



HYLIFE™
FOODS

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March 15, 2021
File: T11440368

Manitoba Conservation and Climate Client File No. 2754.10

Attention: Ms. Shannon Kohler
Director, Environmental Approvals Branch
Manitoba Conservation and Climate
1007 Century Street
Winnipeg, MB R3H 0W4

Dear Ms. Kohler,

Reference: NOA Request – Licence 1102RRR HyLife Foods, Neepawa, MB

In accordance with Section 14(1) of *The Environment Act*, HyLife Foods LP, by way of this letter and supporting information, provides notice to the Director of a proposed alteration to the HyLife Foods Pork Processing Plant in Neepawa, Manitoba.

HyLife Foods proposes to increase its licensed hog processing capacity at the pork processing plant to 42,260 hogs per week, to address a backlog in the number and size of animals in the processing system. The alteration will be located on existing HyLife Foods property and no additional building development is required. There will be an associated slight increase in chemical usage and domestic water and wastewater production from the plant as proposed. There is no change proposed to the licensed effluent quality criteria at the R3 IWWTF (as detailed in the parallel NOA request for the R3 Innovations IWWTF, submitted separately).

As indicated in the attached report, the adverse effects of the proposed alteration at the plant are considered negligible and would be considered as a minor alteration to the licensed development. Accordingly, a \$500 application fee has been submitted along with two hard copies and one electronic copy of the submission in accordance with the guidance in the Information Bulletin – Alterations to Developments with Environment Act Licenses.

Should you require any additional information or clarifications please do not hesitate to contact Mr. Sheldon Stott, Senior Director of Corporate Sustainability, HyLife Foods LP, or Mr. Stephen Biswanger, P.Eng., Stantec Consulting Ltd.

Regards,



Sheldon Stott

Attachment: One NOA Form and Supporting Information and application fee (\$500)
Two hard copies and one electronic copy of NOA

c. Stephen Biswanger, Stantec



**Hylife Foods Pork Processing Plant
Capacity Increase: Request for
Notice of Alteration**

Final

March 8, 2021

Prepared for:

HyLife Foods LP

Prepared by:

Stantec Consulting Ltd.
500-311 Portage Avenue
Winnipeg, MB R3B 2B9

Project Number: 111440368

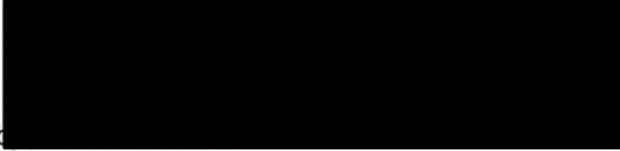
HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Limitations and Sign-off

This document entitled Hylife Foods Pork Processing Plant Capacity Increase: Request for Notice of Alteration was prepared by Stantec Consulting Ltd. ("Stantec") for the account of HyLife Foods LP (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by 

(signature)
Bill Krawchuk, M.N.R.M., MCIP, RPP

Reviewed by 

(signature)
Stephen Biswanger, P.Eng.



Approved by 

(signature)
Carmen Anseeuw, M.Env.



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Executive Summary

HyLife Foods LP operates the HyLife pork processing plant in the Town of Neepawa, Manitoba. HyLife Foods is proposing an increase in daily hog processing. As required under Manitoba's *The Environment Act*, this application for Notice of Alteration (NOA) to the existing plant licence 1102 RRR is submitted to Manitoba Conservation and Climate (MCC) for consideration.

A licence alteration for the HyLife pork processing plant is proposed to accommodate processing a surplus of hogs in the marketplace that has developed due to COVID-19 and other related market conditions. HyLife Foods intends to relieve this growing backlog strain within the production system with a 200 hog/day (2.5% daily) increase in processing, 5 days/week, and up to eight full Saturday processing shifts (processing 8,200 hogs/day) over the course of a year. This alteration would increase the 12-month weekly average processing rate by 5% or 2,260 hogs per week (5-6 days per week) from the currently licensed processing capacity of 40,000 hogs/week to 42,260 hogs/week.

The processing increase will require the addition of 1-2 delivery trucks/day to the pork processing plant compared to present operations, and commensurate increases in product shipping and waste management. The additional wastewater generated by the processing increase will be accommodated by the R3 Innovations Industrial Wastewater Treatment Facility (R3 IWWTF) in its current configuration (as described in a parallel NOA request submission; Stantec 2021). No infrastructure changes are required at the plant to accommodate the proposed change.

The potential Project environmental effects from the proposed increase in pork production are considered negligible and not significant.



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

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HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Introduction
March 8, 2021

1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

HyLife Foods LP (HyLife Foods) operates a pork processing plant located along Provincial Trunk Highway (PTH) 16 in the Town of Neepawa in southwestern Manitoba (Figure 1-1; Appendix A). HyLife Foods proposes to increase the licensed processing capacity at the plant from 40,000 hogs/week to 42,260 hogs/week to address a surplus of hogs in the marketplace, which are above typical slaughter weights. Disruptions have occurred throughout the greater hog production system due to labour shortages, space allocation requirements for social distancing, workforce isolation restrictions, etc. associated with COVID-19. These factors have contributed to a backlog of animals within the industry's hog production system. Present-day risks related to COVID-19 are of primary concern to the industry and enhancing production throughput in the short-term is necessary to support the production facilities that rely on outlets, such as HyLife Foods, to process hogs. Health and welfare issues, and the possibility of hog producers euthanizing these animals, could result from insufficient slaughter capacity to process the backlog.

The HyLife Foods plant in Neepawa can provide relief to the greater hog production system for this issue. and can accommodate the proposed increase in processing without changes to its present configuration.

Section 14(1) of *The Environment Act* requires a proponent to notify the Director if the proponent intends to alter a licensed development so that it no longer conforms to licence conditions or has the potential to change the environmental effects (Manitoba Sustainable Development [MSD] 2016). The existing processing plant is considered a Class 2 Development under the Classes of Development Regulation (MR 164/88) and presently holds *Environment Act* Licence No. 1102 RRR (Appendix B).

This report has been prepared by Stantec Consulting Ltd. (Stantec) on behalf of HyLife Foods LP (the proponent) and is submitted to Manitoba Conservation and Climate (MCC) in support of a request for Notice of Alteration to Licence No. 1102 RRR. As the processing increase would result in a commensurate increase in wastewater generated for treatment at the separately licensed R3 Innovations Industrial Wastewater Treatment Facility (R3 IWWTF), a parallel NOA request (Stantec 2021) related to the alteration of Licence 2870 RRR is submitted under separate cover for that facility.

This report documents the proposed alteration, the potential environmental effects and planned mitigation measures associated with the proposed alteration and operation of the processing plant.

