

# NRCB Review Submission

Double H Feeders Ltd

## Overview

Double H Feeders Ltd operates a mixed farm consisting of broiler chicken and crop production. The farm is owned and operated by Hans, Scott and Trevor Van't Land and their families.

### Broiler Chicken Production

Double H Feeders Ltd currently raises broiler chickens on 3 separate sites. The permit application is meant to facilitate the decommissioning of broiler production on Trevor's Yard, and then move that production to Scott's Yard, with a modest increase in standing capacity of 12000 birds, which represents a 5% increase in total broiler production, as detailed in Table 1.

Legal Land	Nickname	Current	Proposed
NE 22-9-22 W4	Scott's Yard	58000 birds	120000 birds
NW 22-9-22 W4	Trevors Yard	50000 birds	0 birds
NW 1-10-23 W4	Westview	118000 birds	118000 birds
Total		226000 birds	238000 birds

Table 1

### Crop Production

Crop production occurs on 290 ha (717 acre) of land that is organized into 4 separate fields, as summarized in Table 2.

Legal Land	Nickname	Size	
N 22-9-22 W4	Home	88 ha	217 acre
NW 26-9-22 W4	Veldman	62 ha	153 acre
SW 12-10-23 W4	Westview North	72 ha	178 acre
W 1-10-23 W4	Westview South	68 ha	168 acre
Total		290 ha	717 acre

Table 2

Double H Feeders follows a 4-crop rotation which generally includes 1 field of canola, 2 fields of wheat, and 1 field which is typically flax, barley sold as silage, or canola depending on market conditions and agronomic requirements including nutrient profile and weed pressures.

Double H Feeders has been working with a Certified Crop Advisor for 15 years. Soil samples are taken from every field, every year to a depth of 24 inches to determine current nutrient profile and create a crop plan which makes best use of the resources we have available.

## Rationale for Construction

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The broiler barns located on Trevor's yard (NE22-09-22W4) are located approximately 365 m (1200 ft) from Coalhurst town limits, in an area which is designated Potential Grouped Country Residential in the Intermunicipal Development Plan (IDP) published by the Town of Coalhurst and the Lethbridge County in December 2014. This parcel has at least 10 subdivisions out of it.

The broiler barns located on Scott's yard (NW22-09-22W4) are located approximately 1290 m (4230 ft) from Coalhurst town limits, in an area designated Primarily Agricultural in the IDP. This parcel is a complete quarter section without any subdivisions out of it.

The barns on Trevor's yard utilize an obsolete design and are showing their age. The 2-storey design they use was preferred when selected because birds were hand caught and this minimized carrying birds up ramps. Current chicken harvesting methods utilize heavy equipment, bringing the crates into the barns so that chicken catchers no longer carry the birds outside. Mechanized chicken loading is becoming more accessible and is also not suited to 2-storey barn design. The 2-storey design is also inefficient for barn cleanout and preparation in between flocks.

The challenges with bringing Trevor's barns up to current standards are significant, so we would prefer to move this production to Scott's yard. The barns on Trevor's yard would likely be repurposed for storage or removed. If the permit is granted, then all livestock production on this site would cease. If the permit is not granted, we would examine our options for renovating Trevor's barns.

## Lethbridge County & Town of Coalhurst Intermunicipal Development Plan

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The Intermunicipal Development Plan (IDP) was passed by both the Lethbridge County (Bylaw No. 1434) and the Town of Coalhurst (Bylaw No. 375-14) in late 2014. We recognize that the purpose of the plan is to provide guidance as to what the appropriate and encouraged uses of each parcel of land covered by the IDP might include.

Double H Feeders has land that resides in Planning Area 2 of the IDP. Please see Appendix 1, which includes the portions of the IDP referring to this area. Scott's Yard, on NE22-09-22W4, is designated Primarily Agricultural, with potential for a "development cluster/node containing rural commercial, light industrial businesses restricted to the west side of the highway." (IDP section 3.4, paragraph 2).

Trevor's Yard, on NW22-09-22W4, is designated for Potential Grouped Country Residential, indicating that the Town and County are promoting further residential development on NE22-09-22W4.

These designations support the conclusion that the Town and County would prefer residential development to be encouraged on NE22-09-22W4. The designation of Primarily Agricultural, with an opportunity for a cluster of light industrial indicates that residential development on NW22-09-22W4 is not appropriate and that more intense uses of this land are being encouraged.

## Drainage

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Excess surface water on NE22-09-22W4 drains east towards Highway 25. Water in that ditch runs to the North toward Twp Rd 9-4, as can be seen in the maps in Appendix 2. Water cannot run South since there is a peak in elevation along the southern edge of NE22-09-22W4 at Highway 25 and there is no culvert for the water to pass through the hill. At the intersection of Highway 25 and Twp Rd 9-4 the water runs through the culverts into SW26-09-22W4, which is the parcel directly NE from Scott's Yard. From there it runs to the East edge of that parcel. The water flow can be seen illustrated on the included topographical maps.

Double H Feeders has done earthwork to manage water flow on this parcel. There is a swale running along the south edge of NE22-09-22W4 to aid water movement east. There is also a tile line running roughly through the middle of the parcel from South to North, which ends in a gravel dispersion pit. The pit is lower in elevation than the nearby culvert, so that water collected by the tile must disperse through the ground, rather than over it. The intention behind the drainage work done is to concentrate excess water, minimizing the affected surface area, and maintaining as much productive crop land as possible.

Some questions were raised concerning the drainage work done. We have given tours to Denny Puszkas (NRCB Inspector) and Logan Huscroft (Alberta Environment and Parks Inspection division Compliance Assurance Lead) and neither raised any concerns about the work that has been done.

## Nutrient Management Plan and Manure Storage

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The Nutrient Management Plan in Appendix 3 was submitted to support the application for this permit.

Double H Feeders Ltd takes soil samples of each field every year. We work with a Certified Crop Advisor to manage our crop rotation based on market conditions and agronomic requirements including nutrient profile and weed pressures.

Double H Feeders is committed to sustainable farming practices. We utilize direct seeding to minimize moisture and nutrient loss, while building soil structure and resilience, encouraging soil life to thrive. Our rotation is typically benefitted by spreading our manure ahead of the canola crop, which is grown on every parcel at least once every 4 years. The manure our birds produce is adequate to cover 1 of our fields every year, so gets spread on a rotation that each parcel will be manured once every 4 years.

Manure spreading for the canola parcel will start once the previous crop has been harvested. Stockpiled and fresh manure is spread into the fall. When spreading is no longer allowed according to AOPA requirements, the manure is stockpiled on a dry corner until spring. When spreading is again permissible under AOPA requirements, we spread the stockpile and fresh manure until it is time to seed the canola. Manure is then stockpiled on a dry corner of the field which is anticipated to receive the manure the following fall.

Manure for application on NE & NW 22-09-22W4 is stored on NW 22-09-22W4 since there is a location where the runoff is contained on the parcel and cannot enter any adjacent parcels. The Nutrient Management Plan includes a recent soil test from each field to indicate what current nutrient levels are.

## Appendix 1

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Planning Area 2 map annotated with location of Double H Feeders, Scott's Yard, and Trevor's Yard







Planning Area 2 map with Sub-Planning Areas

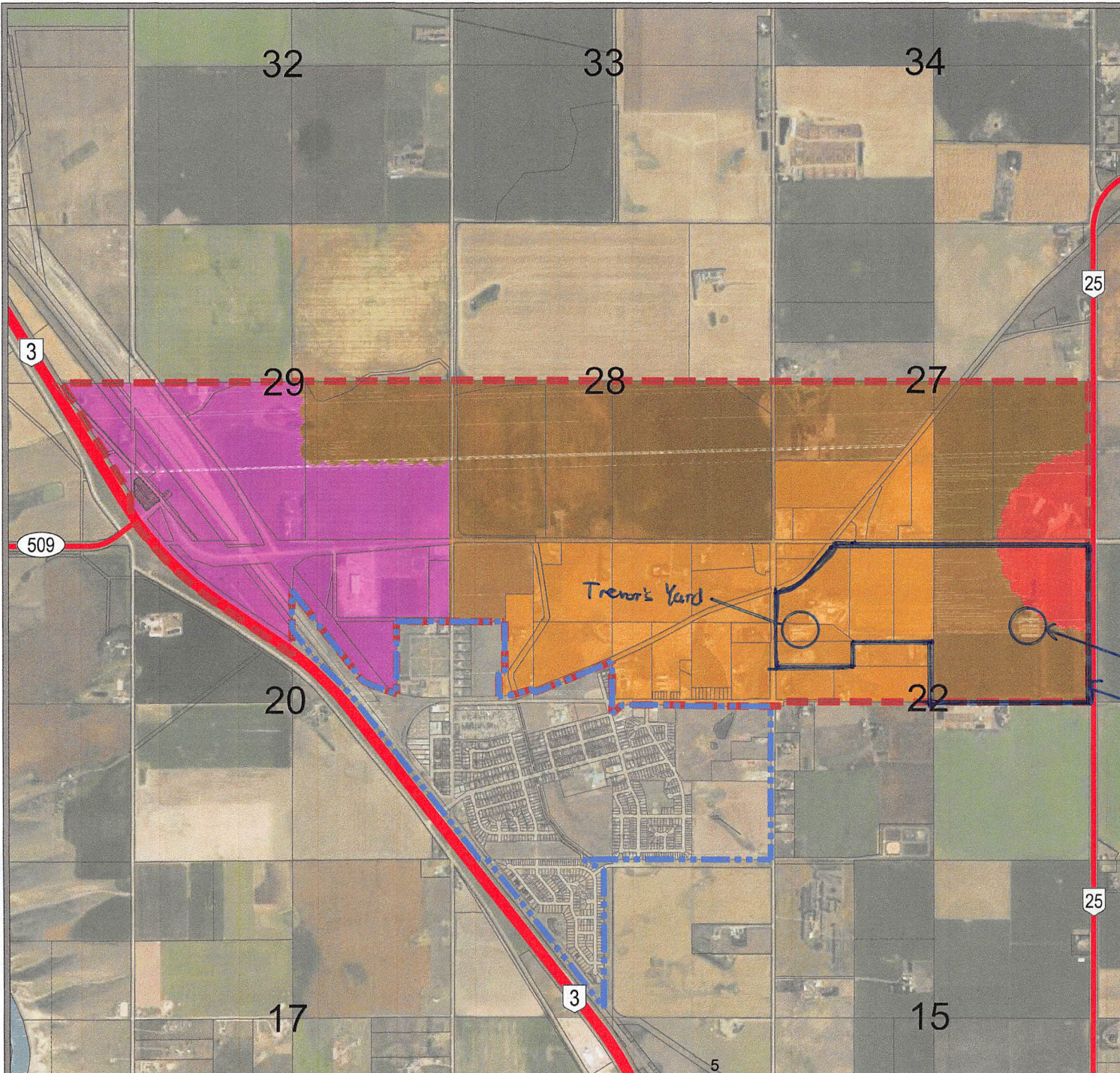
Sub-Planning Area 2G Land Use Concept Detail

Pages 16 to 22 of the Lethbridge County and Town of Coalhurst Intermunicipal Development Plan

