

# 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: DAVID ABTS  
Name of Applicant: PATRICK SMITH CANINA SHEEP FARMS LTD  
Civic Address of Property: \_\_\_\_\_  
Legal Description of Property: SW 27-12-2E

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: \$400.00 | <input type="checkbox"/> Additional Fees (as required)           |

**\*\*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 Usage: To change species from cattle to sheep  
on the Original Conditional Use. 21, ~~15~~<sup>3</sup> lambs

Previous Applications: RV 2/95, RC 14/94

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: [Signature] Date: Sept 16/2016

Address: Box 1600 242 RR2 W99 MB R3C2E6 E-Mail: \_\_\_\_\_  
Mailing Address City/Province Postal Code

Home Phone: \_\_\_\_\_ Cell Phone: 204-782-4114 Work Phone: 204-623-8888

Signature of Applicant: [Signature] Date: Sept 16/2016

Address: 3-20 BRANDT ST, Suite 403, Stonewall E-Mail: pat@caninsheepfarm.com  
Mailing Address City/Province Postal Code R5S1Y2

Home Phone: \_\_\_\_\_ Cell Phone: 204-381-0146 Work Phone: \_\_\_\_\_

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 Roberta Van Caeyzele, 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: ERIC SHAW Date Received: Sept. 16/16  
Receipt No.: 17390 Amount Received: \$400. Conditional Use No.: RC 2/16  
Cash: \_\_\_\_\_ Cheque: 000761 Debit: \_\_\_\_\_



15-1599 Dugald Road  
Winnipeg, MB R2J 0H3

Phone: 204.668.9652  
Fax: 204.668.9204  
E-mail: [sme@southmaneng.com](mailto:sme@southmaneng.com)

November 3, 2016

Rural Municipality of Rosser  
Box 131  
Rosser, MB  
R0H 1E0

**Re: Letter Of Intent – SW 27-12-2E**

To Whom it May Concern,

The intent of this letter is to advise that Canada Sheep and Lamb Farms Ltd. is intending to purchase the existing feed lot operation situated on SW 27-12-2E from the current owner Mr. David Abas. Originally developed by Harvey Dann, the existing feedlot was approved by the RM of Rosser (Conditional Use RC 14/94) on December 29, 1994. As a condition of this approval, the operation was limited in size to 2500 feeder cattle the equivalent to 1923 animal units as defined by the Farm Practice Guidelines for animals with an average weight of 450 kg.

The intention of Canada Sheep and Lamb Farms Ltd. is to utilize the existing site to finish and breed ewe lambs which are then to be distributed to multiplier facilities situated throughout the province. It is anticipated that the average weight of these animals will be 40 kg, however due to potential changes in genetics and animal flow through the facility an average weight of 45 kg has been used in the calculation of the number of animal units. With the assistance of Manitoba Agriculture Food and Rural Development (MAFRD) staff it has been determined that replacement ewes with an average weight of 45 kg produce an equivalent of 0.09 animal units (ie. 11 replacement ewes will produce 1.0 animal unit). In order to maintain the original intended maximum animal units, the maximum allowable inventory will be 21,153 replacement ewes.


Although the feedlot concept originally implemented with the feeder cattle is somewhat similar to that required for sheep, there are notable differences between the housing requirements. As it is critical that the confinement area for sheep to remain dry and free of any significant mud or wet bedding, it is intended to modify the pen areas to provide a complete roof system over the housing areas. In addition to providing the most desirable environment for the animals, the roof system will also eliminate the runoff potential from the penning areas that had occurred in the past with the feeder cattle. Due to the housing requirements of the animals the area to be developed will expand beyond that which was originally developed for the cattle operation. The attached site plan identifies the proposed facility layout at the intended inventory of 21, 153 replacement ewes.

Construction of the housing facilities will fall within the jurisdiction of the Office of the Fire Commissioner and will be coordinated thusly. Similarly, any modifications to the confined livestock area, runoff collection area and retention ponds will be coordinated through Manitoba Sustainable Development.