1.2 THE PROPONENT

For the purposes of development licensing, the proponent is HyLife Foods LP (hereafter "HyLife Foods"). For further information regarding the HyLife Foods plant, please contact Sheldon Stott, Senior Director of Corporate Sustainability, HyLife Foods at (204) 476-3393 (Sheldon.Stott@HyLife.com) or Stephen Biswanger, P.Eng., Stantec Consulting Ltd. at (204) 924-7061 (Stephen.Biswanger@Stantec.com).



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Introduction
March 8, 2021

1.3 LAND OWNERSHIP AND PROPERTY RIGHTS

The existing pork processing plant is located in the Town of Neepawa on property owned by HyLife Foods, zoned for heavy industrial use (Neepawa & Area Planning District Board 2018; Town of Neepawa 2018). The legal description for the subject property is described as SW35-14-15WPM and Lot 5, Plan 7402 (NLTO). Current Certificates of Title for the property (the Site) are CT# 2522732/5 and CT# 2522733/5 (Appendix C). The existing plant currently occupies approximately 12.5 ha on the site.

1.4 PUBLIC ENGAGEMENT

The processing plant has been operated at the subject location by HyLife Foods since 2007. Anticipated public engagement is limited to the placement of the NOA on the Public Registry by MCC if required.

1.5 PREVIOUS ALTERATIONS/STUDIES

Since 2007, after acquiring the former Springhill Farms processing plant, HyLife Foods has progressively made modifications to the plant. The alterations that have occurred at the plant between 2007 and 2020 have been summarized in previous NOAs on file with MCC.

1.6 FUNDING

HyLife Foods will provide funding for all undertakings related to the proposed alteration (the Project).



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Project Description
March 8, 2021

2.0 PROJECT DESCRIPTION

2.1 EXISTING LICENSED DEVELOPMENT

2.1.1 Processing Capacity

The processing plant is currently licensed to process 40,000 hogs/week (over any 12-month period). Plant production averaged 38,010 hogs/week over a 12-month period to the end of 2019 and has increased to full production throughout 2020. The current layout of the facility is provided generally as was presented in a previous NOA submission, as Figure 2-1 (Appendix A).

2.2 PROPOSED ALTERATION

HyLife Foods is seeking to increase processing at the plant from the 40,000 hogs per week licensed processing capacity (Clause 16 of Licence No. 1102RRR) to 42,260 hogs per week (8,200 hogs per 5-day week plus an additional 8,200 hogs/day over eight Saturdays annually) on a 12-month average basis. The proposed change represents a 2.5% increase in daily processing (5% annual increase) throughput to effectively accommodate the presence of larger and more hogs in the supply chain that have developed over the past year as a result of COVID-19 considerations and other related market conditions. No changes to plant process operations are required, although the line speed will be increased from 516 to 530 hogs/hour to accommodate the additional hogs to be processed. No additional employees will be added and HyLife Foods' COVID protocols will continue to be met at the facility.

The proposed increase in hog processing at the HyLife Foods plant will serve to accommodate the backlog of animals in the system and assist producers by relieving the backlog strain. The proposed processing increase will require a 1-2 truck/day increase in daily livestock delivery and a commensurate increase in product trucking and waste management. No infrastructure changes to the pork processing plant are required to accommodate the additional 2,260 hogs/week.

2.2.1 Logistical Changes

HyLife Foods is currently receiving hogs from 7:30 a.m. to 1:00 a.m. with market hogs delivered until 8:00 p.m. The Receiving Facility has sufficient capacity to accommodate the proposed increase via logistical management of deliveries and extending the market hog delivery time to midnight. No physical changes to the holding pens are proposed (maximum live storage capacity will remain at 7,500 hogs at any time, per Clause 17 of Licence No. 1102RRR) and no notable changes to holding time management and watering will be required.

2.3 PROJECT SCHEDULE

Implementation of the proposed change in ongoing operation is expected to start as soon as possible upon approval of the alteration request.



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Scope of the Assessment
March 8, 2021

3.0 SCOPE OF THE ASSESSMENT

An assessment of potential effects of the alteration on human health and the environment is provided as supporting information to the request for NOA as described in the following subsections.

3.1 SPATIAL AND TEMPORAL BOUNDARIES

The pork processing plant is located immediately north of PTH 16 in the Town of Neepawa in southwestern Manitoba. For the purposes of this NOA, the Project Site (PS) (SW35-14-15W), Local Assessment Area (LAA) (up to 3 km radius), and Regional Assessment Area (RAA) (up to 10 km radius) are generally consistent with boundaries as defined in previous NOA submissions. As there is no construction required for the proposed alteration, the temporal boundary for the assessment is limited to ongoing (indefinite) operation of the facility, with the increase proposed to commence in 2021 upon approval of the NOA request.

3.2 ASSESSMENT APPROACH

This assessment was completed to meet the requirements of a request for NOA and includes assessing alteration-specific environmental effects. The assessment focuses on valued components (VCs), which are environmental components of certain value or interest to regulators and other parties and are identified based on the potentially affected biophysical and socio-economic elements.

Alteration-related effects on VCs are assessed sequentially in the assessment. Residual effects are characterized using specific, predetermined criteria (i.e., direction [positive, neutral, negative], magnitude [negligible, low, moderate, high], geographical extent [PS, LAA, RAA], duration [short-, medium-, long-term], frequency [single event, multiple irregular, multiple regular, continuous], and reversibility [reversible, irreversible]).

3.2.1 Selection of Interactions and Valued Components

Biophysical and socio-economic VCs that could be affected through interactions of the environment and the proposed alteration were reviewed to scope the assessment including:

- Air quality
- Greenhouse gas emissions
- Soils/terrain
- Surface water/groundwater
- Vegetation
- Wildlife and wildlife habitat
- Property and land use
- Infrastructure and services
- Employment and economy
- Heritage resources
- Aesthetics and noise
- Health and safety



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Scope of the Assessment
March 8, 2021

As there are no physical changes required at the facility to accommodate the processing increase, and the magnitude of the change in processing is small, the only VC where there will be a potentially measurable effect relates to infrastructure and services. The proposed alteration will generate increases in traffic during operation as well as commensurate increases in process water use and waste generation. No changes are expected to other VCs.



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Environmental Effects and Mitigation
March 8, 2021

4.0 ENVIRONMENTAL EFFECTS AND MITIGATION

This section outlines the assessment of environmental effects for the potentially affected VCs identified in Section 3.2.1 as having potential project interactions. This assessment is limited to infrastructure and services.

