

South Interlake Planning District

285 Main Street, P.O. Box 1219, Stonewall, MB, R0C 2Z0
Telephone: (204) 467-5587 Fax: (204) 467-8383
Email: info@sipd.ca

Application for Conditional Use Order Rural Municipality of Rosser

Name of Property Owner: Sturgeon Creek Colony (Meadow Lane Colony)
Name of Applicant: South-Man Engineering Attn: Peter Grieger
Civic Address of Property: _____
Legal Description of Property: SW 34-11-1W

Council requires that the following be supplied:

- | | |
|--|---|
| <input type="checkbox"/> Detailed Site Plan | <input type="checkbox"/> Detailed Letter of Intent |
| <input type="checkbox"/> Certificate of Title | <input type="checkbox"/> Letter of Authorization (if applicable) |
| <input type="checkbox"/> Conditional Use Application Fee: \$300.00 | <input type="checkbox"/> Additional Fees (as per By-laws 1/10 & 1/11) |

****Application will not be processed until all of the required information has been submitted**
****The fee for this application is NOT REFUNDABLE if the application is denied******

Applicable Documents: Development Plan: By-Law No. 3/10 as amended
Zoning By-Law: By-Law No. 4-85 as amended

Proposed Changes: Construction of 60000 bird broiler barn and 20000 bird layer barn.

Previous Applications: _____

Reasons in Support: Please Attach

I undertake to observe and perform all provisions of The Planning Act, the applicable Development Plan, Zoning By-law, any Development Agreement entered into under authority of The Planning Act and any conditions imposed under authority of The Planning Act, and the provisions of other relevant laws or by-laws.

I understand that should it be a condition of the approval of my application that I enter into a Development Agreement with the Town or Municipality in which the said property is located, then, I shall be responsible to indemnify such local government for property legal fees and disbursements incurred by it in negotiating such agreement regardless of whether such agreement is reached or not. Accordingly, I undertake upon notification of such condition to pay unto such local government such sum as it may demand as a deposit on account of such local fees and disbursements.

Signature of Owner: Joey Maendel Date: May 11/13
Address: Box 285 Headingly Man ~~E-Mail:~~ R4J1C1
Mailing Address City/Province Postal Code
Home Phone: 204 633 2196 Cell Phone: 204-9810053 Work Phone: _____

Signature of Applicant: P.A. Date: April 30/13
Address: 15-1599 Dugald Rd. Winnipeg, MB R2J0H3 E-Mail: peter@southmaneng.com
Mailing Address City/Province Postal Code
Home Phone: _____ Cell Phone: 223-8289 Work Phone: 668-9652

The personal information which you are providing is being collected under the authority of the Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have questions about the collection and/or use of information, contact Jim Norrie, FIPPA Coordinator, South Interlake Planning District, 285 Main Street, P.O. Box 1219, Stonewall, Manitoba, R0C 2Z0, Telephone (204) 467-5587, email info@sipd.ca.

FOR PLANNING OFFICE USE ONLY:

Application Received By: aschley Date Received: May 11/13
Receipt No.: _____ Amount Received: _____ Conditional Use No.: AC 4113
Cash: _____ Cheque: _____ Debit:

SEP 02 2014



South Interlake Planning District Board

285 Main Street Box 1219 Stonewall, Manitoba R0C 2Z0
Telephone 467-5587 Fax 467-8383 Email info@sipda.ca

August 27, 2014

Mr. Peter Grieger
South-Man Engineering
15-1599 Dugald Road
Winnipeg, MB
R2J OH3

**RE: Conditional Use Application RC 2/14
Sturgeon Creek Colony (Meadow Lane Colony)
SW 34-11-1WPM - R.M. of Rosser**

We respectfully wish to advise that the Conditional Use you applied for has been conditionally approved and a copy of same is enclosed.

Should you require additional information or clarification regarding this matter, please do not hesitate to contact the undersigned.

We trust this is satisfactory.

Sincerely,

Jim Norrie
Manager

Encl.