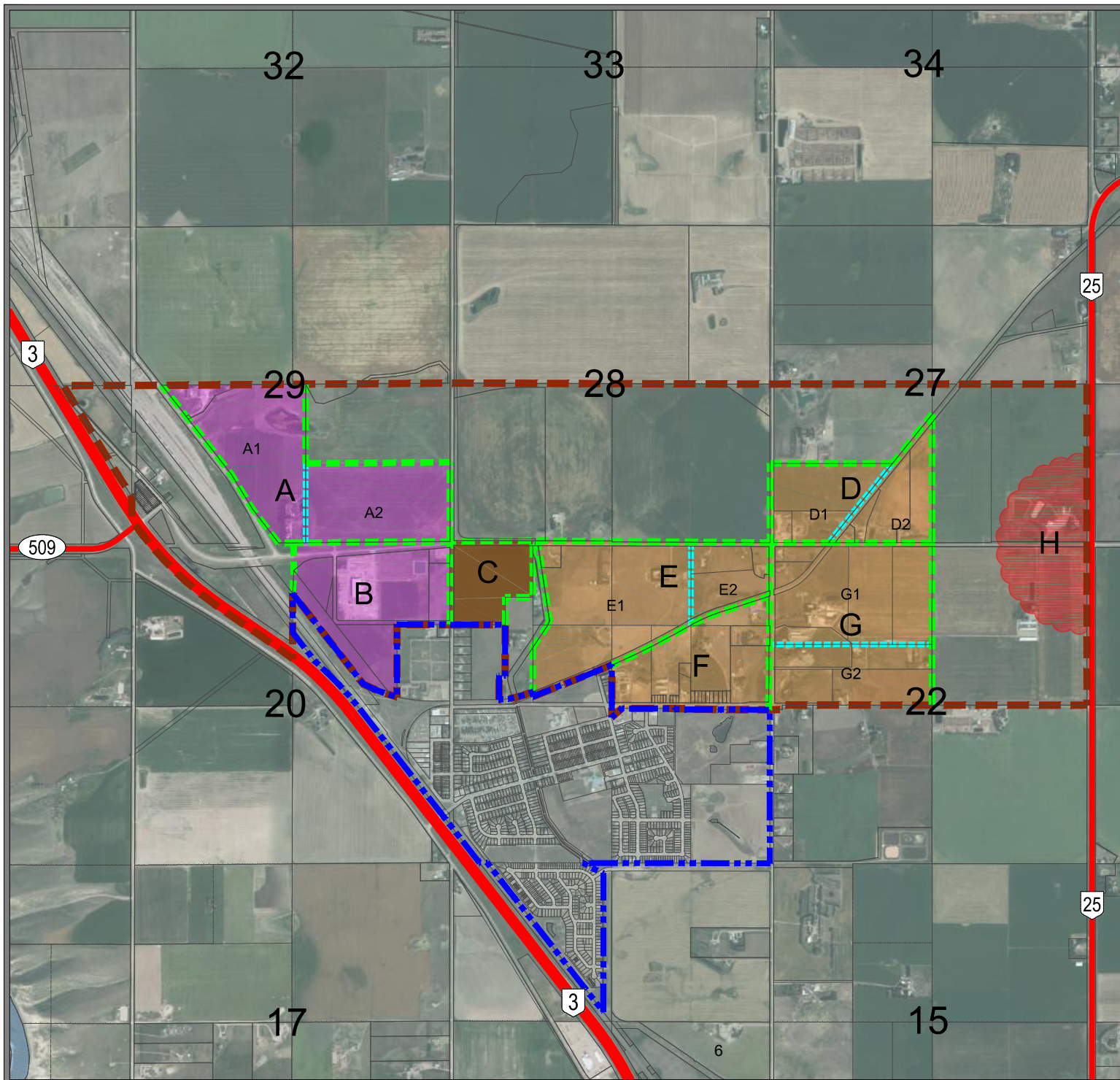
# PLANNING AREA 2 LAND USE CONCEPT

## LEGEND

-  TOWN OF COALHURST
-  PLANNING AREA 2 BOUNDARY
-  PRIMARILY AGRICULTURAL
-  POTENTIAL GROUPED COUNTRY RESIDENTIAL
-  POTENTIAL HIGHWAY COMMERCIAL / LIGHT INDUSTRIAL CLUSTER
-  POTENTIAL INDUSTRIAL / LIGHT INDUSTRIAL











**MAP 4**  
 LETHBRIDGE COUNTY  
 (BYLAW NO. 1434)  
 & TOWN OF COALHURST  
 (BYLAW NO. 375-14)  
 INTERMUNICIPAL DEVELOPMENT PLAN



## PLANNING AREA 2 SUB-PLANNING AREAS

### LEGEND






-  TOWN OF COALHURST
-  PLANNING AREA 2 BOUNDARY
-  SUB-PLANNING AREA BOUNDARY
- D** SUB-PLANNING AREA LABEL
-  SUB-PLANNING AREA DEVELOPMENT CELL DIVISION
- D2** SUB-PLANNING AREA DEVELOPMENT CELL LABEL
-  INDUSTRIAL SUB-PLANNING AREAS
-  GROUPED COUNTRY RESIDENTIAL SUB-PLANNING AREAS
-  AGRICULTURAL SUB-PLANNING AREA
-  POTENTIAL HIGHWAY COMMERCIAL / LIGHT INDUSTRIAL CLUSTER

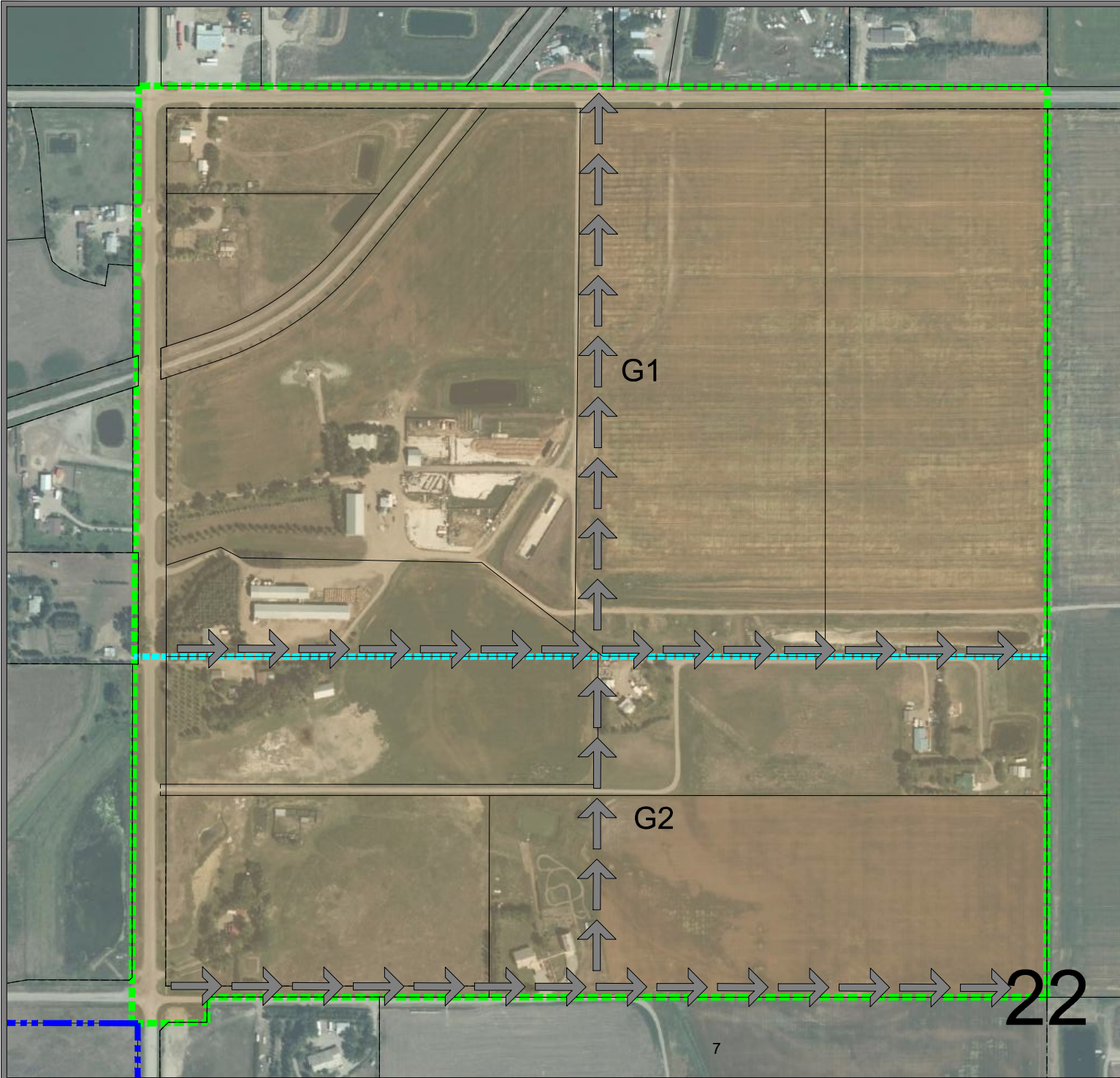
**MAP 5**  
LETHBRIDGE COUNTY  
(BYLAW NO. 1434)  
& TOWN OF COALHURST  
(BYLAW NO. 375-14)  
INTERMUNICIPAL DEVELOPMENT PLAN

AERIAL PHOTO DATE: 2012  
SCALE 1 : 28 000

# SUB-PLANNING AREA 2G LAND USE CONCEPT DETAIL

## LEGEND

-  TOWN OF COALHURST
-  SUB-PLANNING AREA 2G BOUNDARY
-  SUB-PLANNING AREA DEVELOPMENT CELL DIVISION
- D2** SUB-PLANNING AREA DEVELOPMENT CELL LABEL
-  GROUPED COUNTRY RESIDENTIAL
-  FUTURE ROAD (APPROXIMATE LOCATION)



**MAP 6**  
LETHBRIDGE COUNTY  
(BYLAW NO. 1434)  
& TOWN OF COALHURST  
(BYLAW NO. 375-14)  
INTERMUNICIPAL DEVELOPMENT PLAN

- 3.3.7 Any non-agricultural development located in either municipality that is visible from the highway corridor area (Highway 3) shall provide landscaping and architectural elements that enhance the visual/aesthetic appeal and impact along roadways for the travelling public, as per Schedule A of this Plan.
- 3.3.8 Non-agricultural buildings and uses (such as isolated commercial and industrial), or intensive agricultural uses or buildings that may be better located within a commercial or light industrial business park area, shall be required to locate the proposed business operation within Planning Area 2 identified sub-planning areas (or specifically Planning Area 2A, 2B, 2C or 2H as the case may be) of the Plan.
- 3.3.9 The County and Town agree to consult and coordinate with each other regarding any potential development plans on lands south of Highway 509 and west of Highway 3, if either municipality is approached regarding the provision of municipal services.
- 3.3.10 Grouped country residential development proposals adjacent to the river valley shall be considered on the basis of the servicing and infrastructure requirements of this plan being met and the provision of an acceptable Area Structure Plan being prepared.

### **3.4 Planning Area 2 (North-Northeast – between Highways 3 and 25)**

Planning Area 2 is located in the northern portion of the Plan area (Map 4). It is bordered on the west by Highway 3 and the CPR rail-line, and follows each quarter section on both sides of the Kipp Road out east to Highway 25. This planning area consists of approximately 641.1 ha (1,585 acres) of land which currently contains a number of land uses, including agriculture, industrial and country residential acreages.

The long-range vision for this area is illustrated within the Area Land Use Concept on Map 4 and would continue to generally provide for the development of a mix of land uses albeit in a planned and managed approach. The irrigated and larger tracts of good agricultural land are to be protected and are to remain as primarily designated for agriculture. The western portion, north of the Town and adjacent to the CPR rail-line, would be the focus for industrial type uses. The area northeast of Town could accommodate some further in-fill country residential use, while the intersection of the Kipp Road and Highway 25 may potentially allow a development cluster/node containing rural commercial, light industrial businesses restricted to the west side of the highway.

Highway 25 will be upgraded and widened in the future as part of the eventual construction of the Canamex Freeway corridor by Alberta Transportation. As part of the economic strategy of the County to increase its non-agricultural tax base, it would be beneficial to the County to have land designated for commercial/light industrial use on a highly accessible and visible transportation corridor that is paved. The types of uses deemed appropriate will be dependent on servicing capabilities/constraints. It should be noted that the development of this cluster would be based on a more detailed land use concept that would require the development of a paralleling or internal service road off Highway 25 from the Kipp Road, providing for a central access/egress point into the development area.