4.1 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1.1 Infrastructure and Services

During operation, traffic to and from the plant will increase due to a change in market hog trailers accessing the plant. Overall, the increase in hog processing capacity has the potential to result in a total increase of approximately 1 to 2 hog delivery trucks entering and leaving the site per production day. Similarly, trucks shipping finished product and delivery trucks for packing supplies and other process products are expected to increase in frequency commensurate with the increase in hog delivery trucks. The potential adverse effects of the increase in vehicle traffic along PTH 16 over existing levels (i.e., 3,260 veh/day maximum annual average daily traffic (AADT) (MI and University of Manitoba 2018)), are anticipated to be negligible, continuous in frequency, and short-term in duration during the ongoing operation of the facility.

Market hog delivery timing will be extended from 8 p.m. to midnight to accommodate logistic adjustments for storage and hold times for the additional hogs to be processed. Remaining truck activities will be mostly unchanged from a timing perspective, with a minor increase in frequency due to the increased hog delivery. Additional carcass waste (hair, toenails, blood, intestines), blood production, manure, and bedding material/shavings will be generated commensurate with the 2.5% daily (5% annual) increase in processing. These will all be accommodated within the existing infrastructure and daily pick-up schedule for management/disposal. Adverse effects of the increase in processing on the capacity of the management and disposal systems and processes is expected to be negligible and limited to the Local Assessment Area.

The increase in hog processing may increase the amount of waste packaging generated by up to approximately 5%. The packaging material, typically cardboard or other recyclable material, will be managed consistent with current practices. The management of additional waste packaging will be accommodated by existing recycling and disposal services with negligible effect.

Utility usage including electricity and natural gas for the processing plant will remain essentially the same with only negligible increases in usage that are within the capacity of the existing supply systems. The increase in wastewater generated by the processing plant will be proportional to the 5% annual increase in processing and accommodated by the R3 IWWTF with treatment prior to discharge under the terms of Environment Act Licence 2870 RRR.



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Environmental Effects and Mitigation
March 8, 2021

The potential adverse residual effects on infrastructure and services related to increased traffic and utility usage are expected to be negligible, limited to the LAA, short-term in duration, multiple regular frequency, and reversible during the operation of the facility.

4.1.2 Summary of Mitigation Measures

Proposed mitigation measures incorporated as part of this NOA include general mitigation measures that are typically applied in the course of project operation. Mitigation measures to be employed to avoid or mitigate adverse effects identified in the sections above include the following:

- The R3 IWWTF will accommodate the increase in wastewater generated.
- Delivery truck arrivals and livestock receiving at the facility will be managed by logistics shifts.
- Operational vehicle and truck traffic will be limited to existing traffic routes and access points only.
- Traffic management procedures will continue to be adhered to; COVID-appropriate carpooling for plant employees will continue to be encouraged.
- Good housekeeping will continue at the plant to manage odour sources and emissions. HyLife Foods will investigate odour complaints on a case-by-case basis in cooperation with MCC if necessary.
- Waste packaging will continue to be gathered and properly disposed of at a regional licensed landfill; recycling of waste materials will continue for plant operations.



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Conclusion
March 8, 2021

5.0 CONCLUSION

Potential interactions of the proposed alteration and the environment were evaluated with likely interactions examined to assess residual effects. Those interactions deemed to potentially generate adverse effects were described and evaluated with the assumption of typical mitigation measures representative of present operations at the site.

The proposed alteration, with the increase in delivery and processing capacity to 42,260 hogs per week, is expected to be not significant to the biophysical and socio-economic environment. It is anticipated that the proposed alteration at the pork processing plant will be considered as a minor alteration to the licensed development.



HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

References
March 8, 2021

6.0 REFERENCES

Manitoba Infrastructure and University of Manitoba Transport Information Group. 2018. Traffic on Manitoba Highways 2018. Manitoba Highway Traffic Information System. May 2019. Winnipeg, MB.

Manitoba Sustainable Development (MSD). 2016. Information Bulletin – Alterations to Developments with Environment Act Licences. Available at:
http://www.gov.mb.ca/sd/eal/pubs/alteration_guidelines2016.pdf. Accessed December 12, 2019.

Neepawa & Area Planning District Board. 2018. Neepawa and Area Planning District Development Plan By-law No. 108. Prepared for the Neepawa and Area Planning District by WSP Canada. Neepawa, MB.

Stantec Consulting Ltd. (Stantec). 2021: R3 Innovations Inc. Discharge Increase Request for Notice of Alteration. Prepared for HyLife Foods LP. February 2021. Winnipeg, MB.

The Town of Neepawa. 2018. Town of Neepawa Zoning By-law No. 3184-18, Part 6 Zoning Map. Prepared for the Neepawa and Area Planning District by WSP. November 2018. Neepawa, MB.

