



South-Man Engineering

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COPY

Elie Waldner
Manager
Rosedale Colony
Box 130
Elie, MB
R0H 0H0

January 19, 2017

**Re: Rosedale Colony - Hog Barn Development
SE 36-11-3W / SW 31-11-2W
RM of Cartier**

Dear Mr. Waldner;

In follow up to our discussion I have prepared this letter as a means to summarize the intent of the colony to further develop the existing hog operation. For this purpose, this letter can be forwarded to Manitoba Pork and the RM of Cartier in order that they are apprized of what is being intended and identify the appropriate permitting process required.

Given the age of the existing hog facilities situated on SE 36-11-3W, it has been determined that the useful life of these structures is near completion. As the requirement for replacement of these existing facilities is imminent, with the exception of the north most finisher barn which is anticipated to have an additional useful life between 10 and 15 years, it has been indicated by the colony that they would like to establish a new hog barn development east of the existing colony infrastructure on SW 31-11-2W as indicated on the attached site plan. The proposed buildings will replace the existing breeding/gestation and farrow-nursery barns at their current location, as well as facilitate that portion of the grower/finisher barn that cannot be accommodated in the existing grower/finisher barn that is to remain in service at the current location until its useful life has also expired.

Currently, the existing building facilities are sufficient in capacity to comfortably support a 600 sow farrow-finish operation. In addition to replacing these facilities it is also desired to increase the herd size at this same time to facilitate 1000 sows farrow-finish. This increase in herd capacity represents an increase in animal units from the existing 750 AU to 1250 AU. Although additional building area will be required to house the increased animal inventory, no modifications to the earthen manure storage will be required as the current storage capacity has been determined to be sufficient to maintain a minimum of 400 days of storage for the proposed 1000 sow farrow-finish operation. Manitoba Sustainable

Development has acknowledged existence of this existing earth manure storage under Permit # LM-0021-R01. Although no modifications to the storage are required to accommodate the increase in animal inventory, it will be required to obtain a permit from Sustainable Development for installation of a new influent line from the new construction to the storage in order to convey the manure produced in the barns to the long term storage. Similarly, decommissioning of the existing pipeline from the existing structures to the EMS will need to be coordinated with Sustainable Development once all of the existing facilities are taken out of production.

Filing of a manure management plan is standard practice for the colony as part of the annual manure application regiment as required by the Livestock Manure and Mortalities Management Regulation. Due to the size of the livestock operations at Rosedale Colony this practice will be required to continue and demonstrate to Sustainable Development that application and utilization of the manure nutrients is being done in a manner that is sustainable and environmentally responsible. With an available land base of approximately 6100 acres, it is reasonable to expect that with the proposed increase in size will remain to be sustainable as currently only 600 acres are utilized for manure application on an annual basis.

Construction of the buildings to house the proposed operation will be governed through the Office of the Fire Commissioner (OFC) based in Winnipeg. In order to attain this permit from the OFC a Development Permit from the RM of Cartier and acknowledgement from the Chief Administrative Officer that the development has been approved on the municipal level will be required. This along with engineered drawings are then submitted to the OFC for approval and during construction engineering supervision is provided to facilitate certification of the work upon completion.

I trust this will provide sufficient information to introduce all associated parties to this project and to establish the permitting requirements. If there are any additional questions or communication in this respect please feel free to contact me at your convenience.