Planning Area 2 is the primary development area identified within the Plan boundary for County focused development, and is where future industrial/commercial type development shall be directed. There are



also transition land areas adjacent to the boundary of the Town that are logical to support future town growth and may be able to connect to infrastructure lines in the future. The historically fragmented acreage area to the northeast of Town is an area identified for further country residential development subject to further planning, engineering and design work. Planning Area 2 is subject to more detailed planning policies and has been broken down into sub-planning areas to manage accordingly. As this planning area proposes the development of a number of more intensive non-agricultural land uses, any future development decisions will be made in consideration of additional planning exercises and acceptable engineering and servicing standards. Area Structure Plans (ASPs) will need to be prepared for the identified sub-planning areas to address the principles of an orderly, managed approach to growth.

The west portion of this planning area is identified as suitable for industrial type land uses, as there are a number of such uses already established in the area. It has convenient access to major transportation routes (both highway, local pavement and rail) and the area south of the Kipp Road is in proximity to municipal services such as water and sanitary sewer that may have the potential to be extended in the future when feasible (if agreed to and available). In planning and providing for infrastructure linkages to the Town, this may be explored in the future (when warranted) or at such a time as deemed appropriate by the County and Town. It must be recognized that presently there are constraints in this area to providing infrastructure services from the south within the Town, in regards to both physical challenges (e.g. due to topography), and the cost to engineer and install the systems. In considering the provision of any services outside municipal boundaries, there are also limitations (e.g. contractual, licensing) as to what the Town can provide. The success of future development in Planning Area 2 therefore, is dependent on feasible and logical land use planning, on-going collaboration between the two municipalities, agreement on a fair and shared vision for the area, and several methods of implementation and future actions/agreements.

## *Policies*

### **General Applicability**

- 3.4.1 Existing land uses are “grandfathered” and may continue to operate and exist in compliance with an existing development permit approval. The intensification or a change in land use for an existing development/operation shall require a new development permit. Any and all development and subdivision proposals shall comply with this IMDP.
- 3.4.2 Both municipalities agree that the types of uses acceptable for northwest portion, Areas 2A and 2B (refer to Map 5 - Planning Area 2) are various industrial uses as outlined in the next section (Sub-planning Area 2A and 2B, policies 3.4.17, 3.4.20, 3.4.21) and which must conform to the additional criteria in this section of the Plan.
- 3.4.3 Grouped country residential uses shall be located (generally) in accordance with Map 5 (Concept – Planning Areas 2D through 2G).
- 3.4.4 Highway commercial type businesses and/or business/light industrial uses may be considered in the east portion of Planning Area 2, adjacent to the Kipp Road and restricted to the west side of Highway 25, as a cluster/node type development (Area 2H on Maps 4 and 5). This will require consultation with Alberta Transportation and be dependent on the types of uses proposed and servicing availability in respect of this.

- 3.4.5 Outside the stipulated sub-planning areas, subdivision and development of agricultural land in Planning Area 2 shall be regulated by all applicable County agricultural policies (related to extensive agriculture) contained in the County's Municipal Development Plan and Land Use Bylaw and any other relevant policies that may be contained in this Plan.
- 3.4.6 Subdivision within the identified agricultural land area (referenced on maps as Primarily Agricultural Land Use) shall be governed by the County's current agricultural subdivision policies within the County's Land Use Bylaw.
- 3.4.7 Non-agricultural buildings and uses or intensive agricultural uses that may more suitably be located within a commercial or industrial area shall be required to locate the proposed business operation within sub-planning areas 2A and 2B (or in the commercial cluster on Highway 25 as the case may be) of the Plan, and parcels outside those predetermined areas should not be considered eligible for redesignation to industrial land use districts.
- 3.4.8 Area Structure Plans may be required prior to multi-lot subdivision or at the redesignation stage for development proposals in any of the stipulated sub-planning areas (2A through 2G, and the area 2H Highway 25 cluster) submitted in compliance with the requirements of this Plan (Section 6.1) and the County's Municipal Development Plan.
- 3.4.9 Area Structure Plans submitted by a developer/landowner must be professionally prepared at the developer's expense and shall comply with all relevant and applicable policies and schedules of this IMDP. (Note: refer to Section 6.1 which outlines the information requirements and what ASPs must address, including, but not limited to, transportation linkages, servicing, fire suppression, soil conditions, sub-surface conditions, and storm water management, etc.)
- 3.4.10 Developers shall provide and construct at their expense the required access, service roads, or major and minor roadways as needed in accordance with Alberta Transportation conditions, municipal requirements, and the transportation policies in Part 4, Section 4.2 and Part 5, Section 5.3 of the Plan. The County will use "Endeavor to Assist" agreements wherever possible to aid the initially develop to recoup planning/engineering costs that later developers may benefit from.
- 3.4.11 Developers shall be responsible to provide at their expense Traffic Impact Assessments that may be required by Alberta Transportation for any major subdivision or development which may impact the provincial road network.
- 3.4.12 When considering applications for redesignation, subdivision and/or development approval for industrial, business light industrial, or commercial uses, all applications must meet or exceed the policy for minimum performance standards and development design guidelines as outlined in Schedule A of the Plan.
- 3.4.13 The types of industrial land use development permits approved in sub-planning Areas 2A and 2B will be dependent on the need and availability of servicing in relation to that use.
- 3.4.14 Any development that either produces or is categorized as a high water user shall be required to connect to municipal water and sewer services if available, otherwise a development permit will be denied. Individual private septic systems shall not be permitted for those uses falling into this category, which may include, but is not limited to, restaurants, hotels, car/truck washes, and

various manufacturing or processing facilities.

- 3.4.15 Developers shall provide and construct at their own expense the required servicing infrastructure (e.g. water, sewer, storm water management, fire suppression, and roads) necessary to serve a subdivision or development, as outlined in Part 5 of the Plan.

#### **Sub-planning Area 2A and 2B (Industrial/Business Use)**

- 3.4.16 As outlined in the Goals section of this Plan (see Part 1, Goal 3), the intent of this Plan is that sub-planning Area 2A (north side of Kipp Road) remains under the jurisdiction of the County, unless otherwise agreed to by both parties.
- 3.4.17 Sub-planning Area 2A may be designated to any of the industrial land use districts contained within the County's Land Use Bylaw, with consideration for adjacent land uses, servicing needs, and Area Structure Plan policies. Development proposal considerations shall take into account if the use is noxious or hazardous, and if such a use may negatively impact (i.e. smoke, dust, noise, vibration or glare) neighboring land uses, in determining its eligibility for approval.
- 3.4.18 The development or subdivision for industrial and commercial purposes of lands located in development cell of sub-planning Area A2 (Map 5) will only be allowed to commence once a minimum of 75 percent of the land within the development cell area of sub-planning Area 2A1 is fully developed (built-out). Until such time, area A2 is to remain primarily agricultural.
- 3.4.19 An exception to the aforementioned policy 3.4.18 may be considered in circumstances where there is a high need demand for a large tract of land [e.g. 8.1 ha (20 acres) or more] for development or a landowner in area 2A1 is not willing to participate in the process.
- 3.4.20 If sub-planning Area 2B is developed within the County, the area may be designated to either the Rural General Industrial or the Business Light Industrial land use district as contained within the County's Land Use Bylaw, with consideration for the specified setback distances in the bylaw for various land uses and adjacent uses. Area 2B immediately north of the Town boundary shall not be designated to the Rural Heavy Industrial land use district.
- 3.4.21 For Area 2B, only light industrial or business park type uses are acceptable, due to the location and proximity to residences. Noxious or hazardous uses, where such a use may negatively impact (i.e. smoke, dust, noise, vibration or glare) neighboring land uses, or heavy industrial type uses shall be prohibited from being established in this area.
- 3.4.22 Areas 2B and 2C\* may provide separate Area Structure Plans; however, any plan must take into consideration any land use or servicing linkages to the adjacent development cell, especially in regard to roadways. To address this planning integration need, an overlay or shadow plan may be required to be provided for the adjacent development cell if a plan has not been prepared for that area. (\*Note: Area 2C is identified as agricultural land use at this time, but should be considered in the overall higher planning scheme.)
- 3.4.23 Applicable to Area 2B, Area Structure Plans shall ensure they effectively plan and provide transition/buffer areas between incompatible land uses such as business/industrial and residential uses, in accordance with the design guidelines of this Plan. Special design measures required as per the above mentioned policy may include increased setbacks and separations,

screening, buffering, earth berming, landscaping, fencing (or a reasonable combination thereof) in mitigating potential nuisance impacts and shall be considered by the County as part of an application for the approval of an Area Structure Plan and/or a subdivision application.

- 3.4.24 If Area 2B, or even 2C, is initially developed within the County's jurisdiction without municipal water and/or sewer services, then all Area Structure Plans must include an "overlay plan" illustrating parcels at urban density to show how a larger rural sized parcel may logically be subdivided in the future at a higher density if municipal infrastructure becomes available. Utility easement rights-of-way must be illustrated on the overlay plans and should be required to be dedicated at the subdivision stage in accordance with the overlay plan to protect them for future utility service lines.

#### **Sub-planning Area 2D - 2G (Grouped Country Residential Use)**

- 3.4.25 Prior to any further subdivision of parcels in sub-planning Areas 2D - 2G, redesignation applications to change the land to the "Grouped Country Residential" land use district must be submitted to the County for approval. (The re-split of an existing title that is 8.1 ha (20 acres) or less in size will not be considered without a redesignation being approved due to the fragmentation of the area and number of titles in existence.)
- 3.4.26 Applications for subdivision shall be supported by a professionally prepared Area Structure Plan that meets the requirements of Part 6 of this plan. For this area, all Area Structure Plans must address sub-surface conditions regarding underground mining activity and include a geotechnical investigation to determine any potential impacts. (Sub-planning Area 2D, north of the Kipp Road may be exempted from this requirement if determined to not be applicable.)
- 3.4.27 If an adjacent landowner under separate title within a defined development cell is unwilling to participate in the process, the initial developer will be required to plan for all those lands that are included in the specified ASP area, in order to create a cohesive subdivision plan. The County may use "Endeavor to Assist" agreements wherever possible to aid the initial developer to recoup planning/engineering costs that later developers may benefit from.
- 3.4.28 Land identified as "Grouped Country Residential" in sub-planning areas 2D - 2G (Map 5), will be limited to a maximum gross density of 4 lots per 4.05 ha (10 acres), with a minimum 0.81 ha (2 acres) of developable land parcel size, provided the soils are capable of supporting such a density and the proposal is consistent with the infrastructure and servicing requirements.
- 3.4.29 For sub-planning areas 2D1 and 2D2, separate Area Concept Plans or Area Structure Plans may be prepared individually for each development cell on either side of the railway right-of-way title.
- 3.4.30 For sub-planning areas 2E1 and 2E2, and 2G1 and 2G2 separate Area Structure Plans may be prepared for each development cell; however, any plan must take into consideration any servicing linkages (e.g. road alignments, access points, servicing corridors or utility rights-of-way) to the adjacent development cell, especially in regard to future roadways.
- 3.4.31 To address the planning integration as required in policy 3.4.30, an "overlay or shadow plan" may be required to be provided for the adjacent development cell if a plan has not been prepared for that area.