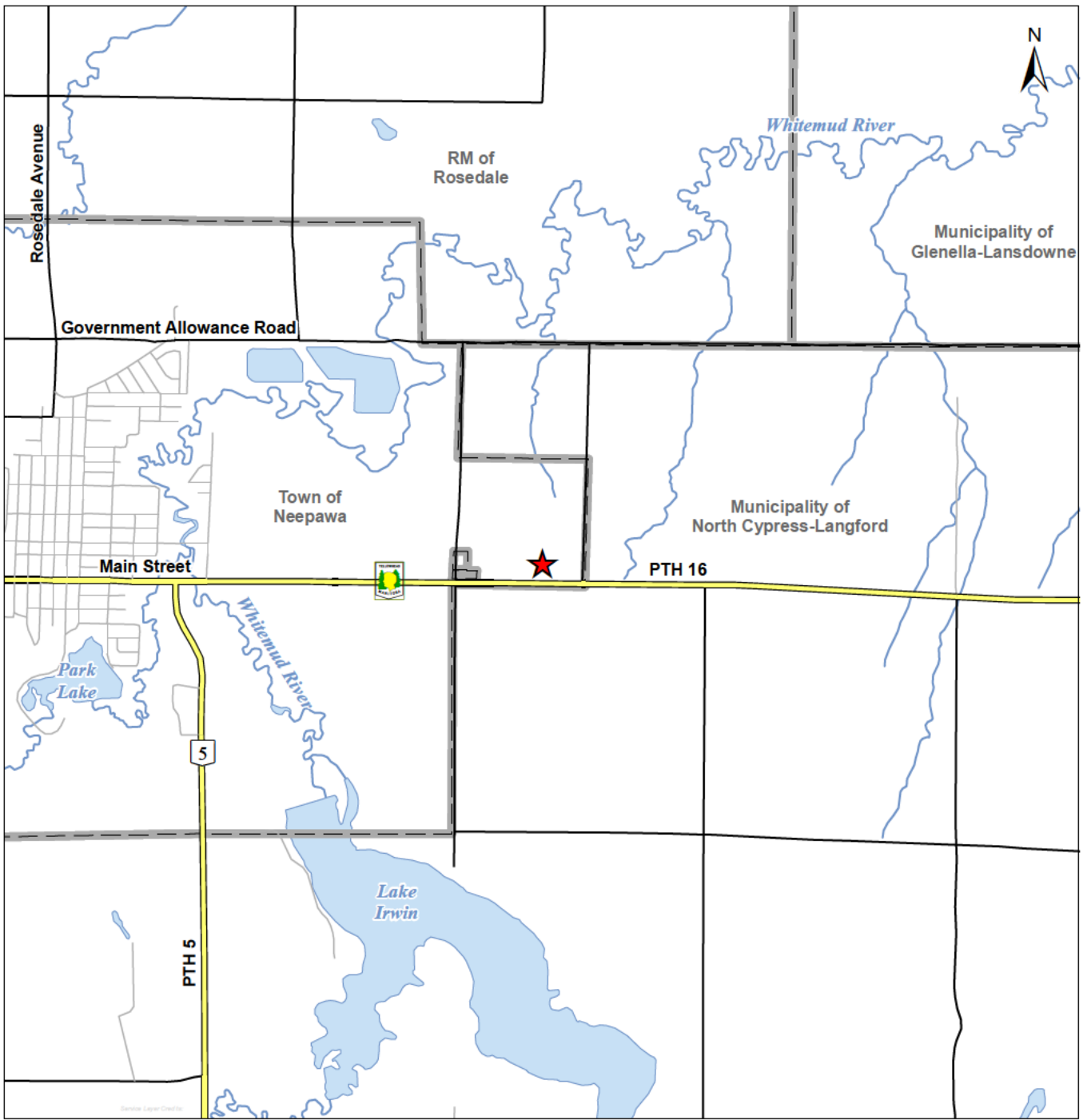


HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

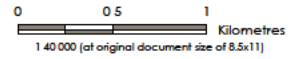
Appendix A Figures
March 8, 2021

Appendix A FIGURES





- Legend**
- Site Location
 - Major Road
 - Minor Road
 - Local Road
 - Watercourse
 - Waterbody
 - Rural Municipality

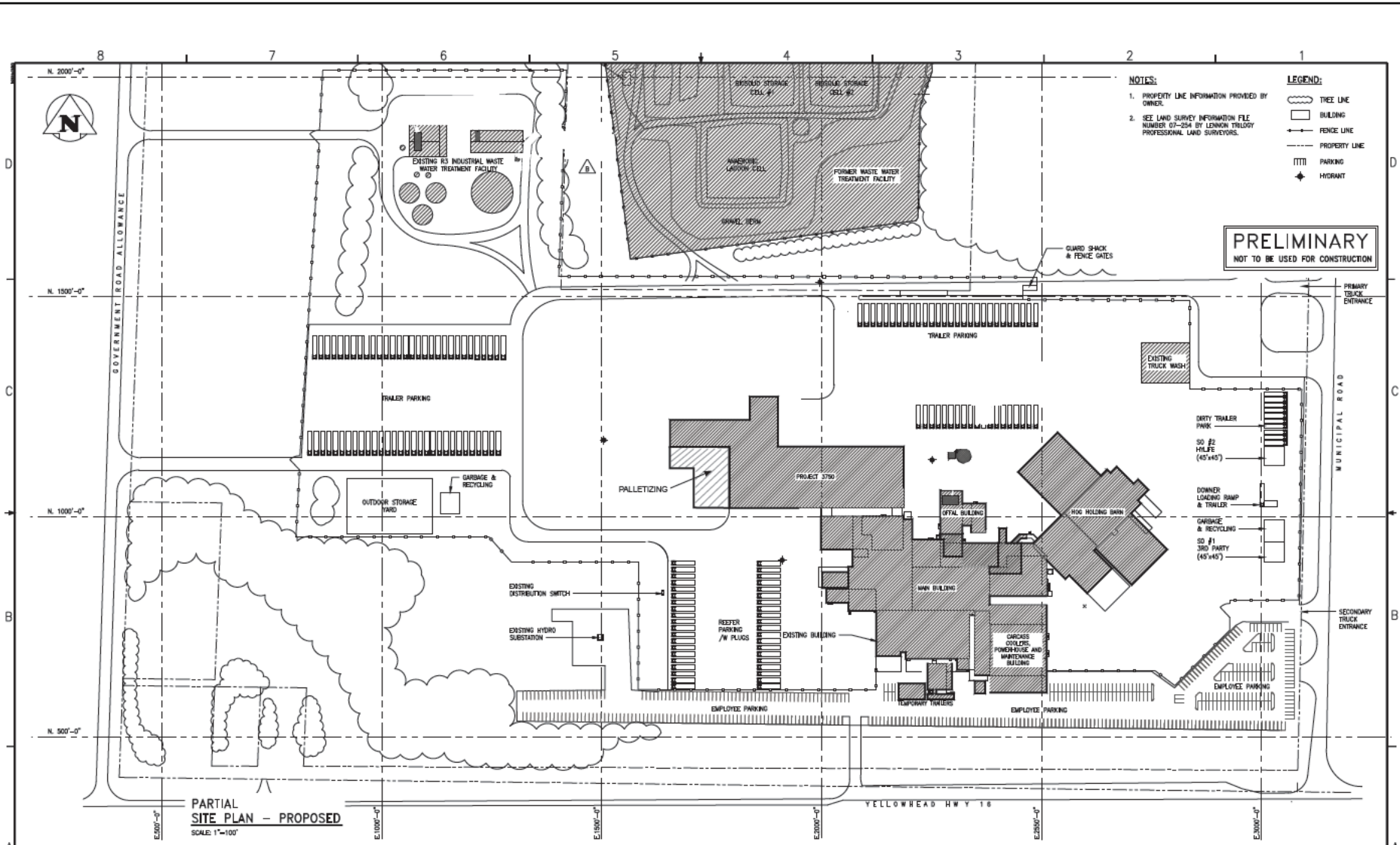


Project Location: 111440368
 Town of Neepawa
 Manitoba
 Prepared by AC on 2016-05-11
 Technical Review by BK on 2016-05-11

Client/Project: HYLIFE FOODS LTD.
 HyLife Foods LP Processing Facility
 Notice of Alteration

Figure No.: 1-1
 Title: Site Location Plan

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Source: May 2019 Stantec NOA

Project Location 111440368
Town of Neepawa
Manitoba
Prepared by AC on 2021-02-23
Technical Review by BK on 2021-02-23