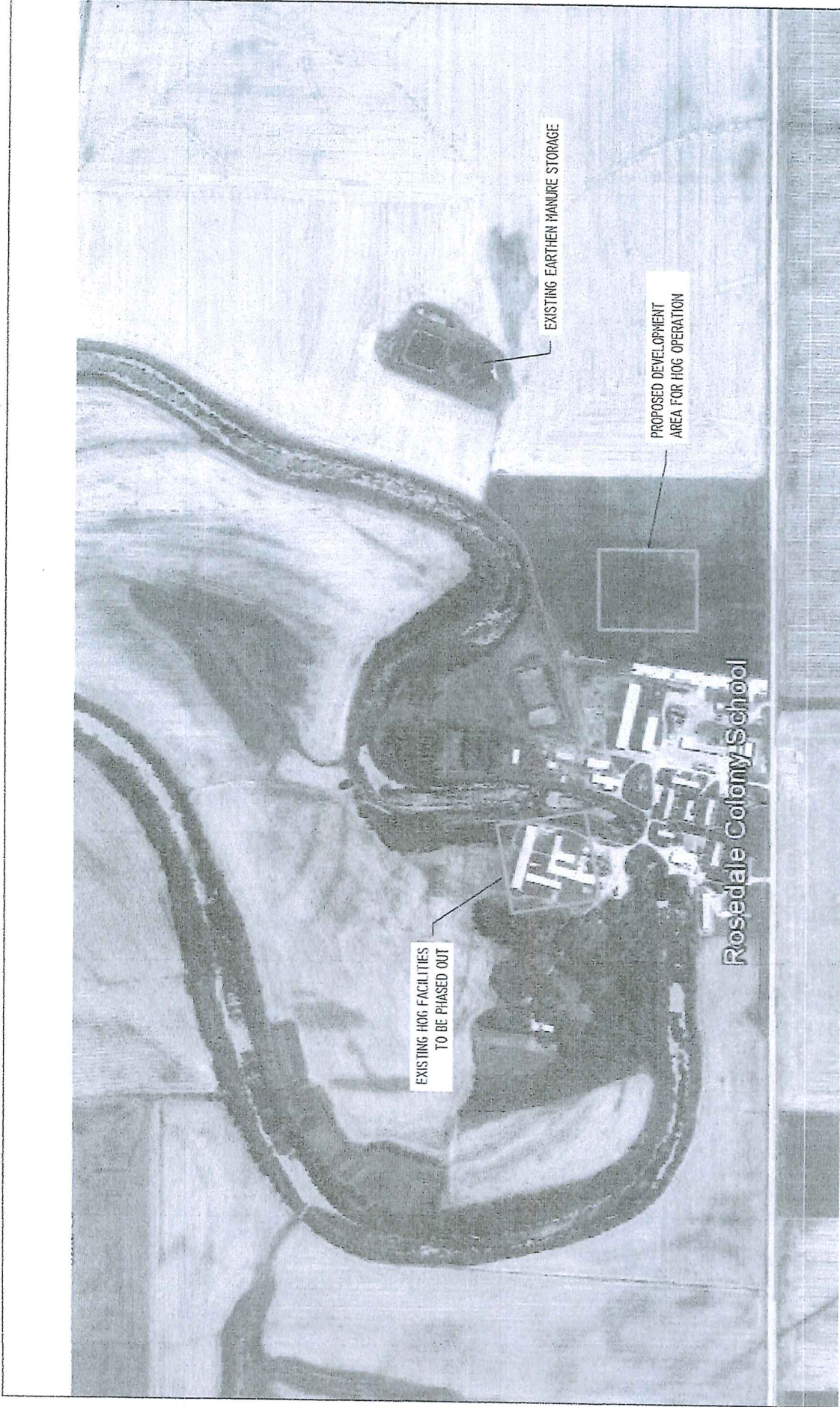
Sincerely Submitted;

South-Man Engineering

Per,



Peter Grieger, P.Eng.



**South-Man
Engineering**

1055 Grandin Street, Winnipeg, MB R6H 1A5
 Tel: (204) 784-1111 | Fax: (204) 784-1112

PROJECT NAME	ROSEDALE COLONY HOG OPERATION DEVELOPMENT	EXHIBIT AREA	N/A
SHEET TITLE	SITE PLAN	DRAWN BY	A. KLOWAK
DATE DRAWN	JAN-2017	CHECKED BY	SOUTH-MAN ENGINEERING
		SCALE	N/A
		SHEET NUMBER	
		SP	

THIS DRAWING IS THE PROPERTY OF SOUTH-MAN ENGINEERING, INC. 2, EAST 109A, CANADA.



