



RURAL MUNICIPALITY OF SPRINGFIELD

Box 219; Unit 1 - 686 Main Street, Oakbank, MB, R0E 1J0, Ph 204-444-3824 Fax 204-444-7440

APPLICATION FOR:

- ☐ Variation Order (\$400.00)
- ☐ Variation Order (Minor) (\$200.00)
- ☒ Conditional Use (\$500.00)
- ☐ Re-Zoning (\$2,000.00 plus advertising costs)
- ☐ Amendment to Springfield Development Plan (\$2,000.00 plus advertising costs)
- ☐ Zoning Agreement Amendment (\$400.00 plus legal & consulting fees)
- ☐ Development Agreement Amendment (\$400.00 plus legal & consulting fees)

File#: _____

Roll#: 0504500.000³

LEGAL DESCRIPTION

LOT NE ¼ SEC 6 BLOCK 10 PLAN 7E
TWP. 10 RGE. 7E

CIVIC ADDRESS 36111 Richland Ridgeland Road 5AN

CURRENT DESIGNATION

Zoning By-Law Rural + Agricultural Area Springfield Development Plan Livestock Operation 1

APPLICANT

NAME Michael Wollmann

ADDRESS Box 508 RR#1 36111 Richland Rd
Anola Dugald, MB

POSTAL CODE R0E 0K0 R5L 0H2

PHONE (204) 612-3413

EMAIL mikewol@live.ca

REGISTERED LAND OWNER

NAME Ridgeland Holding Co Ltd.

ADDRESS Box 508 RR#1
Dugald, MB

POSTAL CODE R0E 0K0

PHONE (204) 612-3413

EMAIL mikewol@live.ca

The following documents are attached and form a part of this application

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Copy of Status of Title | <input type="checkbox"/> Authorization to Apply | <input type="checkbox"/> Survey Plan by M.L.S. |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Building Location Certificate | <input checked="" type="checkbox"/> Letter of Intent |
| <input checked="" type="checkbox"/> Disclosure of Information Form | <input type="checkbox"/> Other Data | |

Subject Provisions: By-law Section 3.11.4

Conditional Use Amended to / Varied to allow _____

Increase existing 9700 bird layer flock (80.5 AU) to 20000 birds (166 AU)

Increase existing 2400 bird broiler flock (12 AU) to 20000 birds (100 AU)

I UNDERTAKE TO OBSERVE AND PERFORM ALL PROVISIONS OF THE PLANNING ACT, THE RURAL MUNICIPALITY OF SPRINGFIELD ZONING BY-LAW OR DEVELOPMENT PLAN, ANY DEVELOPMENT AGREEMENT ENTERED INTO UNDER SECTION 150 OF THE PLANNING ACT AND ANY CONDITIONS IMPOSED WITHIN THE PLANNING ACT. THE PROCESSING OF AN APPLICATION DOES NOT IN ANY WAY RELIEVE THE OWNER OF A STRUCTURE FROM THE FULL RESPONSIBILITY OF OBTAINING ALL NECESSARY PERMITS PRIOR TO THE CONSTRUCTION OF ANY SAID STRUCTURE OR FROM COMPLYING WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND BY-LAWS. I UNDERSTAND AND APPROVE OF THE RELEASE OF ANY AND ALL SUPPORTING DOCUMENTS ATTACHED WITH THIS APPLICATION, TO THE GENERAL PUBLIC, IF REQUESTED.

Signature of Owner: [Signature]

Date: June 6/24

Signature of Applicant: [Signature]

Date: June 6/24

For Office Use Only

As per By-Law No. 21-14

Application Fee: _____

Received by: JM

Date: June 5/24

Disclosure of Information

I (we), Michael Wollmann

Have made a formal application for one of the following:

| | |
|----------|---|
| <u>✓</u> | Variation Order |
| _____ | Conditional Use |
| _____ | Re-Zoning |
| _____ | Amendment to Springfield Development Plan |
| _____ | Zoning Agreement Amendment |
| _____ | Development Agreement Amendment |

And understand and approve the release on any and all supporting documents attached with this application, to the general public, if requested.