- 3.4.32 For sub-planning area 2G, any Area Structure Plan prepared for either area 2G1 or 2G2 must consider in the subdivision layout and design the approximate location of the required future roadways and the alignment as illustrated on Map 6.
- 3.4.33 For sub-planning area 2F, an Area Structure Plan must be prepared for the entire area south of rail-line which must provide for a logical internal road network to enable parcels to have direct physical road access. All Area Structure Plan requirements are applicable to this area including the provision of a geotechnical investigation to address sub-surface conditions pertaining to underground mining activity.
- 3.4.34 In a portion of sub-planning Area 2F, for parcels that contain (or have previously contained) a confined feeding operation, the associated buildings and infrastructure must be properly decommissioned and the soils professionally tested to verify suitability prior to permitting additional country residential subdivision on those parcels.
- 3.4.35 Existing titles in sub-planning Area 2F of the County that do not meet the County's 0.81-ha (2-acre) minimum lot size are ineligible to be further subdivided and development on these lots must consider and adequately address the situation of suitable septic disposal at present standards.
- 3.4.36 The identified "Grouped Country Residential" area shall attempt to incorporate sustainable development practices whenever possible [e.g. practices which include building orientation and siting which preserves open or rural space, Low Impact Development (LID) components for stormwater drainage, water retention, and shared access approaches, etc.]. Developers must work with neighbors and existing residents to create a cohesive unified subdivision plan.
- 3.4.37 Any future residential development for parcels that may be located adjacent to the railway should consider and implement special design or siting measures that will mitigate nuisance impacts such as noise and vibration that may be present from existing railway operations, such as green space and landscaped buffer areas, unless the parcel size is sufficient to allow the dwelling to be setback a minimum of 75 metres (246 ft.) from the CPR property line.
- 3.4.38 Individual on-site private treatment septic systems are acceptable in sub-planning Areas 2D - 2G, provided a professional soils analysis is completed with favorable results in accordance with the requirements of Part 5 of the Plan.

### **3.5 Planning Area 3 (South and East)**

Planning Area 3 is south and east of the present town boundaries, as shown in Map 7, and is approximately 356.1 ha (880 acres) in size.

This area presents a number of interests for the County and Town (Map 7). The westernmost portion of Area 3 is being formally considered for annexation due to its proximity to existing urban development and ease of servicing. Portions of the SE 21 within the current Town boundary, and SW 22 and NW 15-9-22-W4M may also be suitable for future urban expansion to accommodate additional residential, commercial and industrial development for the Town (Map 8). Coalhurst's sewage lagoons are located in the east portion of Area 3, which must be considered in the overall planning for the area, especially in

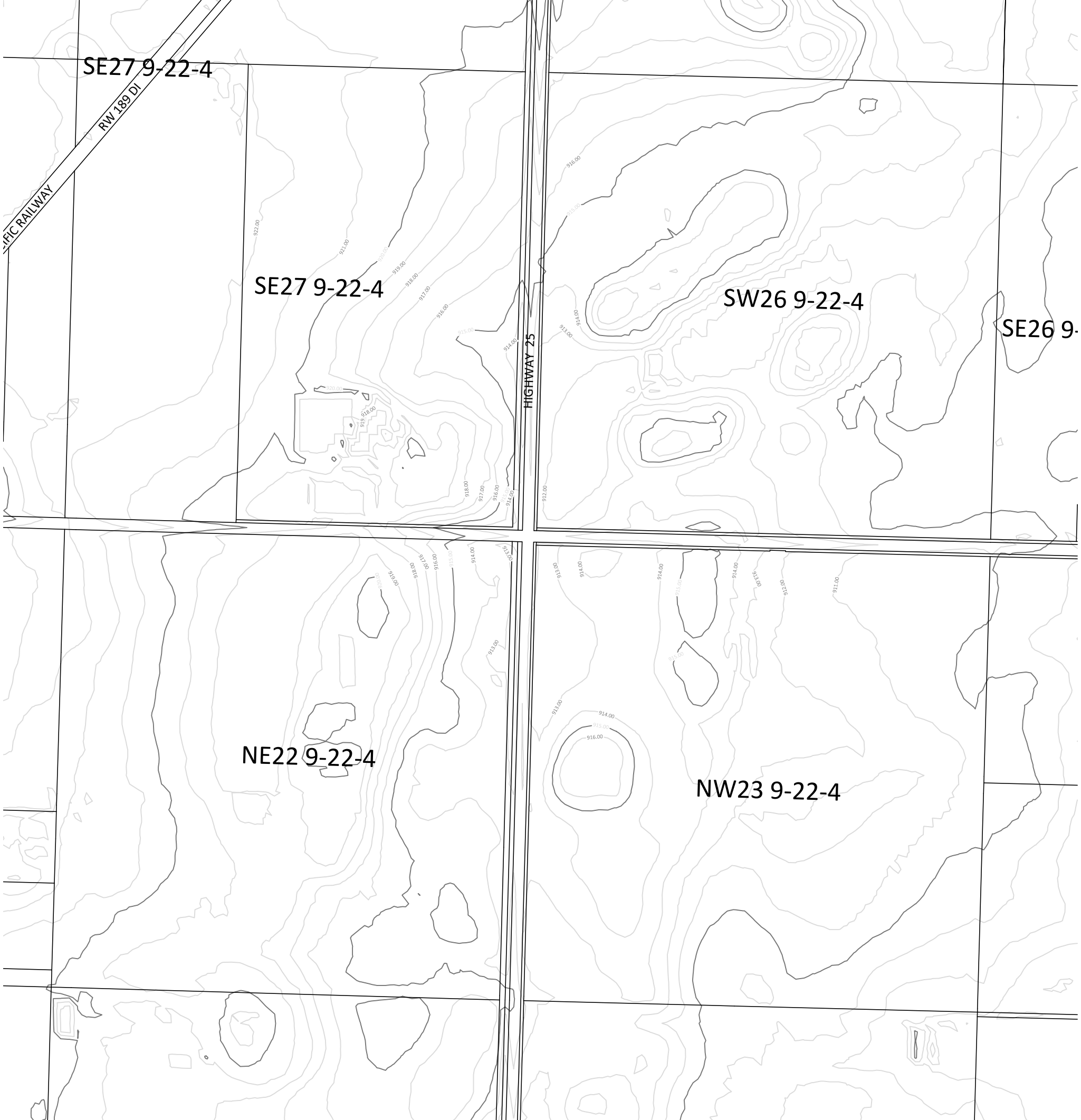
## Appendix 2

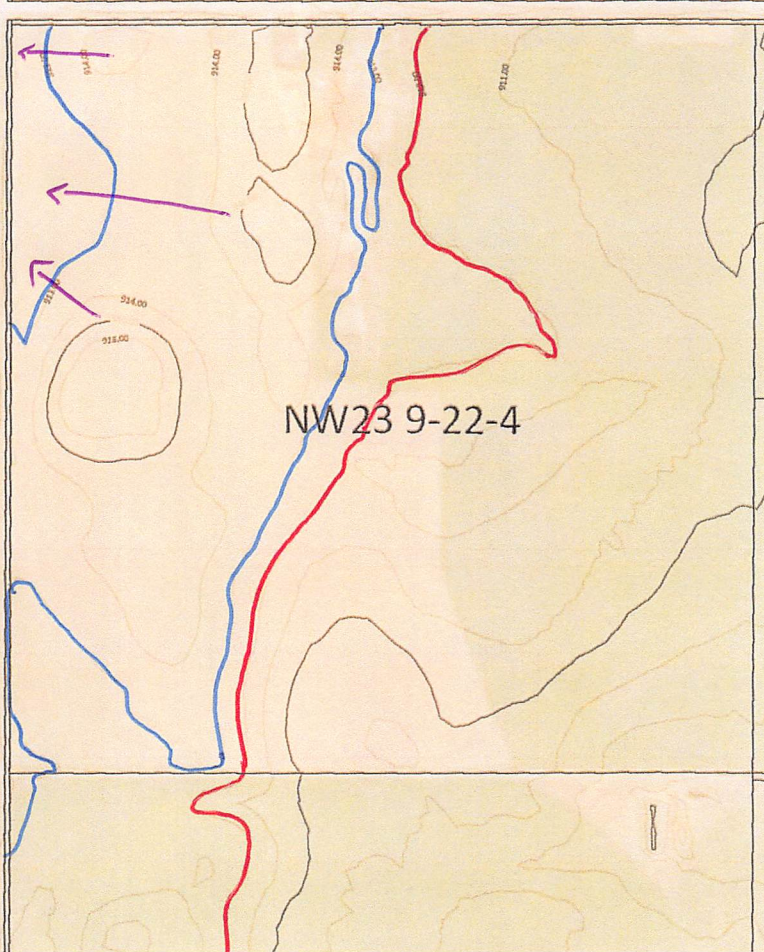
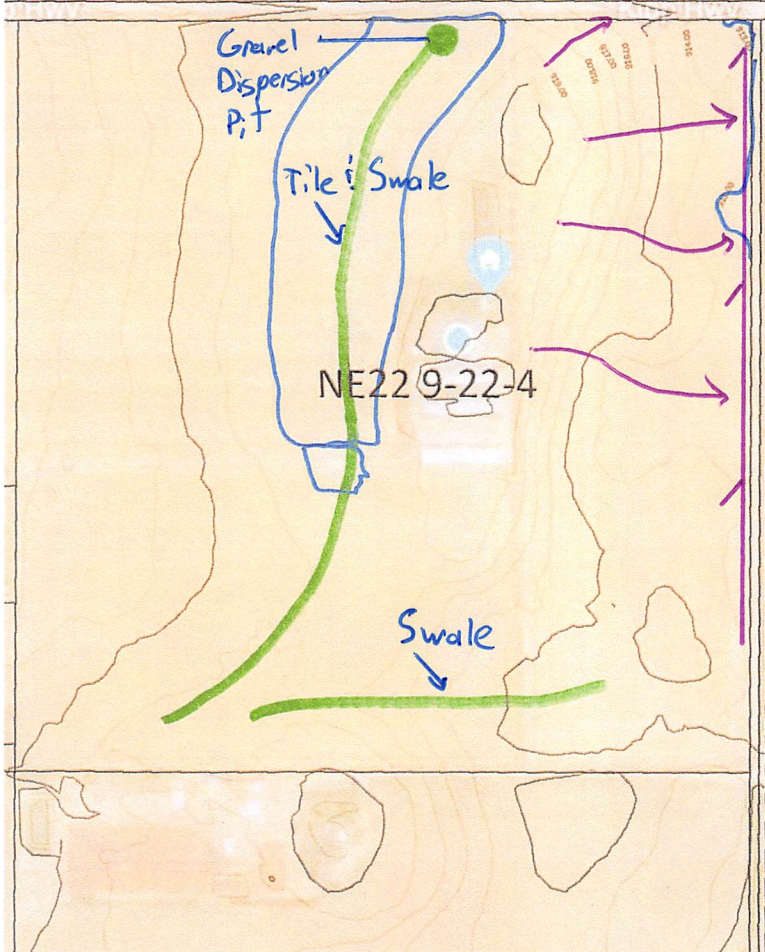
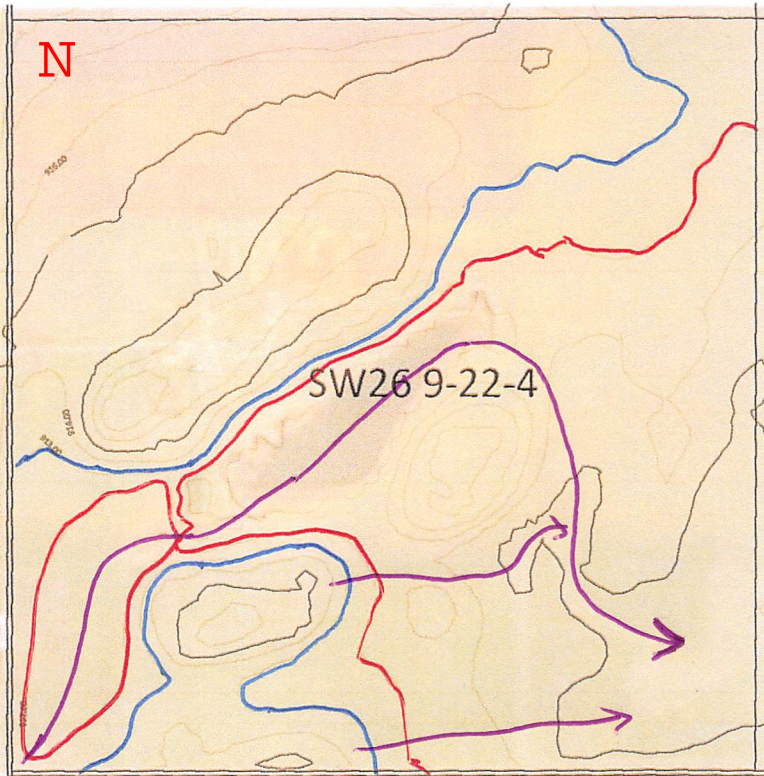
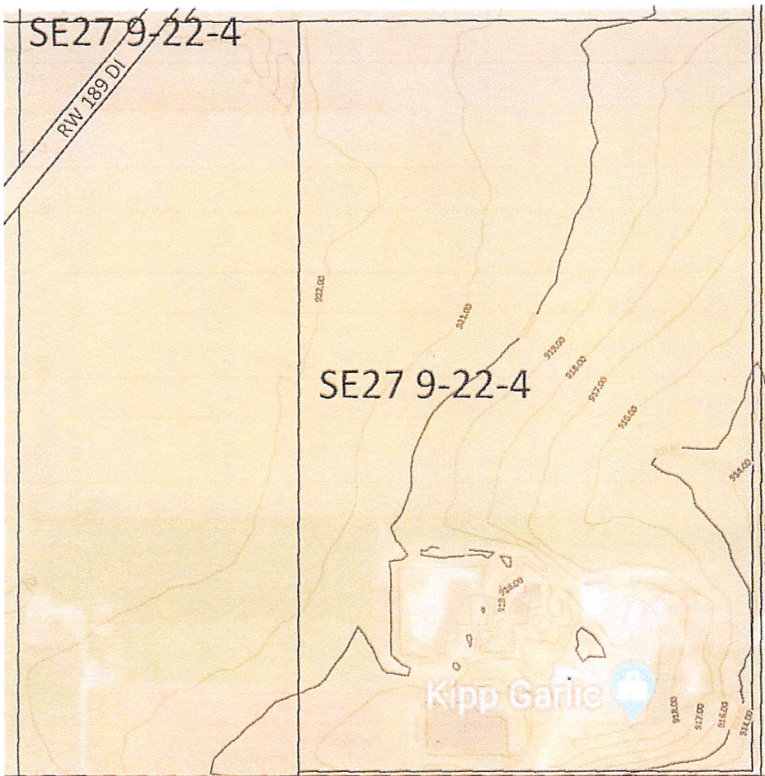
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Topographical map of 4 parcels touching Highway 25 and Twp Rd 9-4 intersection