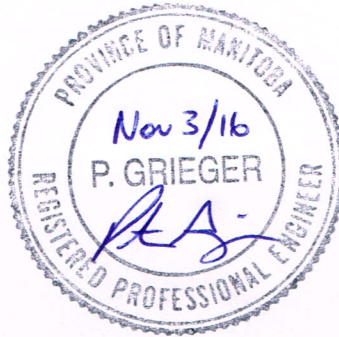
I trust this information clearly identifies the future intentions of Canada Sheep and Lamb Farms Ltd. for the existing feedlot facility situated on SW 27-12-2E. If there are any questions or additional information required please feel free to contact myself or Pat Smith of Canada Sheep and Lamb Farms Ltd.

Sincerely Submitted;

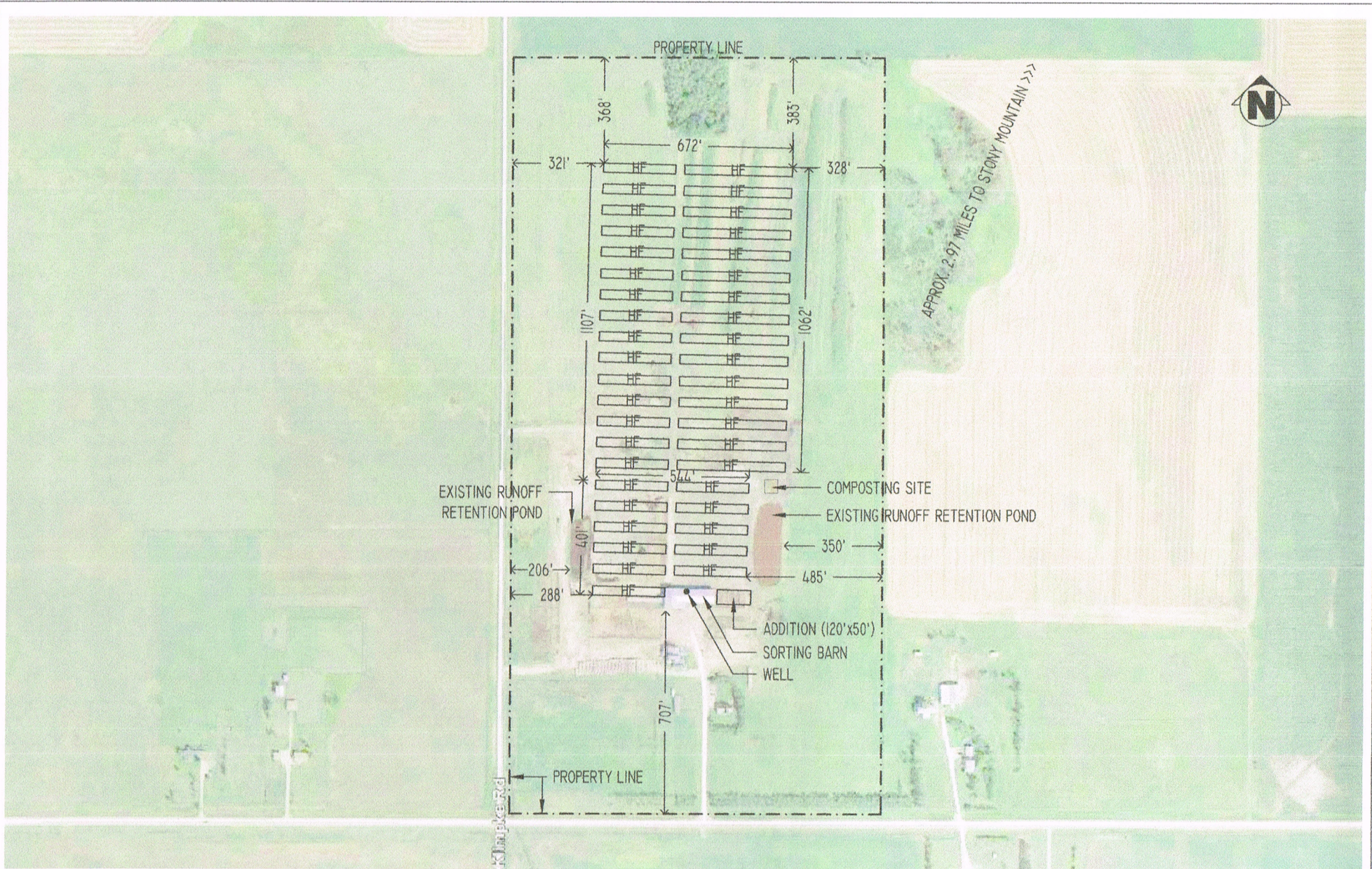
South-Man Engineering

Per, 

Peter Grieger, P. Eng.







**LEGEND:**  
HF - HOUSING FACILITY



15-1599 Dupont Road | Winnipeg, Manitoba | R2J 6H3  
PH. (204) 668-9652 | FAX (204) 668-9264

PROJECT NAME <b>CANADA SHEEP &amp; LAMP STONY MOUNTAIN</b>		BUILDING AREA <b>N/A</b>
SHEET TITLE <b>SITE PLAN</b>		DRAWN BY <b>R. FLORES SOUTH-MAN ENGINEERING</b>
DATE DRAWN <b>OCTOBER 2016</b>		DRAWING SCALE <b>N.T.S.</b>
THIS DRAWING IS THE PROPERTY OF SOUTH-MAN ENGINEERING, WINNIPEG, MANITOBA, CANADA.		SHEET NUMBER <b>SP-1</b>



## STATUS OF TITLE

Title Number **2492002/1**  
Title Status **Accepted**  
Client File **0142781 ALVS**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

DAVID BRENT ABAS  
OF WINNIPEG IN MANITOBA

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

WLY 1320 FEET PERP OF SW 1/4 OF 27-12-2 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**  
Registration Number: **206204/1**  
Instrument Status: **Accepted**

Registration Date: 1967-08-11  
From/By: MANITOBA TELEPHONE SYSTEM  
To:

Amount:  
Notes: AFF: SLY 16.5 FT PERP  
Description: No description

