: ☒ YES ☐ NO
Depth to Uppermost groundwater resource: 58.52 m Requirements met: ☒ YES ☐ NO
ERST completed: ☒ see ERST page for details

Surface water control systems

Requirements met: ☒ YES ☐ NO Details/comments:

Concrete liner details

A condition will be added requiring applicant to provide proof that concrete liner meets NRCB technical guidelines

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

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NRCB USE ONLY

ENVIRONMENTAL RISK SCREENING INFORMATION

ERST for proposed facilities

Facility	Groundwater score	Surface water score	File number
barn addition	low	low	RA25021
solid manure pad (2025)	low	low	RA25021

ERST for existing facilities

Facility	Groundwater score	Surface water score	File number
solid manure pad (2016)	low	low	RA16012
two poultry barns	low	low	RA16012
EMS	low	low	RA16012

ERST related comments:

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NRCB USE ONLY

WATER WELL AND SURFACE WATER INFORMATION

Well IDs: 273883 273885

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
273885	14-continue next section	10-exemption likely	Barn 1
(WW Exemption screening done to assess WW monitoring. Proposed barn addition and solid pad are more than the required 100 m from the water well)			

Groundwater or surface water related comments:

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NRCB USE ONLY

ALL SIGNATURES IN FILE

☒ YES ☐ NO

DATES OF APPROVAL OFFICER SITE VISITS

August 18, 2025	

CORRESPONDENCE WITH MUNICIPALITIES AND REFERRAL AGENCIES

Date deeming letters sent: June 12, 2025

Municipality: Lacombe 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: ATCO Pipelines, EQUUS ☐ 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