Topographical map overlayed with Google maps and annotated with general drainage directions

Topographical map overlayed with Google maps and annotated with more detailed drainage directions



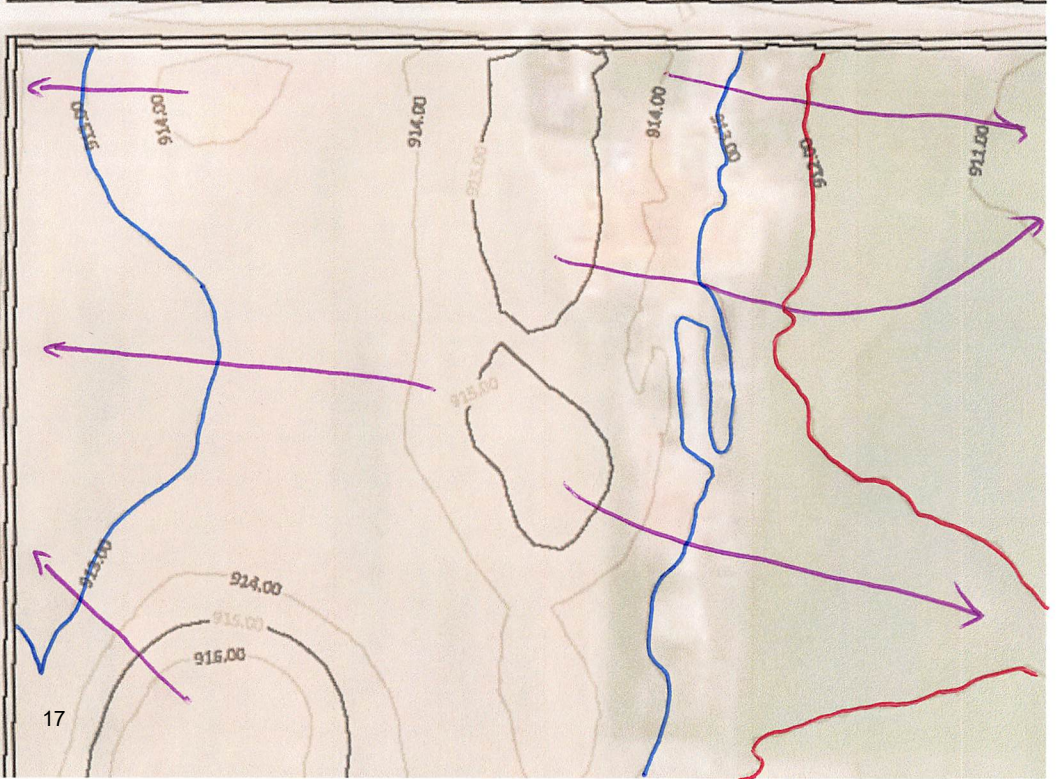
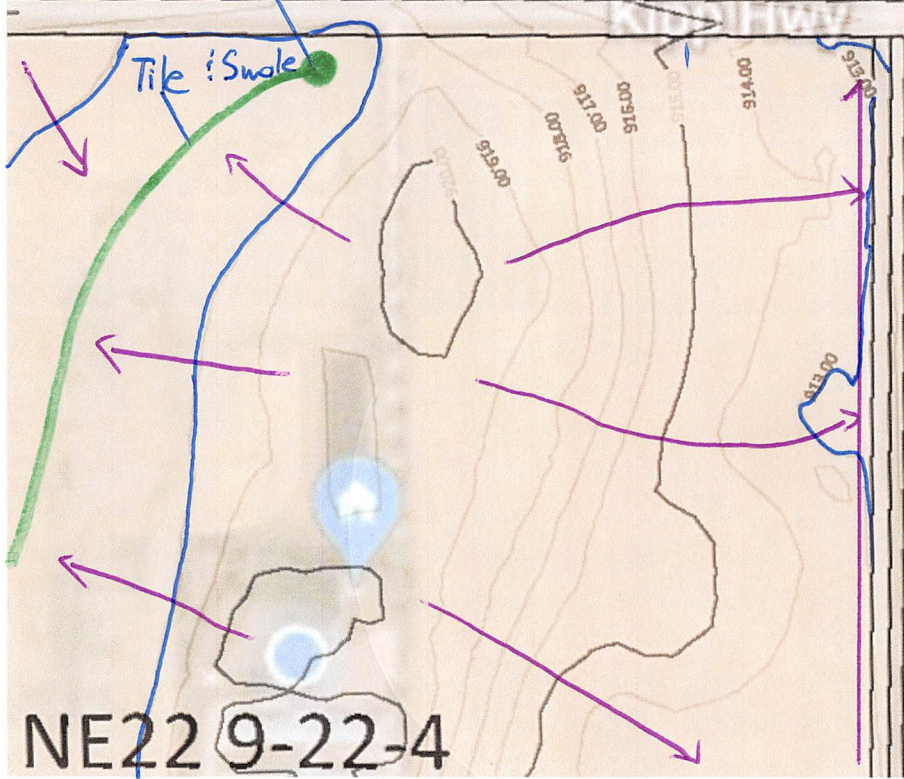
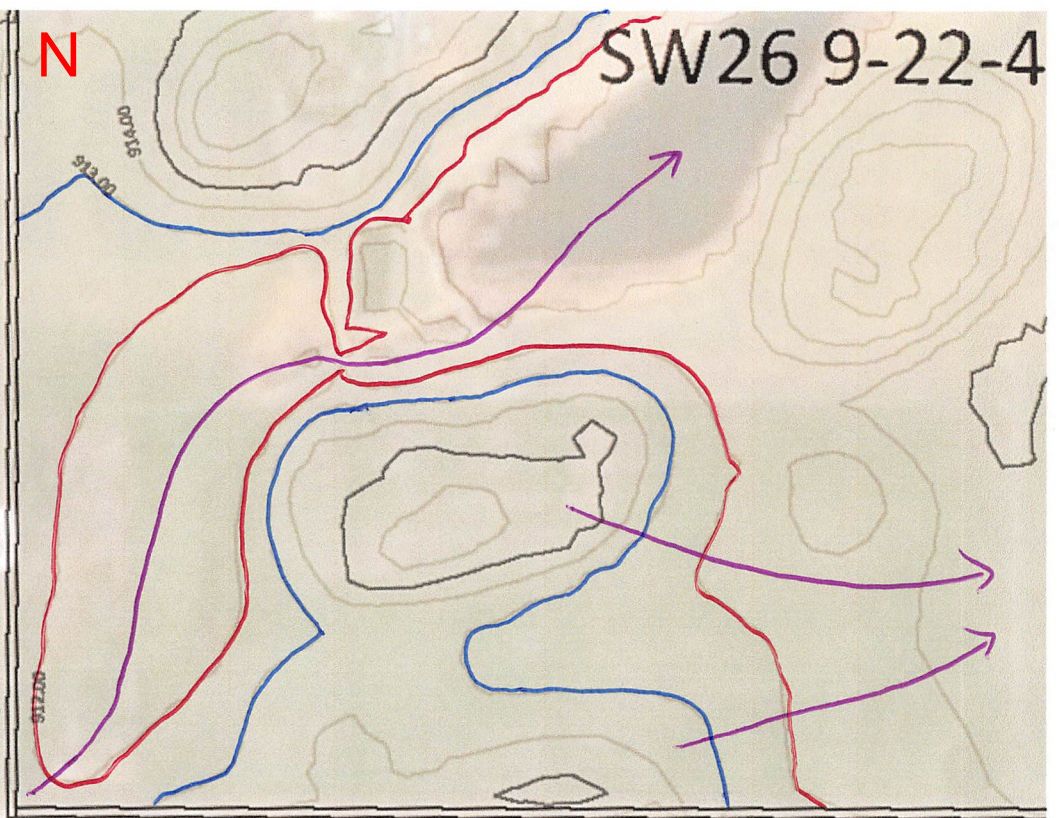




SE27 9-22-4

N

SW26 9-22-4



## Appendix 3

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Nutrient Management Plan as submitted with original NRCB application

# Nutrient Management Plan

Double H Feeders Ltd

## Overview

Double H Feeders Ltd operates a mixed farm of land and broiler chickens. Double H Feeders has access to 290 ha of irrigated crop land, managed as 4 separate fields.

Legal Land	Nickname	Size	
N 22-9-22 W4	Home	88 ha	217 acre
NW 26-9-22 W4	Veldman	62 ha	153 acre
SW 12-10-23 W4	Westview North	72 ha	178 acre
W 1-10-23 W4	Westview South	68 ha	168 acre
Total		290 ha	717 acre

Double H Feeders currently operates 3 broiler yards, with a combined one-time capacity of 226000 broiler chickens. The proposed expansion involves moving production from a set of two storey barns on Trevor's yard, to newly built barns on Scott's yard. The new construction is sized for an increase of 5%, to a total capacity of 238000 birds.

