

RURAL MUNICIPALITY OF WOODLANDS

APPLICATION FOR:  VARIATION ORDER  DEVELOPMENT PLAN AMENDMENT
 CONDITIONAL USE  ZONING BY-LAW AMENDMENT

OWNER: TOPIGS NORSVIN CANADA FILE NO. C17-02

APPLICANT: GARY PLOHMAN, P.Eng ; DGH Engineering Ltd. ROLL NO. 133600

LEGAL DESCRIPTION OF PROPERTY: E 1/2 NE 19-14-3W.P.M.

LOCATION OF PROPERTY: IMMEDIATELY SW OF RD 17 W @ RD 82 N, PART OF WOODLANDS COMMUNITY PASTURE, R.M. OF WOODLANDS

PLEASE INCLUDE THE FOLLOWING, AS INDICATED:

- Site Layout (Plan)
Letter of Intent
Survey Plan by MLS
Other: SITE ASSESSMENT APPLICATION and Copy of R.M of Woodlands Resolution # 2017/19

APPLICABLE DOCUMENT(S): R.M. of Woodlands Zoning By-law No. 2648/14
R.M. of Woodlands Development Plan By-law No. 2643/14

SUBJECT PROVISION:

OF 2643/14: POLICY #1, SECTION 2.3.1: AGRICULTURAL GENERAL POLICY
OF 2643/14: POLICIES #1 AND #6, SECTION 3.4.1, AGRICULTURE AREA POLICIES
OF 2648/14: SECTION 3.11; TABLE 4.6: "RA" RURAL AREA ZONE USE AND BULK REQUIREMENTS - "OTHER ACCESSORY USES DEEMED APPROPRIATE FOR THE ZONE BY COUNCIL"; TABLE 4.7: "RA" RURAL AREA ZONE ACCESSORY USES, TABLE 4.8: "LIVESTOCK OPERATION - MINIMUM MUTUAL SETBACK REQUIREMENTS, TABLE 4.9: "ANIMAL UNIT (A.U.) SUMMARY

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):
CONDITIONAL USE REQUESTED TO ESTABLISH A 958 PLACE BOAR TEST STATION COMBINED WITH A GROWER FINISHER BARN HOUSING 1872 PIGS (459.3 ANIMAL UNITS). A CONDITIONAL USE PERMIT IS REQUIRED WITH THE DEVELOPMENT OF A BOAR TEST STATION AND A DETACHED RESIDENCE AS ACCESSORY USES.

REASONS IN SUPPORT:

THE PIG OPERATION PROPOSAL WAS FILED IN COMPLIANCE WITH "PIG PRODUCTION SPECIAL PILOT PROJECT - EVALUATION PROTOCOL" (MANITOBA PORK COUNCIL, DECEMBER 2016)

I undertake to observe and perform all provisions of The Planning Act, the applicable Development Plan, Zoning By-Law, and any Development Agreement entered into under Section 81 of The Planning Act and any conditions imposed under Sections 98 or 106 of The Planning Act, and the provisions of other relevant laws or by-laws.

Signature of Owner [Signature] Date: 16/01/2017

Name of Signing Officer, RM of Woodlands:

Address: 201-1465 BUFFALO PLACE, WINNIPEG, MB. R3T 1L8 Phone: (204) 954-3822

Signature of Applicant [Signature] Date: 17/01/2017

Name of Applicant: GARY PLOHMAN, P.Eng ; DGH ENGINEERING LTD.

