



5 Fabas Street, Box 100, La Broquerie, Manitoba R0A 0W0
p: 1.204.424.5359 f: 1.204.424.5177 www.hylife.com

December 13, 2017

Killarney-Turtle Mountain Planning Office
P.O. Box 10
415 Broadway Ave.
Killarney, MB R0K 1G0

Dear Sir or Madame:

**RE: Conditional Use Application
HyLife Ltd.
Niagara – SW-13-01-17-W**

Please accept this Letter of Intent to supplement our Application for Conditional Use approval for the development of Niagara Feeders in the RM of Killarney-Turtle Mountain.

We are proposing an approximately \$5.5 million hog production facility that will include: 4 feeder barns each housing 2500 hogs, 1 central office, 1 manure storage facility, and employ 2.5 full time staff. The proposed project is to be located on SW-13-01-17-W on an 80-acre parcel of land. The facility when complete will house 10,000 feeder pigs with a total of 1,430 animal units.

This project was presented to the public at a Public Open House hosted by HyLife in the RM of Killarney-Turtle Mountain on November 8th, 2017 at the Blarney Stone banquet facility from 1 pm to 8 pm. We have carefully considered the feedback from the community and now wish to make formal application for the development approval.

We are hopeful that we may be given the opportunity to continue developing in the RM of Killarney-Turtle Mountain and feel this development is consistent with the Killarney-Turtle Mountain Development Plan By-Law No. 25-2008 for the area.

HyLife would like to thank you in advance for your consideration and support of our application. If you require further information or have any questions, please contact Sheldon Stott at (204) 424-2313.

Sincerely,

Dave Penner, COO
HyLife Ltd.

**KILLARNEY-TURTLE MOUNTAIN PLANNING OFFICE
APPLICATION FOR DEVELOPMENT PERMIT**

DEVELOPMENT PERMIT NO. _____
RECEIPT NO. _____
ROLL NO. _____
BUILDING PERMIT NO. _____

The undersigned hereby applies for a Permit to develop a land use(s) in accordance with this application and all applicable planning by-laws.

Applicant	Sheldon Stott, Director of Environmental Affairs, HyLife Ltd.	Phone	(204) 355-7775
Address	5 Fabas Street, Box 100, La Broquerie, MB R0A 0W0		

Contractor	Phone
Address	

Registered Owner	6281207 Manitoba Ltd.	Phone
Address	P.O. Box 484, Killarney, MB R0K 1G0 Attn: Kenneth Dyck	

Construct	<input checked="" type="checkbox"/>	Alter	<input type="checkbox"/>	Extend	<input type="checkbox"/>	Renovate	<input type="checkbox"/>	Locate	<input type="checkbox"/>
Repair	<input type="checkbox"/>	Occupy	<input type="checkbox"/>	Demolish	<input type="checkbox"/>	Remove	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Order Approval

Civic #	Street			Side			
Legal	Section W 1/2 of SW 13	Township	01	Range	17W	R.M.	Killarney-Turtle Mountain
Desc.:	Lot(s)	Block	Plan	Town			

KAPD DEVELOPMENT PLAN DESIGNATION:

Property Zoned:	Existing		Abutting Properties Zoned:	
Land Use:	Yes	No	Permitted	Conditional
Rezoning Required:	Yes	No	By-law #:	Date:
Conditional Use Order Required:	<input checked="" type="checkbox"/>	No	Order #: <u>CU10-17</u>	Date:
Variation Order Required:	Yes	No	Order #:	Date:

Size of Lot	Area of Lot	Width & Area Required	Lane	Yes	No
No. of Storeys	No. of Rooms	No. of Dwelling Units	Basement	Yes	No
Size of Building	Existing Structure(s) on site				
Yards Required	Front	Sides	() ()	Rear	
Parking Spaces Req'd.	Other Setbacks (i.e. highways/sewage lagoons/livestock operations):				

REMARKS & CONDITIONS OF APPROVAL

HYLIFE IS SEEKING APPROVAL TO DEVELOP A 10,000 HEAD PORK PRODUCTION OPERATION (1,430 AU) ON THE SUBJECT SITE IN AN AREA THAT IS DESIGNATED AS "RURAL AREA" IN THE KILLARNEY-TURTLE MOUNTAIN DEVELOPMENT PLAN (BL# 25-2008 AND ZONED "AG" AGRICULTURAL GENERAL IN THE KILLARNEY ZONING BYLAW #2-2016. WE HAVE DONE EXTENSIVE AREA LAND USE AND GEO-TECHNICAL SOIL AND GROUNDWATER INVESTIGATIONS ON THE PROPOSED SITE. THE PROPOSED SITE MEETS AND INDEED EXCEEDS ALL LOCAL AND PROVINCIAL DEVELOPMENT SETBACKS AND SEPARATION DISTANCES REQUIREMENTS. WE HAVE ALSO INFORMED AND CONSULTED WITH AREA NEIGHBOURS AND CONDUCTED A PUBLIC OPEN HOUSE ON NOVEMBER 8, 2017 TO OBTAIN FEEDBACK FROM THE COMMUNITY PRIOR TO FORMAL APPLICATION.

Development Officer	<u>RACHEL ANDREWS</u>	Fee Payable: \$	120.00
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Date Approved: _____ Approved By: _____

I undertake to observe and perform the provisions of the Manitoba Planning Act and regulations, all applicable municipal by-laws, including any Development Plans or Zoning By-laws and development agreements entered into, and all specifications or conditions issued by duly authorized officers in respect of the work incidental to the subject matter of this application and if the permit involved or affects the planning or the position of any building or structure on or in respect of land to do all work so that the building or structure will be wholly within the boundaries of the lot or parcels of land indicated in this application and to indemnify the Municipality against all losses, costs, charges or damages caused by or arising out of anything done pursuant to any permit issued under this application.

APPLICANT:  DATE: Dec. 11, 2017