New Barks 71,377 sq. ft.
50,127 sq. ft.

TOTAL AU's 1758 (new)

Zoning B3 1,200-11 (Eastern Municipal Storage) (Animal Housing Facility) → 1,322 ft from Residence
 Small Bc 2,641 ft from Residence (Variation OR DER)
 Small Bc 10,564 ft from Residential Zone

300 AU + increase (conditional use)



New Boms 71,377 sq ft
50,127 sq ft

Small Bc 216 41 ft a residence -
Small Bc 10,564 ft from residential
zone

This roll

FARROW TO FINISH
650 → 1000 Sows

Federer
Standing 71,377

MANURE STORAGE

768 FT.
5800 FT Residential

TOTAL AIS

Now 1758. TOTAL

SITE PLAN
HOT OPERATIONS

168 ft Mill
387 ft CREEK
5,381 ft PR 484
Residence

Sustainable Development

- Manitoba.ca
- > Sustainable Development
- > Environmental Compliance and Enforcement

Environmental Compliance and Enforcement

The Environmental Compliance and Enforcement Branch of the Environmental Stewardship Division of Manitoba Sustainable Development has ongoing responsibilities for the administration and management of provincial environmental protection and emergency response programs and services. This includes the delivery of programs and services, and the inspection, compliance monitoring and enforcement of environmental legislation. The Branch accomplishes this through a multi-disciplined complement of staff working from the district offices located in Brandon, Dauphin, Gimli, Lac du Bonnet, Portage la Prairie, Selkirk, Ste. Anne, Steinbach, The Pas, Thompson, and Winnipeg.

The purpose of the Environmental Compliance and Enforcement Branch is to undertake inspection activities and enforce legislation to ensure regulatory compliance; and to respond to environmental incidents and complaints to protect human health and Manitoba's environment.

This is accomplished by:

1. *Inspecting and monitoring developments, operations and activities that may impact the environment by the release of pollutants and contamination to ensure compliance with Manitoba's environmental legislation.*
2. *Enforcing environmental legislation by ensuring compliance via: education, negotiation, investigation, warnings, orders, offense notices, and informations.*
3. *Responding to environmental accidents and complaints in a prompt and effective manner to prevent or minimize impacts of pollutants and contaminants to the environment.*

TABLE 2
Mutual Separation Regulations

Animal Units	Minimum Distance			
	From Single Residence		From Designated Residential or Recreational Area	
	To Earthen Manure Storage Facility or Feedlot	To Animal Housing Facility and Non-Earthen Manure Storage Facility	To Earthen Manure Storage Facility or Feedlot	To Animal Housing Facility and Non-Earthen Manure Storage Facility
300 to 400	518.00 m. (1,700.00 ft.)	258.00 m. (846.00 ft.)	2,070.00 m. (6,791.00 ft.)	1,380.00 m. (4,527.00 ft.)
401 to 800	575.00 m. (1,886.00 ft.)	288.00 m. (945.00 ft.)	2,300.00 m. (7,545.00 ft.)	1,530.00 m. (5,020.00 ft.)
801 to 1600	690.00 m. (2,264.00 ft.)	345.00 m. (1,132.00 ft.)	2,760.00 m. (9,055.00 ft.)	1,840.00 m. (6,037.00 ft.)
1601 to 3200	805.00 m. (2,641.00 ft.)	403.00 m. (1,322.00 ft.)	3,220.00 m. (10,564.00 ft.)	2,151.00 m. (7,057.00 ft.)
3201 to 6400	920.00 m. (3,018.00 ft.)	460.00 m. (1,509.00 ft.)	3,680.00 m. (12,074.00 ft.)	2,450.00 m. (8,038.00 ft.)
6401 to 12800	1,035.00 m. (3,396.00 ft.)	518.00 m. (1,700.00 ft.)	4,140.00 m. (13,583.00 ft.)	2,760.00 m. (9,055.00 ft.)
12801 plus	1,150.00 m. (3,773.00 ft.)	575.00 m. (1,887.00 ft.)	4,600.00 m. (15,092.00 ft.)	3,071.00 m. (10,076.00 ft.)