For the lands located at:

36111 Richland Ridgetown Road Road 54N
(civic address number) (Street Name) (road extension number)


Lot _____ Block _____ Plan _____ within

NE ¼ of Section 6 Township 10 Range 7 E

registered under CT# _____

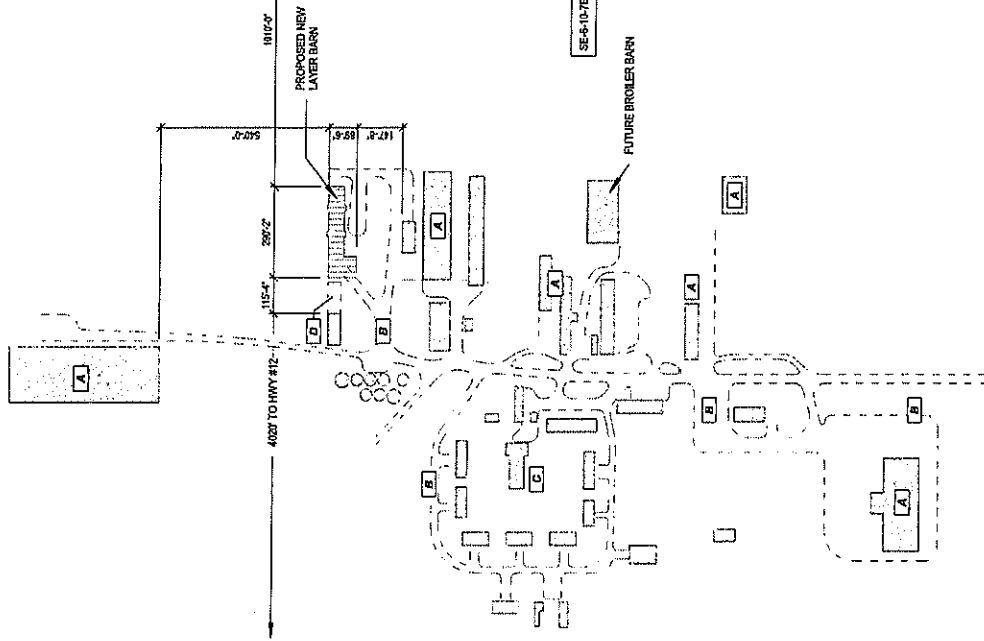
APPLICANT

Per: Michael Wollmann
(please print name)


(applicant's signature)

June 4, 2024
(Date)

(revision date January 2, 2022)



- ☐ A EXISTING FARM BUILDINGS
- ☐ B EXISTING WALKWAYS / ROADWAYS
- ☐ C EXISTING RESIDENTIAL
- ☐ D EAST HALF OF EXISTING BUILDING TO BE REMOVED



UNIT 6 - 8111 Highway 10, Kenora, MB R0J 3K4
Phone: (204) 225-0250 Fax: (204) 225-1254
www.south-mandesign.com

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PROJECT NUMBER:

2310-113

PROJECT NAME:

Layer Barn

CLIENT NAME:

Ridgeland Colony

PROJECT LOCATION:

SE-6-10-7E, Dugald, MB

DRAWN BY: AH

CHECKED BY: PG

DATE: 06/04/24

A2.0

REGISTERED PROFESSIONAL ENGINEERS
GEOSCIENTISTS
MANITOBA

Certificate of Authorization

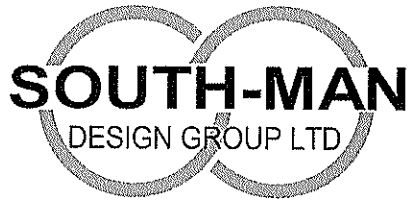
South-Man Design Group Ltd.