Client/Project
HyLife Foods Plant NOA



Figure No.
2-1
Title
HyLife Foods Processing
Capacity Increase

HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Appendix B Licence
March 8, 2021

Appendix B LICENCE



LICENCE

Licence No. / Licence n°	<u>1102 RRR</u>
Issue Date / Date de délivrance	<u>March 24, 2017</u>
Revised / Révisé	<u>May 31, 2019</u>

In accordance with *The Environment Act* (C.C.S.M. c. E125) /
Conformément à *la Loi sur l'environnement* (C.P.L.M. c. E125)

Pursuant to Section 11(1) and 14(2) / Conformément au Paragraphe 11(1) et 14(2)

THIS LICENCE IS ISSUED TO: / CETTE LICENCE EST DONNÉE À:

HYLIFE FOODS LP;
"the Licence"

for the operation of the Development being a hog processing plant located in SW 35-14-15WPM in the Town of Neepawa with all wastewater being discharged to the R3 Innovations Inc. & Town of Neepawa industrial wastewater treatment facility (IWWTF) for treatment and in accordance with the Proposal filed under The Environment Act on June 12, 2013 and additional information provided on November 25, 2013 and notices of alteration submitted on May 22, 2015, May 18, 2016, February 8, 2017 and May 3, 2019 and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence,

"**accredited laboratory**" means an analytical facility accredited by the Standards Council of Canada (SCC), or accredited by another accrediting agency recognized by Manitoba Sustainable Development to be equivalent to the SCC, or be able to demonstrate, upon request, that it has the quality assurance/quality control (QA/QC) procedures in place equivalent to accreditation based on the international standard ISO/IEC 17025, or otherwise approved by the Director;

"**affected area**" means a geographical area, excluding the property of the Development;

"**approved**" means approved by the Director or assigned Environment Officer in writing;

"ASTM" means the American Society for Testing and Materials;

"day" or "daily" means any 24-hour period;

"Director" means an employee so designated pursuant to The Environment Act;

"dissolved air floatation (DAF) system" means an aeration component in an industrial wastewater pre-treatment system;

"effluent" means wastewater flowing or pumped out of the hog processing plant;

"Environment Officer" means an employee so designated pursuant to The Environment Act;

"Environmental Management System (EMS)" means the part of the overall management system that includes organizational structure, planning activities, responsibilities, practices, procedures, processes, and resources for developing, implementing, achieving, reviewing and maintaining the environmental policy;

"hog processing" means the slaughtering, bleeding, scalding, de-hairing, pasteurization, splitting, eviscerating, cutting or packaging of hogs, the processing or rendering of edible materials, or any combination of these activities;

"hog processing plant" means the main hog processing plant structure;

"Industrial Services Agreement" means a signed and legally binding agreement, arrived at between R3 Innovations Inc. and the Town of Neepawa and the Licencee which outlines clear limits respecting the maximum daily and maximum weekly flow rates, as well as maximum daily and maximum weekly loading limits on such physical, chemical and biological parameters as may be requested of the Licencee by R3 Innovations Inc. and the Town of Neepawa;

"industrial wastewater" means wastewater derived from an industry which manufactures, handles or processes a product and does not include wastewater from commercial and residential buildings;

"IWWTF" means the Industrial Wastewater Treatment Facility owned by the Town of Neepawa and R3 Innovations Inc. and operating under Environment Act Licence No. 2870 RR or subsequent revised licence;

"mg/L" means milligrams per litre;

"noise nuisance" means an unwanted sound, in an affected area, which is annoying, troublesome, or disagreeable to a person:

- a) residing in an affected area;
- b) working in an affected area; or

- c) present at a location in an affected area which is normally open to members of the public;

if the unwanted sound

- d) is the subject of at least 5 written complaints, received by the Director in a form satisfactory to the Director and within a 90-day period, from 5 different persons falling within clauses (a), (b) or (c), who do not live in the same household; or
- e) is the subject of at least one written complaint, received by the Director in a form satisfactory to the Director, from a person falling within clauses (a), (b) or (c) and the Director is of the opinion that if the unwanted sound had occurred in a more densely populated area there would have been at least 5 written complaints received within a 90-day period, from 5 different persons who do not live in the same household;

"odour nuisance" means a continuous or repeated odour, smell or aroma, in an affected area, which is offensive, obnoxious, troublesome, annoying, unpleasant or disagreeable to a person:

- a) residing in an affected area;
- b) working in an affected area; or
- c) present at a location in an affected area which is normally open to members of the public;

if the odour, smell or aroma

- d) is the subject of at least 5 written complaints, received by the Director in a form satisfactory to the Director and within a 90-day period, from 5 different persons falling within clauses (a), (b) or (c), who do not live in the same household; or
- e) is the subject of at least one written complaint, received by the Director in a form satisfactory to the Director, from a person falling within clauses (a), (b) or (c) and the Director is of the opinion that if the odour, smell or aroma had occurred in a more densely populated area there would have been at least 5 written complaints received within a 90-day period, from 5 different persons who do not live in the same household;

"process wastewater" means a liquid stream, containing or comprised of process water or any chemicals used by the Development, which is designated for release into the environment;

"pollutant" means a pollutant as defined in The Environment Act;

"record drawings" means engineering drawings complete with all dimensions which indicate all features of the Development as it has actually been built;

"SDS" means safety data sheets;

"sewage" means household and commercial wastewater that contains human waste;

"solid waste" means solid waste as defined in Manitoba Regulation 37/2016, or any future amendments thereto, respecting waste disposal grounds, excluding waste rock;

"Standard Methods for the Examination of Water and Wastewater" means the most recent edition of Standard Methods for the Examination of Water and Wastewater published jointly by the American Public Health Association, the American Waterworks Association and the Water Environment Federation;

"waste disposal ground" means an area of land designated by a person, municipality, provincial government agency, or crown corporation for the disposal of waste and approved for use in accordance with Manitoba Regulation 37/2016, or any future amendments thereto, or a Licence pursuant to The Environment Act;

"wastewater" means the spent or used water of a community or industry which contains dissolved and suspended matter;

"wastewater collection system" means the sewer and pumping system used for the collection and conveyance of domestic, commercial, industrial and process wastewater; and

"WHMIS" means Workplace Hazardous Materials Information System.

GENERAL TERMS AND CONDITIONS

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

Retain Copy of Licence

1. The Licencee shall at all times maintain a copy of this licence at the Development or at the premises from which the Development's operations are managed.