16.9.2 Development Permit Applications

- 1) For Livestock Operations that produce 300 Animal Units or greater, in addition to the standard development application submission regulations, the proponent for any new or expanding Livestock Operation may be required to provide the following information to the satisfaction of the Designated Officer and RM of Cartier Council.
 - a) a detailed description of the proposed operation;
 - b) the corporate identity and proof of property ownership;
 - c) a legal description of the land on which the proposed development is to occur, by lot, block, subdivision, quarter section and registered plan numbers;
 - d) the owner's (and applicant if different from owner) name, address, signature and interest in the land;
 - e) a site plan showing the location of housing, storage and other facilities relative to the boundaries of the site; and
 - f) servicing needs.

SCHEDULE A
(Sections 5 and 6)

ANNEXE A
(articles 5 et 6)

SITING AND CONSTRUCTION REQUIREMENTS
FOR MANURE STORAGE FACILITIES

EXIGENCES EN MATIÈRE D'EMPLACEMENT
ET DE CONSTRUCTION DES INSTALLATIONS
DE STOCKAGE DE DÉJECTIONS

Siting requirements

1 The construction, modification or expansion of a **manure storage facility** shall meet the following minimum setback requirements:

- (a) 100 m from any surface watercourse;
- (b) 100 m from any sinkhole, spring or well;
- (c) 100 m from the boundaries of the agricultural operation.

Construction of earthen storage facilities

2 The construction, modification or expansion of an earthen storage facility shall meet the following construction requirements:

- (a) the storage volume of the completed earthen storage facility shall meet the requirements of subclause 4(a.1)(i) of this regulation;
- (b) topsoil shall be stripped from the area where any dike is to be constructed before excavation and compaction;
- (c) all excavated material shall be placed in 0.15 m lifts and then compacted;
- (d) if a plastic or compacted clay liner will not be installed, the sides and bottom of the earthen storage facility shall be
 - (i) disced to a minimum depth of 20 cm, and

Exigences en matière d'emplacement

1 Les installations de stockage de déjections doivent se trouver à au moins :

- a) 100 mètres des cours d'eau de surface;
- b) 100 mètres des dolines, des sources et des puits;
- c) 100 mètres des limites de l'exploitation agricole.

Construction d'installations de stockage en terre

2 La construction, la modification ou l'agrandissement de toute installation de stockage en terre doit satisfaire aux exigences suivantes :

- a) une fois les travaux terminés, l'installation de stockage doit avoir une capacité de stockage conforme aux exigences du sous-alinéa 4a.1)(i) du présent règlement;
- b) la terre de surface doit être enlevée à l'endroit où des levées doivent être aménagées avant les travaux d'excavation et de compactage;
- c) les matériaux excavés doivent être étalés en couches de 0,15 mètres puis être compactés;
- d) dans le cas où aucun revêtement en plastique ou aucun revêtement en argile compacté n'est installé, les côtés et le fond de l'installation sont :
 - (i) d'une part, endigués jusqu'à une profondeur minimale de 20 cm,

16(3) When there are livestock comprising more than 10 animal units in a **confined livestock** area of an agricultural operation, the operator shall, unless the director otherwise approves in writing, **locate the area at least 100 m from**

(a) **any surface watercourse, sinkhole, spring or well; and**

(b) **the operation's boundaries.**

M.R. 52/2004

16(4) If the director approves another location for a confined livestock area, the operator shall locate the area in accordance with the approval.

