

Land Use Planning for Agriculture

Sound land use planning is an essential part of building healthy, prosperous and sustainable communities. It's a process that allows agricultural communities to decide the future course of their growth and development and ensures agricultural producers are involved in the decision-making.

Why Get Involved?

Land use plans can have a significant impact on the agricultural industry, and in particular, livestock operations. For instance, re-designation of a parcel of farmland to non-farm use can affect:

your farm management practices

- Loss of farmland, and the presence of non-farm development, may reduce your ability to adapt to changing economic and market conditions.

land assessment values

- Increasing residential development in agricultural areas often leads to higher land assessment values and property taxes.

the potential for land-use conflicts

- The more non-farm uses in agricultural areas, the more likely land-use conflicts will arise.

your ability to expand

- The creation of a rural residential lot may impose a minimum separation distance that could prevent you from expanding your existing livestock operation or establishing any new operations.

Understanding Land Use Planning in Manitoba

Under *The Planning Act*, municipal governments have the authority to regulate land use and make planning decisions at the local level. This is done through development plans and zoning bylaws. *The Provincial Land Use Policies* guide local and provincial authorities in preparing plans and making land use decisions.

The development plan is the core document in the local planning process. It sets out objectives and policies to guide future land use. For example, an area of land most suitable for sustainable food production should be designated 'agriculture area,' making it off-limits for anything other than agriculture and agriculture-related uses. A municipality implements its development plan policies through a zoning by-law, which contains the rules and regulations that control development. A zoning bylaw then divides the municipality into land use zones and sets out criteria for each zone's development and operation (ex: minimum site area, separation distance requirements, etc.). The zoning bylaw also establishes permitted and conditional uses within each zone.

How do Permitted and Conditional Uses Apply to Livestock Operations?

As a permitted use, a livestock operation has a basic right to establish or expand. As long as it meets the requirements established in the zoning bylaw, a permit should be issued. As a conditional use, a livestock operation must meet further conditions the municipal council feels are necessary. For example, a livestock operation may receive a conditional use permit that requires the operator to use a cover on the manure storage facility to reduce odour.

Before deciding on a conditional use, the municipality must first notify the public and the adjoining landowners, and then, hold a formal public hearing.

As a Producer, How Can I Influence Land Use Planning?

Be aware. Know the planning process and local planning documents. Notices on amendment bylaws, development plans and zoning bylaws must be published prior to public hearings.

Get involved. Check your local newspapers and message boards for notices of proposed land use changes in your area. Contact your local municipal council or planning district board for full details of the proposed changes.

Attend public hearings. Public hearings give you, and others in your community, the opportunity to listen, ask questions and offer input into development plans and zoning bylaws affecting your surrounding land. Those who express concerns at the hearing either in writing or in-person are required to be notified when the planning document receives its second reading – before it becomes law.

Encourage others. Share information with others in your community and encourage them to attend the public hearings and participate in the planning process.

Make your views known. Municipal governments make the best decisions possible, based on the information available to them. The sooner you get involved, the more input you will have into the future of agriculture in your community.

Land Use Planning Can Help Foster a Sustainable Agricultural Industry by:

- directing urban-like developments (ex. residential) away from designated agricultural areas
- minimizing subdivisions and wasteful use of productive farmland
- directing livestock operations away from developed areas
- identifying priority environmental issues and encouraging best management practices
- using separation distances recommended in the farm practices guidelines between livestock operations and development
- accommodating certain types of businesses that support agriculture within designated agricultural areas



Livestock Considerations:



Recommended setback distances for manure application are found in *The Farm Practices Guidelines for Livestock Producers in Manitoba*. (see Table 1)

Setback distances for manure application are different for a single residence than a designated residential area. For a surface-applied, no incorporation manure application – the setback distance from a residence is 150 metres (492 feet). For the same application method, the setback distance from a designated residential area is 800 metres (2,620 feet) or 0.8 kilometers (about half-a-mile).

Recommended Separation Distances from Individual Residences and Designated Residential Areas for Livestock Siting and Manure Application



Legend

-  Recommended Setbacks from Individual Residences for Livestock Siting (101-200 A.U. no earthen manure storage) and Manure Spreading (without incorporation) - 150 m (492 ft)
-  Recommended Setbacks from a Designated Residential Area for Livestock Siting (101-200 A.U., no earthen manure storage) and Manure Spreading (without incorporation) - 800 m (2640 ft)

Map Elements



-  Individual Residences
-  Designated Residential Area

TABLE 1: NUTRIENT LOSS, ODOUR SUPPRESSION AND RECOMMENDED SETBACKS FOR SPREADING LIVESTOCK MANURE WITH DIFFERENT METHODS

APPLICATION METHOD	N LOSS (%)	ODOUR SUPPRESSION	RECOMMENDED SETBACKS (METRES)		
			PROPERTY LINE	RESIDENCE	DESIGNATED RESIDENTIAL AREA
Injection	0-2	Maximum	3	15	75
Surface-applied incorporated within 2 days	15-25	Good	10	75	400
Surface-applied no incorporation	40-60	Moderate to none	10	150	800
Irrigation	60-80	None	15	300	1,600

Source: *Farm Practices Guidelines for Livestock Producers in Manitoba*

- These separation distances are based on odour concerns.
- A single residence refers to a dwelling located in an area in which the designated land use is predominantly agricultural in nature.
- In a designated residential or recreational area, the designated land use is not predominantly agricultural.
- The size relates to the number of animal units which is related to nitrogen excretion.



The minimum separation distances from livestock operations to non-farm land uses (ex: single residence/designated residential or recreational area) are also found in the farm practices guidelines. (See table 2)

Recommended separation distances for locating livestock operations are about four times greater from designated residential areas than from a single residence.

TABLE 2: RECOMMENDED CRITERIA FOR SITING LIVESTOCK OPERATIONS

ANIMAL UNITS (AU)	MAXIMUM NUMBER OF RESIDENCES WITHIN 1600 m	MINIMUM DISTANCE (m)			
		FROM SINGLE RESIDENCE		FROM DESIGNATED RESIDENTIAL OR RECREATIONAL AREA	
		TO EARTHERN MANURE STORAGE	TO BUILDINGS AND NON-EARTHERN MANURE STORAGE	TO EARTHERN MANURE STORAGE	TO BUILDINGS AND NON-EARTHERN MANURE STORAGE
10 – 100	18	200	100	800	530
101 – 200	16	300	150	1200	800
201 – 400	14	400	200	1600	1070
401 – 800	12	500	250	2000	1330
801 – 1600	10	600	300	2400	1600
1601 – 3200	8	700	350	2800	1870
3201 – 6400	6	800	400	3200	2130
6401 – 12800	4	900	450	3600	2400
12801 and greater	2	1000	500	4000	2670

Source: Farm Practices Guidelines for Livestock Producers in Manitoba

- The separation distances are graduated, so that the larger the livestock operation, the greater the minimum separation distance.
- The separation distances apply only to new and expanding operations.
- Number of residences within 1600 metres of the centre of the facility applies only to new facilities. Expansion of existing facilities and the proponent's residence are excluded.
- The distance to buildings includes barns, solid manure piles and non-earthen manure storage such as above or below-grade structures, which may be covered or uncovered.

Prepared by Manitoba Agriculture, Food and Rural Initiatives.



For further information contact your local Manitoba Agriculture, Food and Rural Initiatives office.