Future Sampling

2. In addition to any of the limits, terms and conditions specified in this Licence, the Licencee shall, upon the request of the Director:
 - a) sample, monitor, analyze and/or investigate specific areas of concern regarding any segment, component or aspect of pollutant storage, containment, treatment, handling, disposal or emission systems, for such pollutants or ambient quality, aquatic toxicity, leachate characteristics and discharge or emission rates, for such duration and at such frequencies as may be specified;
 - b) determine the environmental impact associated with the release of any pollutant(s) from the Development; or
 - c) conduct specific investigations in response to the data gathered during environmental monitoring programs.

Reporting Format

3. The Licencee shall submit all information required to be provided to the Director or Environment Officer under this Licence, in written and electronic format, in such form (including number of copies) and of such content as may be required by the Director or Environment Officer, and each submission shall be clearly labelled with the Licence Number and Client File Number associated with this Licence.

Equipment Breakdown

4. The Licencee shall, in the case of physical or mechanical equipment breakdown or process upset where such breakdown or process upset results or may result in the release of a pollutant in an amount or concentration, or at a level or rate of release, that causes or may cause a significant adverse effect, immediately report the event by calling the 24-hour environmental accident reporting line at 204-944-4888 (toll-free 1-855-944-4888). The report shall indicate the nature of the event, the time and estimated duration of the event and the reason for the event.
5. The Licencee shall, following the reporting of an event pursuant to Clause 4,
 - a) identify the repairs required to the mechanical equipment;
 - b) undertake all repairs to minimize unauthorized discharges of a pollutant;
 - c) complete the repairs in accordance with any written instructions of the Director; and
 - d) submit a report to the Director about the causes of breakdown and measures taken, within one week of the repairs being done.

Safety and Security

6. The Licencee shall continually maintain an up-to-date inventory of any process and cleaning chemicals used and/or stored on-site that would be captured by any applicable federal/provincial WHMIS regulations and protocols, and make this information and applicable MSDS sheets available to an Environment Officer upon request.
7. The Licencee shall prepare, within 90 days of the date of issuance of this Licence, and maintain an emergency response contingency plan in accordance with the Canadian Centre for Occupational Health and Safety "Emergency Response Planning Guide" or other emergency planning guidelines acceptable to the Director.
8. The Licencee shall, at all times during the operation of the Development, implement a high standard of equipment maintenance and operational practices.
9. The Licencee shall implement and continually maintain in current status, an Environmental Management System (EMS) for the Development which is acceptable to the Director.

Environmental Coordinator

10. The Licencee shall designate an employee, within 60 days of the date of issuance of this Licence, as the Licencee's Environmental Coordinator, whose job description will include assisting the Licencee in complying with the limits, terms and conditions in this Licence and assisting Senior Management of the Licencee to manage environmental issues at the Development. The name of the Environmental Coordinator shall be submitted in writing to the Director within 14 days of appointment and any subsequent appointment.

Industrial Services Agreement

11. The Licencee shall:
 - a) prepare and execute a current comprehensive and enforceable Industrial Services Agreement to be legally entered into with R3 Innovations Inc. and the Town of Neepawa, which is acceptable to the Director, for the purposes of defining maximum daily and maximum weekly influent limits respecting volume and pollutant loading rates which would protect the operational integrity of the IWWTF in terms of the design capability and/or in consideration of the actual performance of the IWWTF relative to the effluent quality limits as specified in Environment Act Licence No. 2870 RR, or any revision thereof;
 - b) provide the Director with a copy of the Industrial Services Agreement upon being signed by all parties; and
 - c) provide the Director with a copy of any future revised Industrial Services Agreement.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

Respecting Construction

12. The Licencee shall notify the designated Environment Officer not less than two weeks prior to beginning construction of the Development. The notification shall include the intended starting date of construction and the name of the contractor responsible for the construction.
13. The Licencee shall obtain all necessary federal, provincial and/or municipal licences, authorizations, permits and/or approvals for construction of relevant components of the Development prior to commencement of construction.
14. The Licencee shall locate fuel storage and equipment servicing areas established for the construction and operation of the Development a minimum distance of 100 metres from any waterbody, and shall comply with the requirements of Manitoba Regulation 188/2001 respecting Storage and Handling of Petroleum Products and Allied Products or any future amendment thereof.
15. The Licencee shall, during construction of the Development, operate, maintain and store all materials and equipment in a manner that prevents any deleterious substances (fuel,

oil, grease, hydraulic fluids, coolant, paint, uncured concrete and concrete wash water, etc.) from entering watercourses, and have an emergency spill kit for in-water use available on site during construction.

Respecting the Operation of the Development

16. The Licencee shall limit the rate of hog processing at the Development to no more than 40,000 hogs per week averaged over any 12 month period.
17. The Licencee shall direct all delivered, live and unloaded hogs as soon as possible into the hog receiving facility and not exceed the storage of 7,500 hogs at any time.
18. The Licencee shall remove all offal, bones, dead-on-arrival animals and solids regularly from the Development to a third party rendering facility, approved by the Director, which is licensed under The Environment Act.
19. The Licencee shall not direct pollutants into any surface drainage route leading off the property of the Development or into the local groundwater.
20. The Licencee shall actively participate in any future watershed based management study, plan or nutrient reduction program, approved by the Director.

Respecting Air Emissions

21. The Licencee shall not cause or permit an odour nuisance to be created as a result of the construction, operation or alteration of the Development, and shall take such steps as the Director may require to eliminate or mitigate an odour nuisance.
22. The Licencee shall not cause or permit a noise nuisance to be created as a result of the construction, operation or alteration of the Development, and shall take such steps as the Director may specify to eliminate or mitigate a noise nuisance.

Respecting Blood Collection

23. The Licencee shall minimize the loss of blood to the process wastewater sewers by maximizing the efficiency of the blood collection to the satisfaction of the Director.
24. The Licencee shall dispose of the blood collected at the Development by having the blood hauled to a facility specializing in blood collection as approved by the Director, using vehicles utilizing containment provisions satisfactory to the Director.

Respecting Solid Wastes

25. The Licencee shall not undertake any on-site burning of solid waste.
26. The Licencee shall minimize the generation of domestic solid waste and maximize, wherever possible, the collection and recycling of recyclable wastes generated through the operation of the Development.

27. The Licencee shall:

- a) collect, store and land apply all dry hog manure and bedding from the unloading docks, truck trailers and holding pens in accordance with the Livestock Manure and Mortalities Management Regulation MR 42/98 or any future amendment thereof; and
- b) direct all of the hog manure collected inside the hog processing plant, or washed off the floor of the hog holding pens, or washed out of the transporting truck trailers, to the process wastewater sewers, unless otherwise approved by the Director.