M.R. 52/2004

16(5) No person shall operate a confined livestock area of an agricultural operation in a manner that causes pollution of surface water, surface watercourse, groundwater or soil.

M.R. 52/2004

16(6) If a confined livestock area constructed before the day this subsection comes into force is operated in compliance with subsection (5), subsection (3) does not apply to the area unless it is modified after that day or is expanded after that day and the expansion results in the number of animal units of the expanded area being 300 or more.

M.R. 52/2004

16(7) Subject to subsection (8), an operator shall at least once every year remove from a confined livestock area, regardless of its size, the manure that accumulates in the area and, in accordance with this regulation, shall

(a) store the manure at the agricultural operation;

(b) apply the manure to land; or

(c) otherwise dispose of the manure.

M.R. 52/2004

16(3) Sauf autorisation contraire écrite du directeur, l'espace clos qui loge plus de 10 unités animales sur les lieux d'une exploitation agricole est situé à au moins 100 m :

a) des cours d'eau de surface, des dolines, des sources et des puits;

b) des limites de l'exploitation.

R.M. 52/2004

16(4) L'espace clos à l'égard duquel le directeur autorise un autre emplacement est situé à l'endroit que prévoit l'autorisation.

R.M. 52/2004

16(5) Il est interdit d'utiliser un espace clos dans une exploitation agricole d'une manière entraînant la pollution de l'eau de surface, des cours d'eau de surface, de l'eau souterraine ou du sol.

R.M. 52/2004

16(6) L'espace clos qui est construit avant la date d'entrée en vigueur du présent paragraphe et qui est utilisé en conformité avec le paragraphe (5) n'est pas visé par le paragraphe (3) sauf s'il est modifié après cette date ou s'il est agrandi après celle-ci et si le nombre d'unités animales qui y sont logées passe à 300 ou plus en raison de cet agrandissement.

R.M. 52/2004

16(7) Sous réserve du paragraphe (8), au moins une fois par an, l'exploitant enlève de l'espace clos, et ce, indépendamment des dimensions de celui-ci, les déjections qui s'y accumulent et, en conformité avec le présent règlement :

a) soit les stocke dans l'exploitation agricole;

b) soit procède à leur épandage;

c) soit en dispose autrement.

R.M. 52/2004

16.3(9) The director may impose conditions on a registration.

M.R. 52/2004

16.3(10) The director may refuse to register a manure storage facility if

(a) he or she is not satisfied that the environment is protected; or

(b) the operator fails to comply with a requirement of this section or a requirement the director requires under subsection (5) or (6).

M.R. 52/2004

16.3(11) An operator shall comply with any conditions the director imposes on the registration.

M.R. 52/2004

16.3(12) A manure storage facility that has been constructed, modified or expanded under the authority of a permit under this regulation or the *Livestock Waste Regulation*, Manitoba Regulation 81/94, is deemed to have been registered under this section.

M.R. 52/2004

16.4 Repealed.

M.R. 238/2006; 23/2008; 68/2008; 133/2008; S.M. 2008, c. 39, s. 6

16.3(9) Le directeur peut assortir l'enregistrement de conditions.

R.M. 52/2004

16.3(10) Le directeur peut refuser d'enregistrer une installation de stockage de déjections dans les cas suivants :

a) il n'est pas convaincu que l'environnement est protégé;

b) l'exploitant omet d'observer le présent article ou l'une des exigences que fixe le directeur en vertu du paragraphe (5) ou (6).

R.M. 52/2004

16.3(11) L'exploitant observe les conditions éventuellement rattachées à l'enregistrement.

R.M. 52/2004

16.3(12) L'installation de stockage de déjections du bétail qui a été construite, modifiée ou agrandie en vertu d'un permis délivré sous le régime du présent règlement ou du *Règlement sur les déjections du bétail*, R.M. 81/94, est réputée avoir été enregistrée en vertu du présent article.

