



Application For:	Fee:	Receipt No:	FILE NO.
Variation Order	\$300.00	_____	
Conditional Use	\$300.00	_____	

CONTACT INFORMATION

Applicant: _____ Applicant: _____

Email: _____ Email: _____

Phone: _____ Phone: _____

PROPERTY INFORMATION

Civic Address: _____

Roll #: _____ Legal Description: _____

REQUIREMENTS

Council requires that the following, as indicated, be supplied:

- | | |
|---------------------------|-----------------------------|
| a. Certificate of Search | d. Survey Plans by M.L.S |
| b. Certificate of Title | e. Valid Option to Purchase |
| c. Authorization to Apply | f. Other Data _____ |

Zoning By-Law as amended: _____

Subject Provisions: _____

Varied to Allow/Conditional Use Requested/Amended to: _____

Reasons in Support: _____

September 20, 2023

Municipality of Westlake - Gladstone
14 Dennis Street East, Box 150
Gladstone, MB R0J 0T0
204.385-2332
info@westlake-gladstone.ca

Reference: Happy Rock Holsteins

Subject: Letter of Intent for Intensive Livestock Operation at SW 16-15-12W

We write this letter of intent on behalf of Happy Rock Holsteins Ltd. (applicant) for the property located SW 16-15-12W (subject site). We are proposing to expand the intensive livestock operation to support their dairy farm operation.

This letter has been drafted for submittal with the Conditional Usage Application with reference to the Manitoba Planning Act, the Municipality of Westlake-Gladstone Development Plan, and the Zoning (By-law No. 2020-02), for a Livestock Operation of 300 Animal Units or Greater.

We understand a Conditional Use Approval is required for the proposed expanded livestock operation; a Site Assessment has been prepared for review by the Province of Manitoba's Technical Review Committee (TRC) to provide comment in accordance with Section 4.16 of the Zoning Bylaw. The TRC will provide support to the RM through a technical review of the proposal and its related reports and will provide opportunities for public responses prior to the RM's Conditional Use Public Hearing for the proposed livestock operation.

Project Summary

This proposal is for the expansion of an existing dairy operation that has operated since 1999 from the project site. In 2011 Happy Rock Holsteins received approval from the RM to increase its Dairy capacity from 320 AU to 720 AU. Over the past twelve years the family farm has crept in size; currently the operation has 1360 dairy AU's which is non-conforming with the Conditional Use Order. The producer would like to expand the operation further to allow up to 1500 Dairy AU's. This application will bring their operation into conformance as well as allow future growth of the farm while ensuring they do not exceed the approved AU's.

One additional barn for dry cows is proposed for this expansion. A new concrete manure storage facility will be constructed to accommodate the increase in manure production. The construction of the new concrete manure storage will be under a separate license.

Subject Site Summary

The subject site is located between the communities of Gladstone (to the south), and Plumas (to the north); it is ¼ mile east off PR 260 at Road 86N.

The land is zoned as Agricultural General Zone, per the municipal zoning by-law. It is on land consisting of dry land agricultural capability ratings (Class 3MW). The location of the existing farming operation is an ideal site for the dairy operation, due to its zoning designation, access to PR 260, and the nature of the surrounding area.

Happy Rock Holsteins currently owns 16 quarters of land and has access of up to an additional 25 quarters from the surrounding Amish Community.

The Planning Act

As per section 106(1) of the Planning Act, the following evaluation has been completed:

It will be compatible with the general nature of the surrounding area.

Livestock developments are common to rural southern Manitoba, including this area. Livestock operations are well suited for this AG80 land given the large parcel size, available lands for nutrient application, setbacks from waterways, and the adjacent land uses also being AG80.

It will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area.

Adjacent parcels directly north, south and east of the site are owned by the applicant.

The livestock operation will be an expansion to an existing operation in compliance with all regulations, guidelines, and industry best practices to ensure the health and wellness of the livestock as well as the residents of the community. The report generated by the Technical Review Committee will address the compliance of the proposed operation.

It is generally consistent with the applicable provision of the development plan by-law and the zoning by-law.

There are no secondary plans that address these lands.

Zoning By-Law

All buildings will conform to the bulk and siting requirements for AG80 zoned lands.

Additional Approvals

Should the RM of Westlake-Gladstone approve this Conditional Use application, a number of additional reviews, approvals and licenses will be required prior to the construction of certain aspects of the development:

Permits

Buildings permits, plumbing permits, and occupancy permits will be appropriately obtained from the RM, per the requirements outlined in the Zoning ByLaw.

Livestock Approvals

This intensive livestock operation application is accompanied by the Site Assessment application and review process through the Province of Manitoba's Technical Review Committee (TRC). Following the TRC's review and recommendations of the application, should the RM grant Conditional Use the necessary permits will be obtained prior to establishing the livestock operation. This will include building and plumbing permits for the barn, and a permit for the concrete manure storage facility under the Livestock Manure and Mortalities Management Regulation (LMMMMR).

Closing

Approval of this Conditional Use Application will not only bring the existing operation into conformance, it will allow for the expansion and future growth needed to ensure the long-term viability of Happy Rock Holsteins.

The development of SW 16-15-12W for expanded livestock production will provide opportunities for long-term contributions to the agricultural products market, thus increasing the tax base for the Rural Municipality of Westlake-Gladstone.

If you require additional information, please do not hesitate to contact the undersigned.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.



Daniel Burns, P.Eng.
Civil Engineer

Cc: Steven Smith, Happy Rock Holsteins Ltd.