Address: 12 AVIATION BLVD, ST. ANDREWS, MB. R1A 3N5 Phone: (204) 334-8846

Application Received By: Date:
Application/Administration Fee: \$275.00 Receipt #:



RECEIVED  
-01-20 2017  
RM OF WOODLANDS

201-1465 Buffalo Place  
Winnipeg, Manitoba, R3T 1L8

January 16, 2017

Rural Municipality of Woodlands  
P.O. Box 10,  
57 Railway Avenue  
Woodlands, MB R0C 3H0

Att: Kaitlyn Fleury, Planning Clerk

Dear Kaitlyn,

RE: Conditional Use Application  
Topigs Norsvin Canada  
Delta II Boar Test Station Project

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Please accept this Letter of Intent to supplement our Application for Conditional Use approval for a proposed Delta II Boar Test Station in the R.M. of Woodlands. See attached conceptual drawing.

We are proposing a \$9.0 - \$10.0 million "State of the Art" test station and barn facility that will include a sophisticated CT Scanner, computerized feed intake and high density phenotypic data collection system. We also propose a fully filtered intake ventilation system to ensure the highest level of bio-security.

The Delta II Boar test station is to be located on the E1/2 of NE 19-14-3W in a heavily wooded and secluded site. It will hold 1872 pig grow/finishers and 958 (AI) Boars totaling 459.3 Animal Units (AU).

Our Company's focus is on research and not production. Testing will include nutritional feed intake and feed conversion growth rates, and full body CT scanning for meat composition, fat ratio, skeletal structure, bone strength, and various other genetic traits of interest to the pork industry and to producers world-wide. Our goal is that this proposed facility in Woodlands would be the nucleus of "top genetics" for two genetics breeds.

When fully operational, roughly half the animals will be a testing phase while the other half (best of the best) will be selected for collection of semen for Artificial Insemination (AI) products. Both our AI products and live boars will be distributed to our Manitoba-based supply farms and also for export sales to over 50 countries world-wide with a focus on Europe and Asia.

In addition, Topigs Norsvin Canada has explored various collaborative academic and applied research initiatives with the University of Manitoba Agricultural Sciences Faculty. These initiatives are expected to be further supported at the proposed Delta II test station.

A bio-secure glass viewing gallery is to be a prominent feature in the new facility for academic and for international visitors and marketing purposes.

Our Boar test station project was presented to the Woodlands community at a Public Open House on September 8, 2016 at the Meadow Lea Hall. We are pleased that many residents at the Open House recommended we look to the Woodlands Community Pasture to select a project site; which we did. Since then we have kept the R.M. of Woodlands and the Woodlands community informed of our progress through various meetings and local media about the project. We now wish to make formal application for development approval.

We are hopeful that we may be given the privilege of developing in Woodlands and to become a good corporate citizen and long term neighbour in the community.



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Mike Shaw  
Director of Genetic Services, Topigs Norsvin Canada Inc.

cc: Cam McGavin, General Manager  
Topigs Norsvin Canada

Attach.



**Topigs Norsvin**  
PROGRESS IN PIGS



**Conceptual Design Front Elevation - Delta II Boar Test Station**

HOLD TO LIGHT TO VIEW WATERMARK OR PAPER. INK REMOVES. RED INK REMOVES. UNAPPEARING WITH HEAT. DETECTION CIRCUIT REVEALS A LOCK WHEN TESTED.

15650



12 AVIATION BOULEVARD, ST. ANDREWS, MB R1A 3N5  
TEL: (204) 334-8846

SUNOVA CREDIT UNION LIMITED  
2526 MAIN STREET  
WINNIPEG, MANITOBA R2V 4Y1

DATE 0 1 1 7 2 0 1 7  
M M D D Y Y Y Y

PAY \*\*\*\*\*Fifty-Five and 00/100

\$ \*\*55.00

TO THE  
ORDER  
OF

R.M. of Woodlands  
57 Railway Avenue, P.O. Box 10  
Woodlands MB R0C 3H0



DGH ENGINEERING LTD.

PER \_\_\_\_\_  
PER \_\_\_\_\_



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DGH ENGINEERING LTD.  
R.M. of Woodlands

1/17/2017

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Conditional Use Permit *-To Pigs*

55.00

Sunova Chequing

55.00

ED Security features. Details on back.