

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 <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Registration <input type="checkbox"/> Authorization <input type="checkbox"/> Amendment	Application number <div style="border-bottom: 1px solid black; padding-bottom: 2px;">RA25047</div>	Legal land description <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Pt. SW 18-30-25 W4M</div>
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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.

July 14, 2025

Date of signing

J&N Farms

Corporate name (if applicable)

Signature

Jordan Klassen

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)
Broiler Chicken Barn (barn 2)	106.6m, 18.2m
AO note: On September 26, 2025, the applicant indicated over a phone call that he would like to adjust the barn dimensions to: 114.3 m x 19.8 m	

Existing facilities: list ALL existing confined feeding operation facilities and their dimensions		
Existing facilities	Dimensions (m) (length, width, and depth)	NRCB USE ONLY
broiler Chicken Barn (existing)	45.7m, 12.2m	confirmed
NRCB USE ONLY AO note: CFO does not have any existing NRCB permits		

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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

I am planning to replace existing chicken barn with this proposed new barn build. The old chicken barn would be phased out over the next few years. The old barn will be turned into straw storage.

AO note: in conversation with the applicant, he stated that he does not want to decommission the existing barn.

Construction completion date for proposed facilities May of 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
broiler chicken	10,000	35,000	45,000
AO note: CFO was issued a development permit for 14,000 chicken broilers; the applicant has stated they only have 10,000 broilers on site. See DS RA25047 for grandfathering decision.			

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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)

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 _____

Signed this 17 day of July, 2025.