28. The Licencee shall dispose of all solid waste generated at the Development, which is not recycled, only to a waste disposal ground operating under the authority of a permit issued pursuant to Manitoba Regulation 37/2016 respecting Waste Management Facilities or any future amendment thereof, or a Licence issued pursuant to The Environment Act.

Respecting Dangerous Goods or Hazardous Waste

29. The Licencee shall not release dangerous goods or hazardous wastes into the wastewater collection system.

30. The Licencee shall comply with all the applicable requirements of:

- a) The Manitoba Dangerous Goods Handling and Transportation Act, and regulations issued thereunder, respecting the handling, transport, storage and disposal of any dangerous goods brought onto or generated at the Development; and
- b) Manitoba Storage and Handling of Petroleum Products and Allied Products Regulation 188/2001, or any future amendments thereto.

31. The Licencee shall collect, transport and store used oil or hydraulic fluids removed from on-site machinery in secure, properly labeled, non-leaking containers and shall regularly send them to a recycling or disposal facility approved to accept hazardous wastes.

32. The Licencee shall install and maintain spill recovery equipment at the Development at all times.

Respecting Process Wastewater

33. The Licencee shall operate and maintain the screening and DAF unit to pre-treat all process wastewater prior to discharging to the IWWTF.

34. The Licencee shall direct all solids from the DAF unit to an off-site rendering facility that is licensed under The Environment Act or under the appropriate legislation of another corresponding jurisdiction.

35. The Licencee shall not release any process wastewater or sanitary wastewater from the Development except through the wastewater collection system to the industrial wastewater treatment facility (IWWTF).

MONITORING AND REPORTING

Respecting Monitoring

36. The Licencee shall:

- a) monitor, determine and record the number of hogs processed by the end of each week;
- b) monitor, determine and record the total weekly quantity (cubic meters) of raw water used by the Development; and
- c) maintain the recorded information in a monthly report and make the report available to the Environment Officer upon request.

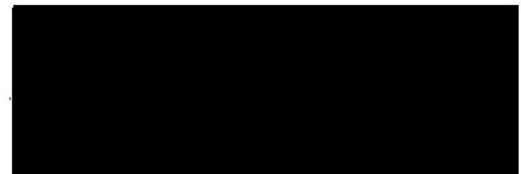
Record Drawings

37. The Licencee shall:

- a) prepare "record drawings" for the Development and shall label the drawings "Record Drawings"; and
- b) provide to the Director, within six months from the date of this Environment Act Licence, two electronic copies of the "record drawings".

REVIEW AND REVOCATION

- A. This Licence replaces Environment Act Licence No. 1102 RR which is hereby rescinded.
- B. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.
- C. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 11 of The Environment Act.



Cordella Friesen
Director
The Environment Act

HYLIFE FOODS PORK PROCESSING PLANT CAPACITY INCREASE: REQUEST FOR NOTICE OF ALTERATION

Appendix C Certificates of Title
March 8, 2021

Appendix C CERTIFICATES OF TITLE



DATE: 2013/08/08
TIME: 08:58

MANITOBA

TITLE NO: 2522732/5

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	THOMPSON DORFMAN SWEATMAN
ORIGINATING OFFICE...	NEEPAWA	ADDRESS.....	TD CENTRE
REGISTERING OFFICE...	NEEPAWA		2200-201 PORTAGE AVENUE
REGISTRATION DATE....	2011/04/21		WINNIPEG MB R3B 3L3
COMPLETION DATE.....	2011/04/27	LTO BOX NO....	166
		CLIENT FILE...	NA
		PRODUCED BY...	A. MOODIE

LEGAL DESCRIPTION:

HYLIFE FOODS INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SP LOT 5 PLAN 7402 NLTO
IN SW 1/4 35-14-15 WPM

ACTIVE TITLE CHARGE(S):

83-4840/5	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MANITOBA TELEPHONE SYSTEM	REG'D: 1983/06/29 NOTES: AFF: ELY 40' PERP
85-3176/5	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MANITOBA TELEPHONE SYSTEM	REG'D: 1985/05/27 NOTES: AFF: PART
86-1191/5	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT THE TOWN OF NEEPAWA	REG'D: 1986/03/21 NOTES:
86-2833/5	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT THE RM OF LANGFORD	REG'D: 1986/06/24 NOTES:
86-5122/5	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MANITOBA HYDRO-ELECTRIC BOARD	REG'D: 1986/11/14 NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/08/08 OF TITLE NUMBER 2522732/5

DATE: 2013/08/08
TIME: 08:58

MANITOBA

TITLE NO: 2522732/5

STATUS OF TITLE

PAGE: 2

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ORIGINATING OFFICE...	NEEPAWA	ADDRESS.....	TD CENTRE
REGISTERING OFFICE...	NEEPAWA		2200-201 PORTAGE AVENUE
REGISTRATION DATE....	2011/04/21		WINNIPEG MB R3B 3L3
COMPLETION DATE.....	2011/04/27	LTO BOX NO....	166
		CLIENT FILE...	NA
		PRODUCED BY...	A. MOODIE

ACTIVE TITLE CHARGE(S):

1017447/5	ACCEPTED	CAVEAT	REG'D: 2001/08/23
	DESCRIPTION:	EASEMENT AGREEMENT	
	FROM/BY:	MTS COMMUNICATIONS INC.	
	TO:		
	CONSIDERATION:		NOTES: AFF: SLY 20M PERP
1063384/5	ACCEPTED	MORTGAGE	REG'D: 2008/02/15
	DESCRIPTION:	\$200,000,000.00 DEBENTURE	
	FROM/BY:	SPRINGHILL FARMS INC.	
	TO:	ROYAL BANK OF CANADA	
	CONSIDERATION:		NOTES:
1063444/5	ACCEPTED	CAVEAT	REG'D: 2008/02/21
	DESCRIPTION:	AGREEMENT FOR SHACKLE SPACE BY AGENT DAVID B. KOVNATS	
	FROM/BY:	5559406 MANITOBA INC.	
	TO:		
	CONSIDERATION:		NOTES:
1087544/5	ACCEPTED	MORTGAGE	REG'D: 2011/07/12
	FROM/BY:	HYLIFE FOODS INC.	
	TO:	FARM CREDIT CANADA	
	CONSIDERATION:	\$10,000,000.00	NOTES:
1087804/5	ACCEPTED	PERSONAL PROPERTY SECURITY NOTICE	REG'D: 2011/07/25
	DESCRIPTION:	FIXTURES, EXP 2016/09/15 BY AGT JOHN T. MCGOEY	
	FROM/BY:	FARM CREDIT CANADA	
	TO:	HYLIFE FOODS INC.	
	CONSIDERATION:		NOTES:

