

**RURAL MUNICIPALITY OF ARMSTRONG**  
**RESOLUTION FORM**

**Date : May 26, 2026**

**Resolution No. 2026-127**

Moved By: Paul Humeny

Seconded By: Glenn Barkman

WHEREAS 7317474 Manitoba Ltd/Harbour Colony Farms, (herein, 'the owners') own property at SW28-18-3E, in Komarno, MB at (herein, 'the Property');

AND WHEREAS the Property is zoned "AG" Agriculture General Zone in the Zoning By-Law 6/04, which requires a Conditional Use for Part 12.3.19 Livestock Production Operation Producing more than 301 Animal Units (A.U.);

AND WHEREAS the owners have submitted a Conditional Use application to allow to construct a new poultry operation. The applicant proposes that the operation will consist of 40,000 layers (332 A.U.), 40,000 pullets (132A.U.), and 60,000 broilers (300A.U.), representing 764 animal units (A.U.).

THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Armstrong **approve** the Conditional Use application 2026-A-07, subject to the following conditions:

1. The Applicant shall adhere to the regulations set forth in the Technical Review Report in regard to the Provincial Requirements and Safeguards as follows:
  - a. This project will require a Water Use Rights Licence issued under The Water Rights Act. The proponent must contact the Water Use Licensing Section at [wateruse@gov.mb.ca](mailto:wateruse@gov.mb.ca) to discuss requirements to obtain a Water Use Rights Licence for this project. (pg. 22 TRC review)
  - b. An application for a Licence to construct water control works is required. The proponent must contact the Drainage section at [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca) for more information on regarding water control works and wetlands. (pg. 22 TRC review)
  - c. Any additional measures identified through subsequent provincial licencing or permitting to minimize any identified risks to health, safety and the environment should be undertaken. (pg. 22 TRC review)
  - d. As per Section 118.2(2)(b), an applicant may appeal the following decisions of a board or council to the Municipal Board respecting an application for approval of a conditional use:
    - o a decision to reject the application,
    - o a decision to impose conditions.(pg. 22 TRC review)

- e. During manure spreading, a minimum setback of 20 metres must be maintained from any well, spring, or sinkhole, or 15 metres where a permanent vegetative buffer is in place, under the Livestock Manure and Mortalities Management Regulation. (pg. 22 TRC review)
- f. Under the Livestock Manure and Mortalities Management Regulation, the applicant must:
  - o Locate manure at least 100 m from any surface watercourse, sinkhole, spring, or well.
  - o Ensure manure does not pollute surface water, groundwater, or soil.
  - o Land-apply stored manure the following year.
  - o Ensure composting does not pollute surface water, groundwater, or soil.
  - o Locate composting site at least 100 m from any surface watercourse, well, or the operation's boundaries. (pg. 22 TRC review)
- g. A Provincial Water Infrastructure permit from MTI – Hydrologic Forecasting and Water Management branch is required under The Water Resources Administration Act for any activity occurring on or near PWI. (pg. 23 TRC review)
- h. Any structures placed within the controlled area of a Provincial Trunk Highway (PTH) or Provincial Road (PR) (125 ft from the edge of the right-of way) requires a permit. Contact: [accessmgmt@gov.mb.ca](mailto:accessmgmt@gov.mb.ca) or call 204-583-2433. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>. (pg. 23 TRC review)
- i. Area of a PTH or PR (125 ft from the edge of the right-of-way). (pg. 23 TRC review)
- j. Under Section 116(2) of The Planning Act, council may consider including the following conditions on the approval of this application:
  - o Measures to ensure conformity with the applicable provisions of the development plan by law, the zoning by-law, and any secondary plan by-law
  - o Measures to implement recommendations made by the Technical Review Committee
  - o Requiring a shelterbelt to be established
  - o Requiring the owner to enter into a development agreement dealing with:
    - I. The timing of construction of any proposed building
    - II. The control of traffic

- III. The construction or maintenance of the planning district or municipality to be used to construct, roads, traffic control devices, fencing, landscaping, shelter belts or site drainage works required to service the livestock operation.
- k. As per Section 118, no development or expansion of a livestock operation that is the subject of an application under Part 7, Division 2 of The Planning Act may take place until
  - o the application is approved and the applicant complies, or agrees to comply, with any condition imposed on the approval under this Division; and
  - o the applicant obtains every approval, including any permit or licence, required under an Act, regulation or by-law in respect of the proposed operation or expansion, and complies with, or agrees to comply with, any condition attached to the approval.

**Carried**

"Original Resolution signed by"

**Reeve Garry Wasylowski**

This is a certified and true copy of a resolution passed by the Rural Municipality of Armstrong.



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Colleen Mayer, Chief Administrative Officer  
RM of Armstrong