Yard Name	Current	Proposed
Scott's Yard	58000 birds	120000 birds
Trevors Yard	50000 birds	0 birds
Westview	118000 birds	118000 birds
Total	226000 birds	238000 birds

Broiler production occurs on an 8-week cycle. The birds are raised for roughly 5 ½ weeks, and then the barns are emptied and prepared for the next flock. The manure from each barn must be spread or stored every 8 weeks.

## Crop Rotation

Double H Feeders Ltd manages its crop land in 4 parcels. We follow a 4-crop rotation which generally incorporates one field of canola, two fields of wheat (spring or winter), and a fourth crop which we select based on market conditions and agronomic requirements including nutrient profile and weed pressures. In the past it has typically been flax, canola, or barley which is sold as silage. The wheat is used in the broiler rations, and the other crops are sold.

## Field Nutrient Management

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Double H Feeders is committed to making efficient use of our manure, and to managing our crop land in a sustainable system. We utilize direct seeding to produce minimal ground disturbance. Our goal is to minimize moisture and nutrient loss, while building soil structure and resilience, encouraging soil life to thrive.

We have utilized the services of Jack Feenstra CCA 4 RNMS for 15 years to analyze and provide guidance on our nutrient management program. Jack samples each field every year to a depth of 24 inches. Soil sample analysis includes macronutrients, micronutrients, salt, and organic matter levels. Jack provides a fertilizer program for each field based on the soil test results and the target crop yields. The chicken manure from our entire operation is spread on the field which will grow canola. Canola is one of our most nutrient demanding crops, and most of the nutrients from chicken manure are available to the crop in the first year after it is spread. We purchase fertilizer to fulfill the nutrient requirements that are not provided by the chicken manure, and to balance the available nutrient profile. Jack has provided a summary letter of his services, and the results of a review of his protocols by the NRCB, which can be found in Appendix A

The nutrient levels in the fields have remained stable since we started rigorously soil sampling 15 years ago. We have neighbours who have asked for our manure for their fields. If our soil nutrient profile would ever exceed AOPA guidelines, then we would pursue this opportunity to fertilize a neighbour's field. Soil sample results from the fall of 2020 which provide a snapshot of current soil fertility levels can be found in Appendix B.

## Manure Storage

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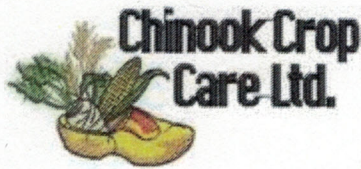
Manure is spread on the field as soon as possible. During the summer, when the crops are still on the field, manure is stockpiled on a dry corner for spreading that fall. This is typically a period stretching from May until August. This manure will then be spread after harvest. After August, manure is spread straight from the barns onto the field for as long as temperature and snow conditions allow. Once the ground has frozen, manure is again stockpiled on the dry corner until it can be spread, which is generally around March. Manure is spread straight from the barns onto the field until the crops are planted in May. After May, we start stockpiling on the next field's dry corner in preparation of spreading the manure again that fall.

## Conclusion

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Double H Feeders works to run a sustainable mixed farming operation, using the best agronomic practices that are available to us. The chickens provide a valuable source of fertilizer, which is applied to the land to match crop requirements. The services of a Certified Crop Advisor have been retained to ensure we are making the best use of this resource, maximizing crop yield and improving soil health.

12 NOV, 2021



Re: NRCB: To whom it may concern.

Chinook Crop Care Ltd. (CCC Ltd.) Specializes in environmental compliance of large dairies, Swine facilities and Feedlots. (references available on request)

CCC Ltd. has been engaged in nutrient management of Double H Feeders ( the Vant'Land family) for over 15 years! Each parcel has been soil sampled to 24 inches every year. Analysis included both Macros & Micros, salts etc.

This Farm has been DEFICIENT in Nitrogen every year since the engagement of our services. Ever increasing yield goals (and expectations) combined with straw removal have made a very aggressive nutrient management plan a cornerstone of this business. The manure is precision applied in a four year rotation. This farm is fully AOPA compliant.

It is my professional opinion (CCA, 4 R-NMS ) that this farm is Nitrogen deficient and will continue to be for the next decade.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jack Feenstra", is written over a large, light blue scribble or watermark.

Jack Feenstra CCA 4 RNMS

## Nutrient Management Plan Appendix A

January 18, 2011

Jack Feenstra  
Chinook Crop Care Ltd.

Dear: Sir

Re: Nutrient Management Plans

I have reviewed your protocol for developing, recording and implementing nutrient management plans for livestock producers. The protocol you developed has done an excellent job covering all the regulatory requirements set out in the Agricultural Operation Practices Act (AOPA) and has exceeded the scope of the regulations in dealing with nutrients (both micro and macro) outside the nitrogen bases of AOPA.

It is very important that nutrient management plans both cover the requirements of existing legislation while providing for all the nutrient requirements of the crops being grown. This is to ensure that producers get the greatest value return while being environmentally responsible. The protocol you developed illustrates your excellent understanding of both requirements. It further demonstrates your continued commitment to your clients to provide them with the knowledge of the nutrient value in livestock manure to guarantee their management practices are the most economical methods to maximize yields.

I greatly appreciate your continued commitment to communicate with the Natural Resources Conservation Board for input and comments.

Any questions or concerns please contact me at 382-4439.

Sincerely,

Kevin Seward  
Inspector Compliance and Enforcement  
Field Services Division  
Natural Resources Conservation Board

# Nutrient Management Plan Appendix B

Client: **Double H Feeders**  
 Year: **2021**  
 Field: **#25383 - Circle was Home West**

**Field Manager™**



Field Details # 25383					
Field Name	Circle was Home West	ADS Field ID	25383		
Legal	NE 22-9-22-W4	# Acres	250	Irrigated	Yes
Crop	Canola - RR	Variety		Seeded Date	
Target Yield	90 bu/ac	Actual Yield		Harvest Date	
Notes:	Level land close to poultry barns. BRAND SPANC NEW PIVOT Spring 2013. Corners are still done by wheel line.				

## Expenses Breakdown

Expense	Total Cost	Cost/Acre	Cost/Unit	
Seed	\$0	\$0.00	\$0.00	
Fertilizer	\$10,035	\$40.14	\$0.45	
Foliar/Other	\$0	\$0.00	\$0.00	
Herbicide	\$0	\$0.00	\$0.00	
Insecticide	\$0	\$0.00	\$0.00	
Fungicide	\$0	\$0.00	\$0.00	
Other Variable	\$0	\$0.00	\$0.00	
Fixed Expenses	\$0	\$0.00	\$0.00	
Operator Expenses	\$0	\$0.00	\$0.00	
Equipment Expenses	\$0	\$0.00	\$0.00	
<b>Total</b>	<b>\$10,035</b>	<b>\$40.14</b>	<b>\$0.45</b>	

## Seed

Date	Crop Type	Variety	Germ.	Mortality	Seed	Plants	Rate	Comments	Acres	Cost/Acre
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## Soil Test Report

Depth	OM	P	P1	P2	PM3	K	Mg	Ca	pH	pH B	CEC	% K	% Mg	% Ca	% H	% Na
0-6" - 1-A	4.5	115	323	0	413.5	594	536	5030	7.8		31.2	4.9	14.3	80.6	0	0.4
6-12" - 1-B	2.2	40	74	0	94.89	337	745	7200	8.3		43.2	2	14.4	83.3	0	0.5
12-24" - 1-C	0	0	0	0	70.99	0	0	0	0	0	0	0	0	0	0	0

Depth	Water	GPI	S	NO3	NO3 (lbs)	NH4	Zn	Mn	Fe	Cu	B	Mo	SS	Sat P%	Al	K/Mg	Cl	Na	Base Sat.	Carbonate
0-6" - 1-A		92	24	16	32	0	25	30	41	3.2	2.1	0.1	0.47	26	81	0.34	18	30		
6-12" - 1-B			44	3	6	0	0	0	0	0	0.9	0.1	0.51	6	89	0.14	11	54		
12-24" - 1-C			0	5	20	0	0	0	0	0	0	0	0	0	0		0	0		

## Total Nutrients Required (lbs)

	N	P	K	S	Mg	Ca	Cl	B	Cu	Fe	Mn	Zn	Mo
Soil Requirements	74												
Notes	Chicken Manure!												

# Nutrient Management Plan Appendix B

This is the nicest soil sample on the whole farm.  
 4.5 % OM is excellent.  
 P reserves are "robust" :)  
 K reserves are strong.  
 Magnesium is in a sweet spot.  
 K/ Mg ratio is near perfect. This is an indicator of soil health & nutrient use efficiency.  
 Zn needs to be over 10 PPM (due to P levels)  
 Cu over 3 PPM  
 B over 2 PPM

There is 58 # of Nitrate N left in this parcel. OM will supply 47 # of N as well. Historically we have attributed a O-Till advantage of 50 # of. Manure supply 50#.

This yield goal needs 279 # of N. We are short 74 # of N.

No other nutrients needed.

Tissue sampling will validate this strategy.

Chinook Crop Care Ltd.

## Fertilizer Application

Date	Comment	Placement	Type	Actual Nutrient (lb/ac)	Acres	Rate	Product (Blend)	Cost/Acre
		Broadcast	Dry	74-0-0-0	250	160.9 lb/ac	46-0-0	40.14
<b>Total 74-0-0-0</b>								<b>40.14</b>

## Field Scouting / Product Recommendations

Date	Type	Stage	Status
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## Product Application

## Other Expenses/Revenue

## Weather and Irrigation Events

Date	Type	Amount	Comment
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### Simplot

Simplot  
 1340 Veteran's Street  
 Pincher Creek Alberta T0K-1W0  
 403-627-3411



# Nutrient Management Plan Appendix B

Client: **Double H Feeders**  
 Year: **2021**  
 Field: **#25385 - Veltman**

**Field Manager™**

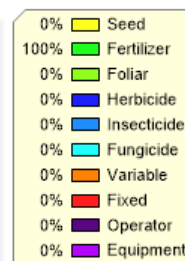
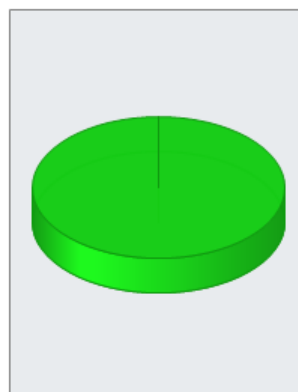


## Field Details # 25385

Field Name	Veltman	ADS Field ID	25385		
Legal	NW 26-9-22-W4	# Acres	150	Irrigated	Yes
Crop	Wheat - CPS	Variety	Alduron	Seeded Date	
Target Yield	130 bu/ac	Actual Yield		Harvest Date	
Notes:	Hilly topography, NEW pivot with drop tubes . Extreme Wild Oat pressure in 2008. 2016 LL Canola. 2020 RR Can.				