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	HYLIFE FOODS INC. C/O PITBLADO LLP 2500 - 360 MAIN STREET WINNIPEG MB	R3C 4H6

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/08/08 OF TITLE NUMBER 2522732/5

***** STATUS OF TITLE 2522732/5 CONTINUED ON NEXT PAGE *****

DATE: 2013/08/08
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MANITOBA

TITLE NO: 2522732/5

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PAGE: 3

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	THOMPSON DORFMAN SWEATMAN
ORIGINATING OFFICE...	NEEPAWA	ADDRESS.....	TD CENTRE
REGISTERING OFFICE...	NEEPAWA		2200-201 PORTAGE AVENUE
REGISTRATION DATE....	2011/04/21		WINNIPEG MB R3B 3L3
COMPLETION DATE.....	2011/04/27	LTO BOX NO....	166
		CLIENT FILE...	NA
		PRODUCED BY...	A. MOODIE

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1085831/5	TREQ	2011/04/21	\$0.00	\$0.00
PRESENTED BY:	PITBLADO			
FROM:	HYLIFE FOODS INC.			
TO:				

FROM TITLE NUMBER(S):

2279928/5 ALL

LAND INDEX:

LOT	BLOCK	SURVEY PLAN
-----	-------	-------------

5 7402

NOTE: IN SW 35-14-15W

ACCEPTED THIS 21ST DAY OF APRIL, 2011
BY E.SIMS FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF NEEPAWA.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/08/08 OF TITLE NUMBER 2522732/5.

***** END OF STATUS OF TITLE 2522732/5 *****

DATE: 2013/08/08
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MANITOBA

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REGISTRATION DATE....	2011/04/21		WINNIPEG MB R3B 3L3
COMPLETION DATE.....	2011/04/27	LTO BOX NO....	166
		CLIENT FILE...	NA
		PRODUCED BY...	A. MOODIE

LEGAL DESCRIPTION:

HYLIFE FOODS INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

THE SW 1/4 OF SECTION 35-14-15 WPM
EXC FIRSTLY: SP PLAN 7402 NLTO
SECONDLY: PLANS 23208 AND 48468 NLTO
AND THIRDLY: ROAD PLAN 4611 NLTO

ACTIVE TITLE CHARGE(S):

30550/5	ACCEPTED	CAVEAT	REG'D: 1952/08/01
	FROM/BY:	CROWN TRUST COMPANY	
	TO:		
	CONSIDERATION:	NOTES:	
83-4838/5	ACCEPTED	CAVEAT	REG'D: 1983/06/29
	FROM/BY:	MANITOBA TELEPHONE SYSTEM	
	TO:		
	CONSIDERATION:	NOTES: AFF: PART	
85-3172/5	ACCEPTED	CAVEAT	REG'D: 1985/05/27
	FROM/BY:	MANITOBA TELEPHONE SYSTEM	
	TO:		
	CONSIDERATION:	NOTES: AFF: PART	
86-1191/5	ACCEPTED	CAVEAT	REG'D: 1986/03/21
	FROM/BY:	THE TOWN OF NEEPAWA	
	TO:		
	CONSIDERATION:	NOTES:	
86-2833/5	ACCEPTED	CAVEAT	REG'D: 1986/06/24
	FROM/BY:	THE RM OF LANGFORD	
	TO:		
	CONSIDERATION:	NOTES:	

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/08/08 OF TITLE NUMBER 2522733/5

***** STATUS OF TITLE 2522733/5 CONTINUED ON NEXT PAGE *****

DATE: 2013/08/08
TIME: 08:58

MANITOBA

TITLE NO: 2522733/5

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PAGE: 2

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ORIGINATING OFFICE...	NEEPAWA	ADDRESS.....	TD CENTRE
REGISTERING OFFICE...	NEEPAWA		2200-201 PORTAGE AVENUE
REGISTRATION DATE....	2011/04/21		WINNIPEG MB R3B 3L3
COMPLETION DATE.....	2011/04/27	LTO BOX NO....	166
		CLIENT FILE...	NA
		PRODUCED BY...	A. MOODIE

ACTIVE TITLE CHARGE(S):

86-5122/5	ACCEPTED	CAVEAT	REG'D: 1986/11/14
	FROM/BY:	MANITOBA HYDRO-ELECTRIC BOARD	
	TO:		
	CONSIDERATION:	NOTES:	
1017447/5	ACCEPTED	CAVEAT	REG'D: 2001/08/23
	DESCRIPTION:	EASEMENT AGREEMENT	
	FROM/BY:	MTS COMMUNICATIONS INC.	
	TO:		
	CONSIDERATION:	NOTES: AFF: PART	
1063384/5	ACCEPTED	MORTGAGE	REG'D: 2008/02/15
	DESCRIPTION:	\$200,000,000.00 DEBENTURE	
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	TO:	ROYAL BANK OF CANADA	
	CONSIDERATION:	NOTES:	
1063444/5	ACCEPTED	CAVEAT	REG'D: 2008/02/21
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	FROM/BY:	5559406 MANITOBA INC.	
	TO:		
	CONSIDERATION:	NOTES:	
1087544/5	ACCEPTED	MORTGAGE	REG'D: 2011/07/12
	FROM/BY:	HYLIFE FOODS INC.	
	TO:	FARM CREDIT CANADA	
	CONSIDERATION:	\$10,000,000.00	NOTES:
1087804/5	ACCEPTED	PERSONAL PROPERTY SECURITY NOTICE	REG'D: 2011/07/25
	DESCRIPTION:	FIXTURES, EXP 2016/09/15 BY AGT JOHN T. MCGOEY	
	FROM/BY:	FARM CREDIT CANADA	
	TO:	HYLIFE FOODS INC.	
	CONSIDERATION:	NOTES:	

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		CLIENT FILE...	NA
		PRODUCED BY...	A. MOODIE

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	HYLIFE FOODS INC. C/O PITBLADO LLP 2500 - 360 MAIN STREET WINNIPEG MB	R3C 4H6

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1085831/5	TREQ	2011/04/21	\$0.00	\$0.00

PRESENTED BY: PITBLADO
FROM: HYLIFE FOODS INC.
TO:

FROM TITLE NUMBER(S):

2357478/5 ALL

LAND INDEX:

LOT	QUARTER SECTION	SECTION	TOWNSHIP	RANGE
	SW	35	14	15W

NOTE: EX SP 7402 EX PL'S 23208 & 48468 EX RD PL 4611

ACCEPTED THIS 21ST DAY OF APRIL, 2011
BY E.SIMS FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF NEEPAWA.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/08/08 OF TITLE NUMBER 2522733/5.

***** END OF STATUS OF TITLE 2522733/5 *****