No. 7810

ISSUED FOR CONSTRUCTION

Site Plan

Site Plan
1" = 400'-0"



Unit 6 - 851 Lagimodiere Blvd. Winnipeg, MB. R2J 3K4
www.southmandesign.ca
Peter Grieger: 204223-8289 | Pete Krahn: 204-371-7314

June 6, 2024

**Re: Conditional Use - Letter of Intent
Ridgeland Holding Co Ltd.**

To Whom it May Concern:

As the population of the colony is continually increasing, the need for additional revenue also increases to support these individuals. Ridgeland Colony depends primarily on agricultural activities such as livestock and crop production for its principal income. Increasing the land base for crop production has become increasingly difficult as the land available has become increasingly sparse. Consequently, the colony has made the decision to increase the animal inventory as a means to increase the annual income.

A Conditional Use is being sought to allow an increase in the livestock inventory at Ridgeland Colony situated on the E ½ of 6-10-7E in the RM of Springfield. The immediate proposal is to increase the existing layer flock from 9700 birds (80.5 Animal Units, AU) to 20000 birds (166 AU). To facilitate this increase, a portion of an existing building will be removed, and a new structure will be erected in its place. The long-term goal several years down the road is to also increase the broiler capacity from the existing 2400 birds (12 AU) to 20000 birds (100 AU). A new building will be constructed to house these birds in the future. The proposed livestock inventory increases represent a total increase in AU of 173.5.

Manure from the livestock operations will be land applied at agronomic rates as a source of nutrients for crop production. Application of this manure will be monitored through an annually filed manure management plan which is submitted to the Province of Manitoba for review and approval. Manure from the layer barn is proposed to be handled as a liquid and stored in the existing earthen manure storage until such time that it can be field applied. Manure and bedding from the broiler barn will be field stored in windrows and land applied once per year. Liquid manure is traditionally injected directly into the soil to keep odours to a minimum during the application process. Solid manure from the broiler operation will be surface applied and incorporated by tillage within 48 hours to conserve nutrient and mitigate odour production.

Sufficient land base is owned by Ridgeland Colony to sustainably support the field application of manure as a fertilizer source without any concern of excess nutrient build up over time.

Michael Wollmann

Ridgeland Holding Co Ltd.

STATUS OF TITLE

Title Number **2377917/1**
Title Status **Accepted**
Client File



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

RIDGELAND HOLDING CO. LTD.

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

THE NE 1/4 OF SECTION 6-10-7 EPM
EXC DRAIN PLAN 5979 WLTO

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: **230593/1**
Instrument Status: **Accepted**

Registration Date: 1974-05-24
From/By: MANITOBA HYDRO ELECTRIC BOARD
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Mortgage**
Registration Number: **2317965/1**
Instrument Status: **Accepted**

Registration Date: 1998-10-28
From/By: RIDGELAND HOLDING CO. LTD.
To: CANADIAN IMPERIAL BANK OF COMMERCE

Amount: \$3,000,000.00
Notes: No notes
Description: No description

| |
|---|
| 3. ADDRESSES FOR SERVICE |
| RIDGELAND HOLDING CO. LTD. DUGALD MB ROE OKO |
| 4. TITLE NOTES |
| No title notes |
| 5. LAND TITLES DISTRICT |
| Winnipeg |
| 6. DUPLICATE TITLE INFORMATION |
| Duplicate not produced |
| 7. FROM TITLE NUMBERS |
| B52837/1 All |
| 8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS |
| No real property application or grant information |
| 9. ORIGINATING INSTRUMENTS |
| Instrument Type: Request To Issue Title - Internal |
| Registration Number: 3967611/1 |
| Registration Date: 2010-08-17 |
| From/By: CONVERSIONS |
| To: |
| Amount: |
| 10. LAND INDEX |
| NE 6-10-7E EX DRAIN PL 5979 |

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2377917/1**