## Expenses Breakdown

Expense	Total Cost	Cost/Acre	Cost/Unit
Seed	\$0	\$0.00	\$0.00
Fertilizer	\$2,440	\$16.27	\$0.13
Foliar/Other	\$0	\$0.00	\$0.00
Herbicide	\$0	\$0.00	\$0.00
Insecticide	\$0	\$0.00	\$0.00
Fungicide	\$0	\$0.00	\$0.00
Other Variable	\$0	\$0.00	\$0.00
Fixed Expenses	\$0	\$0.00	\$0.00
Operator Expenses	\$0	\$0.00	\$0.00
Equipment Expenses	\$0	\$0.00	\$0.00
<b>Total</b>	<b>\$2,440</b>	<b>\$16.27</b>	<b>\$0.13</b>



## Seed

Date	Crop Type	Variety	Germ.	Mortality	Seed	Plants	Rate	Comments	Acres	Cost/Acre

## Soil Test Report

Depth	OM	P	P1	P2	PM3	K	Mg	Ca	pH	pH B	CEC	% K	% Mg	% Ca	% H	% Na
0-6" - 1-A	4.4	88	233	0	298.7	683	548	5050	7.7		31.7	5.5	14.4	79.8	0	0.5
6-12" - 1-B	2.1	25	42	0	53.64	370	653	5650	8.2		34.7	2.7	15.7	81.3	0	0.5
12-24" - 1-C	0	0	0	0	19.82	0	0	0	0	0	0	0	0	0	0	0

Depth	Water	GPI	S	NO3	NO3 (lbs)	NH4	Zn	Mn	Fe	Cu	B	Mo	SS	Sat P%	Al	K/Mg	Cl	Na	Base Sat.	Carbonate
0-6" - 1-A		93	27	37	74	0	20.9	32	38	3.9	1.7	0.1	0.64	19	105	0.38	19	35		
6-12" - 1-B			16	13	26	0	0	0	0	0	0.8	0.1	0.44	3	65	0.17	14	39		
12-24" - 1-C			0	14	56	0	0	0	0	0	0	0	0	0	0		0	0		

## Total Nutrients Required (lbs)

	N	P	K	S	Mg	Ca	Cl	B	Cu	Fe	Mn	Zn	Mo
Soil Requirements	30												
Notes	There is 156 # of Nitrate N left in this parcel. Om will supply 46 #. Last years manure applications will supply 70#. ( 272 # )												

# Nutrient Management Plan Appendix B

A 130 Bu CPS will need 273#. We are short 1 # of N.

Suggestion:30 # of N sideband for a quick start.

No starter P.

K supplies are adequate.

Mg & the K/ Mg ratio are in a sweet spot.

Zinc & Copper (Cu) are awesome!

B dropped a hair below 2 PPM. I suggest alternate year applications of 70 # ES & 2 B. As we did this in 2020, we should be good this coming season.

This looks like a very economical crop!

Chinook Crop Care Ltd.

## Fertilizer Application

Date	Comment	Placement	Type	Actual Nutrient (lb/ac)	Acres	Rate	Product (Blend)	Cost/Acre	
		Side band	Dry	30-0-0-0	150	65.2 lb/ac	46-0-0	16.27	
<b>Total</b>								<b>30-0-0-0</b>	<b>16.27</b>

## Field Scouting / Product Recommendations

Date	Type	Stage	Status
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## Product Application

## Other Expenses/Revenue

## Weather and Irrigation Events

Date	Type	Amount	Comment
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### Simplot

Simplot  
 1340 Veteran's Street  
 Pincher Creek Alberta T0K-1W0  
 403-627-3411

# Nutrient Management Plan Appendix B

Client: **Double H Feeders**  
 Year: **2021**  
 Field: **#26324 - Westview North**

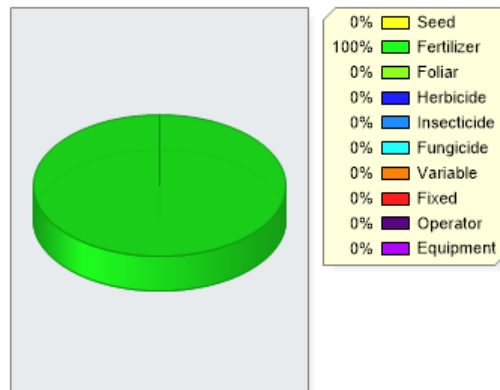
**Field Manager™**



Field Details # 26324					
Field Name	Westview North	ADS Field ID	26324		
Legal	NW 1-10-23-W4	# Acres	120	Irrigated	Yes
Crop	Winter Wheat	Variety		Seeded Date	
Target Yield	100 bu/ac	Actual Yield		Harvest Date	
Notes:	Rolling land with pivot irrigation, Severe wild Oat investment in 2008 season.				

## Expenses Breakdown

Expense	Total Cost	Cost/Acre	Cost/Unit
Seed	\$0	\$0.00	\$0.00
Fertilizer	\$2,663	\$22.19	\$0.22
Foliar/Other	\$0	\$0.00	\$0.00
Herbicide	\$0	\$0.00	\$0.00
Insecticide	\$0	\$0.00	\$0.00
Fungicide	\$0	\$0.00	\$0.00
Other Variable	\$0	\$0.00	\$0.00
Fixed Expenses	\$0	\$0.00	\$0.00
Operator Expenses	\$0	\$0.00	\$0.00
Equipment Expenses	\$0	\$0.00	\$0.00
<b>Total</b>	<b>\$2,663</b>	<b>\$22.19</b>	<b>\$0.22</b>



## Seed

Date	Crop Type	Variety	Germ.	Mortality	Seed	Plants	Rate	Comments	Acres	Cost/Acre
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## Soil Test Report

Depth	OM	P	P1	P2	PM3	K	Mg	Ca	pH	pH B	CEC	% K	% Mg	% Ca	% H	% Na
0-6" - 1-A	2.6	71	198	0	253.46	482	316	4500	7.9		26.4	4.7	10	85.1	0	0.3
6-12" - 1-B	1.4	17	22	0	28.23	194	297	7200	8.4		39	1.3	6.3	92.2	0	0.3
12-24" - 1-C	0	0	0	0	7.45	0	0	0	0	0	0	0	0	0	0	0

Depth	Water	GPI	S	NO3	NO3 (lbs)	NH4	Zn	Mn	Fe	Cu	B	Mo	SS	Sat P%	Al	K/Mg	Cl	Na	Base Sat.	Carbonate
0-6" - 1-A		83	25	26	52	0	18.8	34	33	4.2	2.4	0.1	0.52	15	56	0.47	21	21		
6-12" - 1-B			13	7	14	0	0	0	0	0	1	0.1	0.42	2	36	0.21	18	23		
12-24" - 1-C			0	3	12	0	0	0	0	0	0	0	0	0	0		0	0		

## Total Nutrients Required (lbs)

	N	P	K	S	Mg	Ca	Cl	B	Cu	Fe	Mn	Zn	Mo
Soil Requirements	40												
Notes	This field got Chicken manure in winter - spring 2020.												

# Nutrient Management Plan Appendix B

There is 78 # of Nitrate N left in this soil profile. Om will contribute 28# of N. Past manure applications...70#. (176) A 120 Bu Winter Wheat crop needs 216 # of N. We are short 40 #!

P reserves are generous. K reserves are starting to be strong!

I am concerned about Magnesium (Mg) levels as the top 2 zones are now below the 10 % attention level.

Micro nutrient levels are in a sweet spot.

Chinook Crop Care Ltd.

## Fertilizer Application

Date	Comment	Placement	Type	Actual Nutrient (lb/ac)	Acres	Rate	Product (Blend)	Cost/Acre
	Fall 2020	Side band	Dry	50-0-0-0	120	108.7 lb/ac	46-0-0	22.19
<b>Total 50-0-0-0</b>								<b>22.19</b>

## Field Scouting / Product Recommendations

Date	Type	Stage	Status
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## Product Application

## Other Expenses/Revenue

## Weather and Irrigation Events

Date	Type	Amount	Comment
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### Simplot

Simplot  
 1340 Veteran's Street  
 Pincher Creek Alberta T0K-1W0  
 403-627-3411

# Nutrient Management Plan Appendix B

Client: **Double H Feeders**  
 Year: **2021**  
 Field: **#25382 - Westview South**

**Field Manager™**

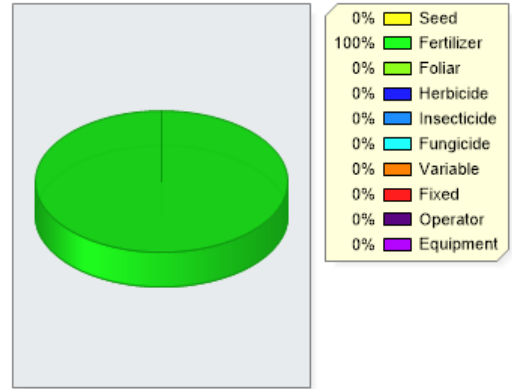


## Field Details # 25382

Field Name	Westview South	ADS Field ID	25382		
Legal	W 1-10-23-W4	# Acres	175	Irrigated	Yes
Crop	Barley - 2 Row Feed	Variety		Seeded Date	
Target Yield	120 bu/ac	Actual Yield		Harvest Date	
Notes:	Rolling land, pivot irrigation with drop tubes. Severe Wild Oat challenges in 2008. Suspected Group 1 resistant Wild Oats. High Cleaver pressure (16)				

## Expenses Breakdown

Expense	Total Cost	Cost/Acre	Cost/Unit
Seed	\$0	\$0.00	\$0.00
Fertilizer	\$2,658	\$15.19	\$0.13
Foliar/Other	\$0	\$0.00	\$0.00
Herbicide	\$0	\$0.00	\$0.00
Insecticide	\$0	\$0.00	\$0.00
Fungicide	\$0	\$0.00	\$0.00
Other Variable	\$0	\$0.00	\$0.00
Fixed Expenses	\$0	\$0.00	\$0.00
Operator Expenses	\$0	\$0.00	\$0.00
Equipment Expenses	\$0	\$0.00	\$0.00
<b>Total</b>	<b>\$2,658</b>	<b>\$15.19</b>	<b>\$0.13</b>



## Seed

Date	Crop Type	Variety	Germ.	Mortality	Seed	Plants	Rate	Comments	Acres	Cost/Acre
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## Soil Test Report

Depth	OM	P	P1	P2	PM3	K	Mg	Ca	pH	pH B	CEC	% K	% Mg	% Ca	% H	% Na
0-6" - 1-A	3.3	37	83	0	106.5	423	404	3740	7.7		23.2	4.7	14.5	80.5	0	0.5
6-12" - 1-B	1.9	7	9	0	11.92	178	347	6210	8.1		34.5	1.3	8.4	90	0	0.4
12-24" - 1-C	0	0	0	0	8.45	0	0	0	0	0	0	0	0	0	0	0

Depth	Water	GPI	S	NO3	NO3 (lbs)	NH4	Zn	Mn	Fe	Cu	B	Mo	SS	Sat P%	Al	K/Mg	Cl	Na	Base Sat.	Carbonate
0-6" - 1-A		94	18	16	32	0	19.5	47	36	2.5	1.5	0.1	0.4	7	157	0.32	24	27		
6-12" - 1-B			13	3	6	0	0	0	0	0	1	0.1	0.36	1	67	0.15	11	35		
12-24" - 1-C			0	2	8	0	0	0	0	0	0	0	0	0	0		0	0		

## Total Nutrients Required (lbs)

	N	P	K	S	Mg	Ca	Cl	B	Cu	Fe	Mn	Zn	Mo
Soil Requirements	28	0	0	0				0					

# Nutrient Management Plan Appendix B

Notes

The biggest challenge in this field is Cleavers.

There is not many good options for Cleaver control in Flax.

There is likely be a 10% yield reduction in a Wheat on Wheat rotation.

There is only 46 # of Nitrate N left in this soil profile. OM will supply 44 # of N. Past manure applications are likely to contribute 50 + #. ( 140 )

A 120# Barley crop needs 168# of N. We are short 28# (for this crop & yield goal ), preferably in the side band.

P & K reserves are good! There is very little chance of an economical response to starter P.

Micros are awesome, B could handle a touch up. For the sake of logistics I advocate to rotate ES & B applications every other year.

Option B,

N levels are low enough to grow PEAS here.

1, Good rotation crop  
 2, EARLY!!!!  
 3, Got combine & Flex header  
 4, Not great money maker.....today!

Option C,

Barley for silage.

Chinook Crop Care Ltd.