Cc: Yvonne Wood Slade & Maureen Line Peter Maendel
Ray Waldner Conrad Walder Andrea Maendel
John Massenhoven Isaiah Maendel Craig Bjarnason
Mark Waldner David R. Maendel Ben R. Waldner
Sam R. Waldner Jerry Maendel Rudy Waldner
Josiah Maendel Melanie Kyle Joey Maendel
William Waldner Jeremy Maendel Robert Waldner
Fredrik Waldner Curtis Waldner Alice & George Bourgouin
Esther Thiessen Allison Lund Jenny Yoo
Joey Waldner Andrea Bergman Mike Lefley
Al Minaker Adam Read Jackie Maendel
Ray Hofer John Maendel Henry & Laura Holtmann
Jim & Gloria Penner Daniel Waldner Diane Havisbeck
Tony Holtmann Heather Corbett Dan Kaegi
Scott Beaton Clifford Waldner Lloyd Johnson
Bruce Stewart Carl & Diane Havixbeck Heinz Nolting
David Goodwill R.M. of St. Francoise Xavier Fred Corbett
Andrea Bergman, MB Conservation & Water Stewardship
Petra Loro, MAFRD **Don Malinowski, Municipal Government**

RURAL MUNICIPALITY OF ROSSER

UNDER THE PLANNING ACT

CONDITIONAL USE NO. RC 2/14

WHEREAS Peter Grieger – South-Man Engineering, Applicant, with the permission of Sturgeon Creek Holding Co. Ltd., (Meadow Lane Colony), Registered Owners, of property legally described as SW 34-11-1WPM, applied to the Rural Municipality of Rosser for approval of Conditional Use in the "A80" Agricultural Zone under the Rural Municipality of Rosser Zoning By-Law 4-85 (as amended) in order to allow for a 446 animal unit poultry operation (20,000 layer barn and a new 60,000 broiler barn) in the "A80" Agricultural Zone.

After careful consideration of the application and any representations made for or against it, The Council of the Rural Municipality of Rosser in meeting duly assembled this 22nd day of August, A.D. 2014.

APPROVED the said Application

The Applicant/Owner understands and appreciates surrounding land use and agrees with the following conditions pertaining to the subject property.

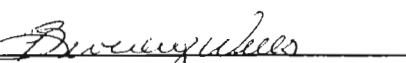
Approval is given subject to the following conditions:

- 1) That applications be made and approvals received as required by Federal, Provincial and/or other agencies;
- 2) That all applicable permits be obtained from South Interlake Planning District;
- 3) That all requirements for building code and zoning by-law be complied with as applicable.
- 4) That upon submission to and approval of Manitoba Conservation and Manitoba Water Stewardship for an "Application for Permit to Construct, Modify, or Expand a Manure Storage Facility" confirmation of same be provided the Rural Municipality of Rosser;
- 5) That the Municipality receive confirmation that a Manure Management Plan (MMP) has been submitted annually to Manitoba Conservation and Water Stewardship in accordance with the Livestock Manure and Mortalities Management Regulation (MR 42/98);
- 6) That a shelter belt be established and maintained surrounding the proposed layer barn and broiler barn as per attached sketch referred to as Schedule "A", with a minimum of three (3) rows, within one (1) year of occupancy permit;
- 7) That the layer barn have an enclosed concrete bunker with a roof and ventilation for manure storage;

- 8) That a Development Agreement be entered into with the Applicant/Owner and the Rural Municipality of Rosser including, but not limited to, such things as:
- a) PR 221 be primary haul route, except during road restrictions;
 - b) Application of dust control;
- 9) That if the approved Conditional Use, File RC 2/14, ceases for a period of twelve (12) continuous months, Conditional Use RC 2/14 shall expire;