Signature of Applicant or Agent

SW 18-30-25 W4



Proposed broiler barn

New Barn

Well

Barn

Existing barn

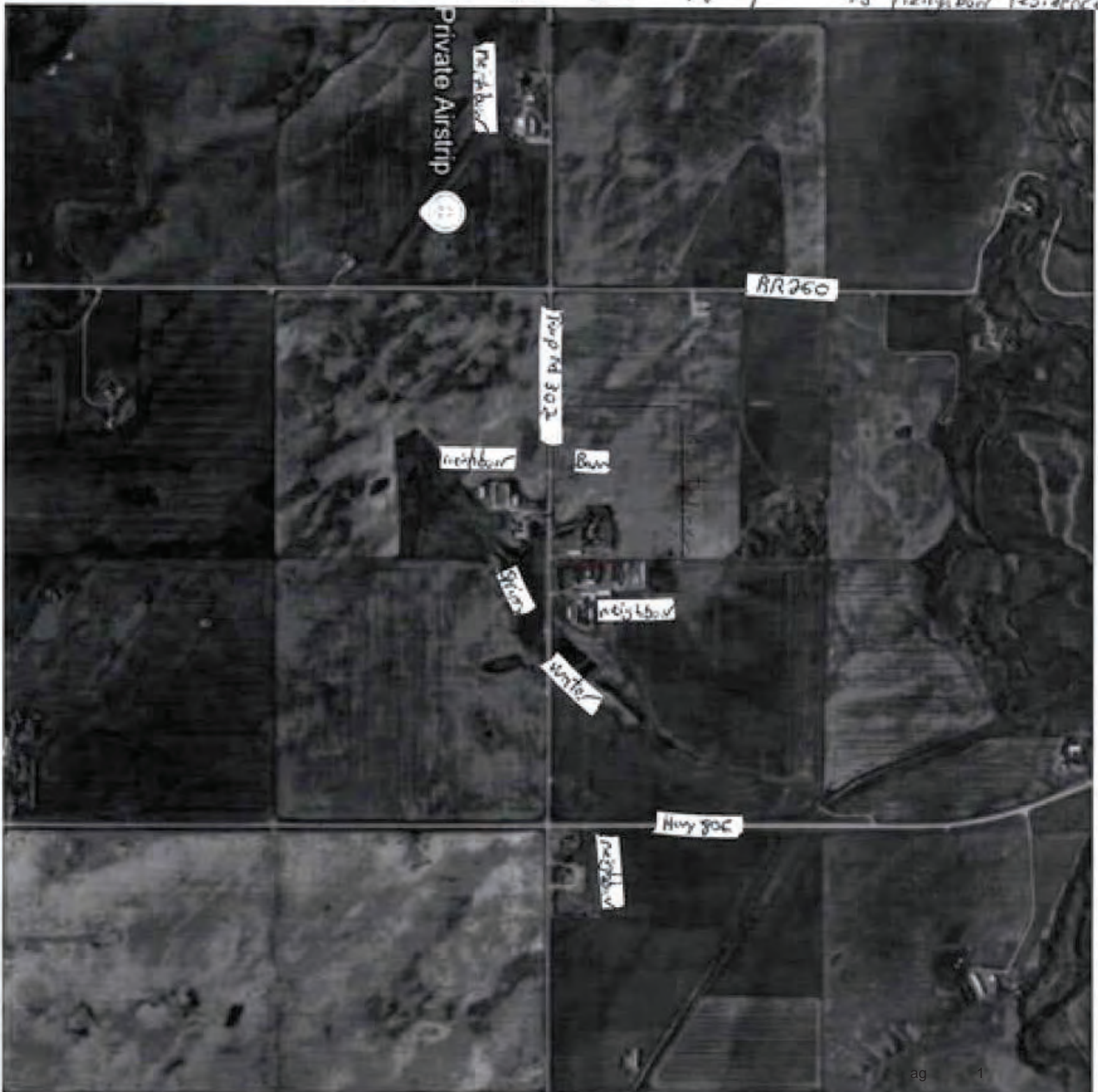
Township Rd 307

Well

Wet
Area



SW 18-30-25 W4 ^{300m} to neighbor residence



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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: Old Barn

Proposed 1: New Broiler Chicken 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 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 located in a flood plain
Surface water information	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; confirmed on site
	How many water wells 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 located within 100 m of proposed construction
	What is the shortest distance from the manure collection or storage facility to a surface water body? (e.g., lake, creek, slough, seasonal)	280m	480m			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	Slough ~330 m southeast of proposed construction
Groundwater information	What is the depth to the water table?					<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	Unknown; no indication of WT <10 m below ground surface
	What is the depth to the groundwater resource/aquifer you draw water from?	64m	64m			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES with exemption	64.6 m from WW ID 135131

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

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NRCB USE ONLY

WATER WELL AND SURFACE WATER INFORMATION

Well IDs: 135131 (located further than 400 m from proposed construction)

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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Facility	Groundwater score	Surface water score	File number
New broiler barn	low	low	RA25047

ERST for existing facilities

Facility	Groundwater score	Surface water score	File number
Existing broiler barn	low	low	RA25047

ERST related comments:

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

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

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
Shane Straub	SE-18-30-25-W4	300	Ag	1	78 m	Yes	Yes w waiver
Earl Toews	NE-7-30-25-W4	300	Ag	1	152	Yes	Yes w waiver

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)
Jordan Klassen	NW-10-32-25-W4	56	Brown	56	Yes
Tristan Klassen	SE-10-32-25-W4	56	Brown	56	Yes
Kenton Klassen	NE-9-31-25-W4	56	Brown	56	Yes
Total				168 ha	

* 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)

AO note: Applicant is a partial owner of NW-10-32-25-W4.

Minimum Distance Separation (MDS) Waiver (declaration)

Applicant information

NRCB application number: RA25047

Operator/operation name: Jordan Klassen

Address: Box 242 Linden AB Postal Code: T0M 1S0

Legal land location of confined feeding operation: SW 18-30-25 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:

10,000 Broiler chickens

- My application for a new AOPA permit proposes the following changes to the existing livestock category, type and/or capacity at my CFO:

New Barn with a capacity of 35,000 Broiler chickens

- 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):

Build new barn with a capacity of 35,000 Broiler chickens

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

Permit Applicant: [Redacted] Date: Aug 19, 2025

Signature

Residence owner(s) to initial: [Redacted]

Minimum Distance Separation (MDS) Waiver (declaration)

Residence owner(s) information

ALL Names on land title: Rhonda Straub, Shane Straub

Legal land location of residence(s): SF Y4 18-30-25 W4

Telephone number(s)¹: Rhonda [REDACTED] Email address(es)¹: [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 [REDACTED]

Signatures of all residence owner(s) on title

Rhonda Straub, Shane Straub

Printed names of all residence owner(s) on title

Date: August 23/25

Minimum Distance Separation (MDS) Waiver (declaration)