### 3. ADDRESSES FOR SERVICE

DAVID BRENT ABAS  
BOX 1 GRP 242 RR# 2  
WINNIPEG MB  
R3C 2E6

### 4. TITLE NOTES

No title notes

### 5. LAND TITLES DISTRICT

Winnipeg

<b>6. DUPLICATE TITLE INFORMATION</b>
Duplicate not produced
<b>7. FROM TITLE NUMBERS</b>
2175078/1          All
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>
No real property application or grant information
<b>9. ORIGINATING INSTRUMENTS</b>
Instrument Type: <b>Transfer Of Land</b>
Registration Number: <b>4002630/1</b>
Registration Date:          2010-11-03
From/By:                    APEDALE FEEDERS LTD.
To:                             DAVID BRENT ABAS
Consideration:              \$305,000.00
<b>10. LAND INDEX</b>
SW 27-12-2E WLY 1320 FT PERP

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2492002/1

# Main Form

roll number  legal   
 measurement   civic address   
 dwelling  ownership code  ward  zoning:  land use:

Link Rolls

### Municipality

- Town of Stonewall
- RM of Rockwood
- Town of Teulon
- RM of Rosser

owner	address 1	address 2	address 3	town	prov	post code
1 ABAS DAVID BRENT			PO BOX 1 GRP 242 R	WINNIPEG	MB	R3C 2E6

### assessment

class	status	land	building
12	T	2,300	132,000
30	T	142,300	84,700

### title

title	LTO
2492002	WP

### livestock

### permits

permit no.
DR016/91
R012/91
PR007/91
DR010/92
DR010/94
DR015/95

### conditional use

file
RC 14/94

### variation

file
RV 2/95

### zoning memo

### subdivision

### microfiche

items
b-prints,v-order,c-use

### Search



Add to merge