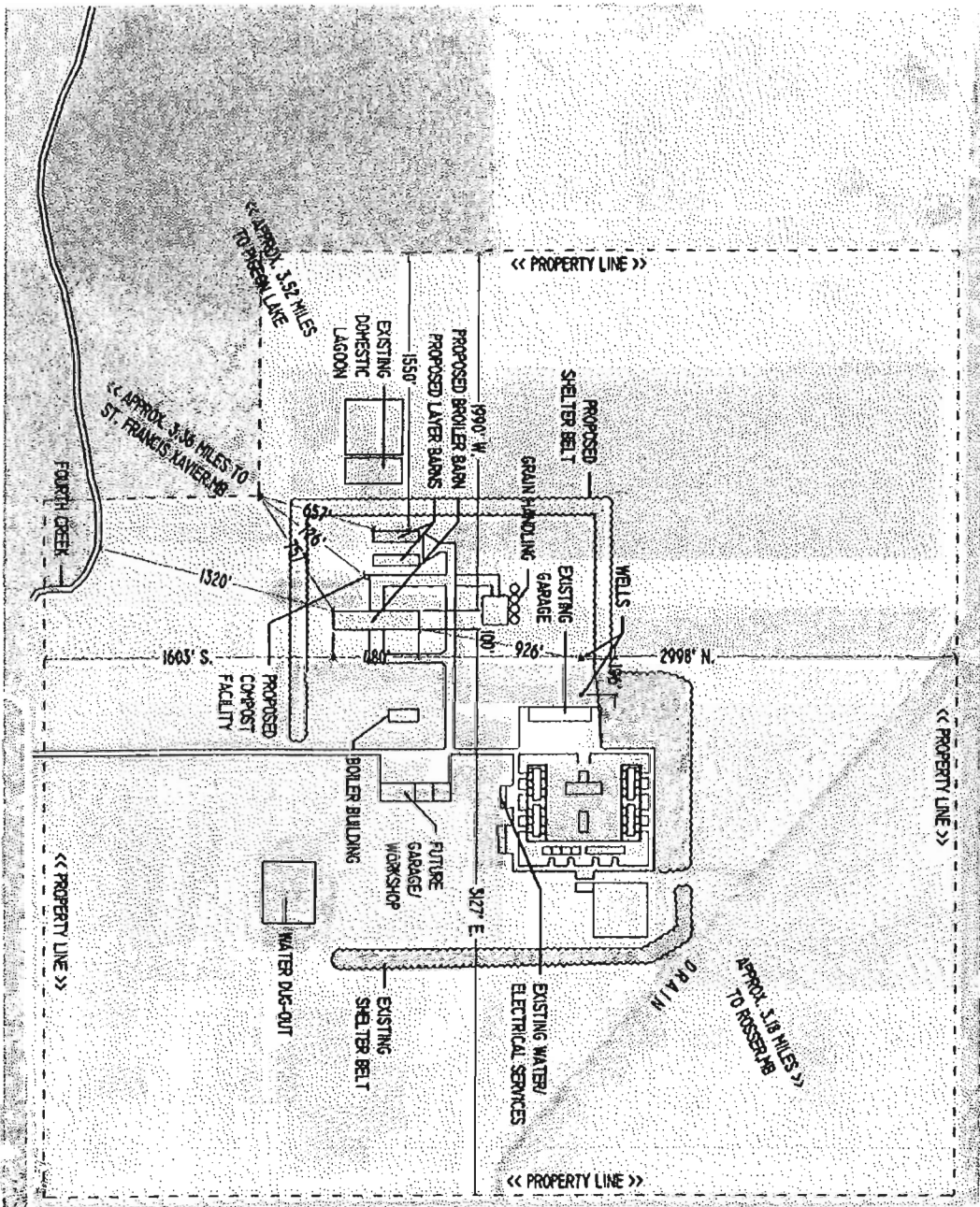
AND FURTHER: That this approval of the conditional use shall expire and cease to have any effect if not acted upon within (12) months of this decision unless an application for an extension of time is requested and approved.

Rural Municipality of Rosser

Per: 
Beverley Wells
Chief Administrative Officer

Minute Reference: June 18th, 2014, August 19th, 2014 & August 22nd, 2014

Roll: 2800 – SW 34-11-1WPM
SW 6-12-1EPM



REVISED: AUGUST 21, 2014 - PROPOSED SHELTER BELT ADDITION



MEADOW LANE COLONY SW 34-41-14W		TOTAL AREA = 46,000 SQFT	
SITE PLAN		R. ROBERT / P. FORBES SOUTH-HILL ENGINEERING	
DATE: MARCH 2013	SCALE: AS NOTED	SHEET: SP-1	