Applicant information

NRCB application number: _____

Operator/operation name: Jordan Klassen

Address: Box 747 Linden AB Postal Code: T0M 1X0

Legal land location of confined feeding operation: SW 18-30-25 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 NROD 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:

10,000 Broiler chickens

- My application for a new AOPA permit proposes the following changes to the existing livestock category, type and/or capacity at my CFO:

New Barn with a capacity of 35,000 Broiler Chickens

- 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):

Build new barn with a capacity of 35,000 Broiler chickens

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

Permit Applicant: [Redacted] Date: Aug 28, 2025

Signature

Residence owner(s) to initial: [Redacted]

Minimum Distance Separation (MDS) Waiver (declaration)

Residence owner(s) information

ALL Names on land title: Earl Towns
NW 1 30 25 W 4th

Legal land location of residence(s): _____

Telephone number(s)¹: _____ Email address(es)¹: _____

Address(es)¹ and Postal code(s)¹: _____

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 _____

Signatures of all residence owner(s) on title

EARL TOWNS
Printed names of all residence owner(s) on title

Date: Aug 30, 2025

Manure Spreading Agreement

This agreement is between Jordan Klassen, manure producer, and
Tristan Klassen, Kenton Klassen manure receiver.

Length of agreement: This agreement is valid for a time period of 5 years
(minimum of one year)

Legal land location	Soil type ¹	Acres suitable for manure spreading ²
SE-10-32-25-W4	Dark Brown	140
NW-10-32-25 W4	Dark Brown	140
NE-9-31-25-W4	Dark Brown	140

¹ Soil type choices: Dark brown and brown, Grey wooded, Black, Irrigated.

² Land within required setbacks from water bodies, water wells, residences, etc. is not to be included.

Other comments:

Manure producer (Confined Feeding Operation) Legal Land Location SW-18-30-25-W4

July 14, 2025

Date of signing



Signature

Jordan Klassen

Print name

Corporate name(if appl)

Manure Receiver – Landowner(s)³

July 14, 2025

Date of signing



Signature

Tristan Klassen

Print name

Corporate name(if appl)

Jul 14, 2025

Date of signing



Signature

Kenton Klassen

Print name

Corporate name(if appl)

³ All registered owners of land, or authorized signing authorities must sign.

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NRCB USE ONLY

MINIMUM DISTANCE SEPARATION

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

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

Requirements (m): Category 1: 186 Category 2: 248 Category 3: 310 Category 4: 497

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: 146 ha

Land base listed: 168 ha

Area not suitable: accounted for

Available area: 168 ha

Requirement met: ☒ YES ☐ NO

Land spreading agreements required: ☒ YES ☐ NO

Manure management plan: ☐ YES ☒ NO

If yes, plan is attached: ☐

PLANS

Submitted and attached construction plans: ☐ YES ☒ NO

Submitted aerial photos: ☒ YES ☐ NO

Submitted photos: ☐ YES ☒ NO

GRANDFATHERING

Already completed: ☐ YES ☒ NO ☐ N/A

If already completed, see _____

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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. Broiler Chicken 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.	106.6	18.2	0	
2.				
TOTAL CAPACITY				Sufficient storage with STMS

☒ 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

4" Concrete Floor inside barn

AO note: barn will be fully enclosed

Liner protection

Describe how the physical integrity of the liner will be maintained

Concrete floor will be cleaned 6-7 times per year

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 4"	Method of sulphate protection: Tyle 10 with fly ash
Concrete strength 25Mpa	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: >10 m Requirements met: ☒ YES ☐ NO

Depth to Uppermost groundwater resource: 64.6 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 included in the permit requiring the applicant to provide proof that the concrete liner meets AOPA requirements.

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

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NRCB USE ONLY

ALL SIGNATURES IN FILE

☒ YES ☐ NO

DATES OF APPROVAL OFFICER SITE VISITS

July 29, 2025	

CORRESPONDENCE WITH MUNICIPALITIES AND REFERRAL AGENCIES

Date deeming letters sent: July 30, 2025

Municipality: Kneehill 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: Harvest Hills Gas Co-op Ltd. and Hawthorne Energy Ltd. ☐ 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