R.M. 52/2004

16.4 Abrogé.

R.M. 238/2006; 23/2008; 68/2008; 133/2008; L.M. 2008, c. 39, art. 6

GENERAL PROVISIONS

Variation of requirements

17(1) The director may, upon written application or on his or her own initiative vary any of the requirements of this regulation in respect of an agricultural operation, where in the opinion of the director, an innovative and environmentally sound practice or procedure relating to the use, management or storage of livestock manure or mortalities is not sanctioned or is prohibited by this regulation.

M.R. 52/2004

DISPOSITIONS GÉNÉRALES

Modification des exigences

17(1) Le directeur peut, sur réception d'une demande écrite en ce sens ou de sa propre initiative, modifier les exigences du présent règlement à l'égard d'une exploitation agricole lorsqu'il estime qu'une pratique ou une méthode innovatrice et sans danger pour l'environnement en ce qui concerne l'utilisation, la gestion ou le stockage des déjections du bétail ou d'animaux morts n'est pas permise ou est interdite par le présent règlement.

R.M. 52/2004

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 - e) a site plan showing the location of housing, storage and other facilities relative to the boundaries of the site; and
 - f) servicing needs.

16.9.3 Animal Units

- 1) For the purposes of this Section of the By-law, the calculation of Animal Units shall be determined on the basis of the Animal Units Conversion Table (Appendix D) and in accordance with Manitoba Regulation 81/2011, Provincial Planning Regulation.

16.9.4 Conditional Use Hearing

- 1) Where a conditional use hearing is required, the RM of Cartier Council will not set a hearing date until all of the development permit application information as specified in Section 16.9.2 of this By-law has been submitted by the applicant to the Designated Officer.
- 2) Prior to any hearing of an application for a conditional use permit to establish or expand a Livestock Operation the RM of Cartier shall place a public notice in accordance with the Act.
- 3) An application for a conditional use permit shall be processed and approved or rejected in accordance with the Act. If warranted, the RM of Cartier may consider imposing the following conditions:
 - a) measures to ensure conformity with the applicable provisions of the *White Horse Plains Development Plan*, the *RM of Cartier Zoning By-law* and any secondary plan by-law;
 - b) measures to implement recommendations made by the Technical Review Committee;
 - c) requiring covers on manure storage facilities;
 - d) requiring shelter belts to be established;
 - e) requiring the owner of the affected property to enter into a development agreement dealing with the affected property and any contiguous land owned or leased by the owner, on one or more of the following matters:
 - (i) the timing of construction of any proposed building,
 - (ii) the control of traffic,
 - (iii) the construction or maintenance - at the owner's expense or partly at the owner's expense - of roads, traffic control devices, fencing, landscaping, shelter belts or site drainage works required to service the livestock operation,
 - (iv) the payment of a sum of money to the municipality to be used to construct anything mentioned in subclause (iii).

19.9.5 Manure Management Plans

- 1) Proponents, owners or operators of approved new or expanding Livestock Operations involving the production of 300 Animal Units or more shall



Rural Municipality of Cartier
28 PR 248S, P.O. Box 117
Elie, Manitoba, R0H 0H0
PH: (204) 353-2214
FAX: (204) 353-2335
Website: www.rm-cartier.mb.ca

RECEIPT OF PAYMENT

Page 1

Rosedale Colony
Box 130
Elie, MB R0H 0H0

Receipt Number: 25550

Tax Number:

Date: February 1, 2017

Initials: AB

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	AFC	Admin - Conditional Use # CU-01-17	1	\$0.00	\$300.00	N/A

Cheque Number: 496

Subtotal: \$300.00
Taxes: \$0.00

Total Receipt: \$300.00

Cheque: \$300.00

Total Amount Received: \$300.00
Rounding: \$0.00
Amount Returned: \$0.00