### Fertilizer Application

Date	Comment	Placement	Type	Actual Nutrient (lb/ac)	Acres	Rate	Product (Blend)	Cost/Acre	
	Barley	Side band	Dry	28-0-0-0	175	60.9 lb/ac	46-0-0	15.19	
<b>Total</b>								<b>28-0-0-0</b>	<b>15.19</b>

### Field Scouting / Product Recommendations

Date	Type	Stage	Status
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### Product Application

### Other Expenses/Revenue

### Weather and Irrigation Events

Date	Type	Amount	Comment
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### Simplot

Simplot  
 1340 Veteran's Street  
 Pincher Creek Alberta T0K-1W0  
 403-627-3411

# Nutrient Management Plan Appendix B

Client: **Double H Feeders**  
 Year: **2021**  
 Field: **#187277 - Westview Centre**

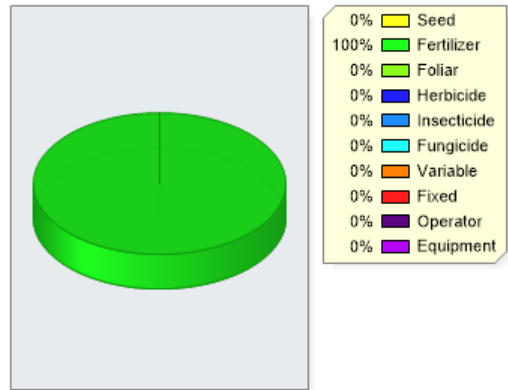
**Field Manager™**



Field Details # 187277					
Field Name	Westview Centre	ADS Field ID	187277		
Legal	NW 1-10-23-W4	# Acres	80	Irrigated	Yes
Crop	Winter Wheat	Variety		Seeded Date	
Target Yield	100 bu/ac	Actual Yield		Harvest Date	
Notes:	Lower lying area, part of West View North. Drainage in place.				

### Expenses Breakdown

Expense	Total Cost	Cost/Acre	Cost/Unit
Seed	\$0	\$0.00	\$0.00
Fertilizer	\$2,170	\$27.12	\$0.27
Foliar/Other	\$0	\$0.00	\$0.00
Herbicide	\$0	\$0.00	\$0.00
Insecticide	\$0	\$0.00	\$0.00
Fungicide	\$0	\$0.00	\$0.00
Other Variable	\$0	\$0.00	\$0.00
Fixed Expenses	\$0	\$0.00	\$0.00
Operator Expenses	\$0	\$0.00	\$0.00
Equipment Expenses	\$0	\$0.00	\$0.00
<b>Total</b>	<b>\$2,170</b>	<b>\$27.12</b>	<b>\$0.27</b>



### Seed

Date	Crop Type	Variety	Germ.	Mortality	Seed	Plants	Rate	Comments	Acres	Cost/Acre
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### Soil Test Report

Depth	OM	P	P1	P2	PM3	K	Mg	Ca	pH	pH B	CEC	% K	% Mg	% Ca	% H	% Na
0-6" - 1-A	3	53	117	0	149.5	345	295	4040	8.1		23.6	3.7	10.4	85.6	0	0.4
6-12" - 1-B	1.3	6	8	0	9.9	149	347	7200	8.5		39.3	1	7.3	91.5	0	0.3
12-24" - 1-C	0	0	0	0	2.96	0	0	0	0	0	0	0	0	0	0	0

Depth	Water	GPI	S	NO3	NO3 (lbs)	NH4	Zn	Mn	Fe	Cu	B	Mo	SS	Sat P%	Al	K/Mg	Cl	Na	Base Sat.	Carbonate
0-6" - 1-A		81	28	19	38	0	17.6	30	34	2.7	1.5	0.1	0.47	9	82	0.36	19	20		
6-12" - 1-B			23	6	12	0	0	0	0	0	1.1	0.1	0.45	1	20	0.14	15	25		
12-24" - 1-C			0	3	12	0	0	0	0	0	0	0	0	0	0		0	0		

### Total Nutrients Required (lbs)

	N	P	K	S	Mg	Ca	Cl	B	Cu	Fe	Mn	Zn	Mo
Soil Requirements	50	0											
Notes	Winter Wheat.												

## Nutrient Management Plan Appendix B

There is 62 # of Nitrate N left in this soil profile. OM will supply 36 # of N as well. Past manure applications will supply 50#. ( 148 )  
 A 110 Bu WW crop needs 198 #..... We are short 50 # :).

P & K supplies are good (but WW is not like the Eastern parcels)

Micros are adequate.

Please roll this parcel as soon the frost is out.

Please apply N ahead of the first irrigation (or rain event in April)

Chinook Crop Care Ltd.

### Fertilizer Application

Date	Comment	Placement	Type	Actual Nutrient (lb/ac)	Acres	Rate	Product (Blend)	Cost/Acre
Fall 2020		Side band	Dry	50-0-0-0	80	108.7 lb/ac	46-0-0	27.12
<b>Total 50-0-0-0</b>								<b>27.12</b>

### Field Scouting / Product Recommendations

Date	Type	Stage	Status
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### Product Application

### Other Expenses/Revenue

### Weather and Irrigation Events

Date	Type	Amount	Comment
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### Simplot

Simplot  
 1340 Veteran's Street  
 Pincher Creek Alberta T0K-1W0  
 403-627-3411



## Appendix 4

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Submission to Coalhurst Town Council in requesting their support for this project.

To the Council of the Town of Coalhurst,

Double H Feeders Ltd currently operates 2 broiler operations in the immediate vicinity of the Town of Coalhurst. We are asking for your support to move the production further from town limits.

The West site is located with primary access on Rge Rd 22-3. These are two storey barns with the capacity to house 50,000 birds. They run on an 8-week cycle, producing 6.5 flocks per year. There are over 100 trucks accessing this site annually to deliver feed and ship birds. This quarter section (NW 22-9-22) has been subdivided into at least 10 parcels. The barns are located roughly 1200 ft from Town Limits and currently reside in the zone designated Potential Grouped Country Residential in the Intermunicipal Development Plan (IDP) published by the Town of Coalhurst and Lethbridge County in December 2014.

The East site is located on Twp Rd 9-4. These are 3 single storey barns. Two barns were built as hog barns, and then converted to broiler chicken production in 2000, with a third barn being completed in 2002. These barns have a capacity to house 58,000 birds. This quarter section (NE 22-9-22) has no subdivisions out of it, and the barns are located over  $\frac{3}{4}$  mile from Town Limits, residing in the zone designated Primarily Agricultural.

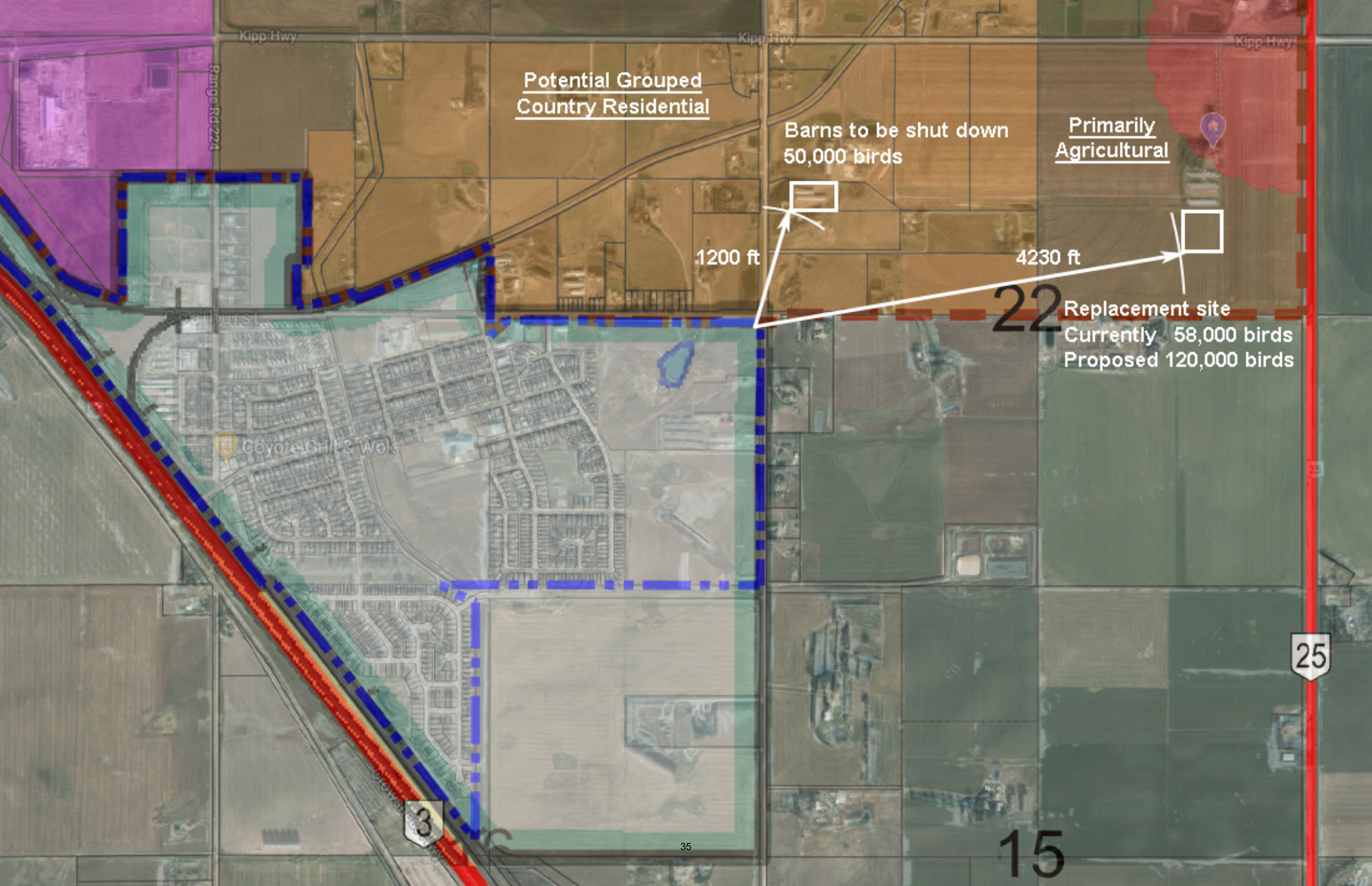
The West site is located close to town limits, and the barn design is obsolete. We are proposing to shut down production at the West site, and then build replacement barns at the East site, consolidating the production to a total 120,000 bird capacity. This project would pro-actively move our broiler production out of the area designated Potential Grouped Country Residential, and into the area designated Primarily Agricultural, where this production is more appropriate.

We are asking for the Town of Coalhurst's support in this initiative because it benefits all parties. Coalhurst has grown significantly, and the East site is 1200 ft from Town Limits. Primary access is via Rge Rd 22-3 which has increasingly been used as an alternative access road to Coalhurst and is not ideal for truck traffic. It is located on a quarter section which has been subdivided into at least 10 parcels, and which the IDP has designated as Potential Grouped Country Residential.

The East site is located on Twp Rd 9-4, close to Hwy 25. The site is designated Primarily Agriculture, and the quarter section has no subdivisions out of it. Total production of 120,000 birds would be consolidated to a single site, moving the barns further away from Coalhurst, and removing the associated truck traffic from Rge Rd 22-3. All production and manure handling is performed according to NRCB regulations.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me.

Scott Van't Land  
[scott@vantland.ca](mailto:scott@vantland.ca)  
403-635-9307



Kippi Hwy

Kippi Hwy

Kippi Hwy

Ranger Rd 2224

Potential Grouped Country Residential

Barns to be shut down  
50,000 birds

Primarily Agricultural

1200 ft

4230 ft

22

Replacement site  
Currently 58,000 birds  
Proposed 120,000 birds

Coyote Grill & Wok



15



View of West Barns from corner of Coalhurst Town limits.





View of East barns from corner of Twp Rd 9-4 and Hwy 25

