

Rural Municipality of De Salaberry / Municipalité rurale De Salaberry



ROLL NO / NO. DU RÔLE : 6600

TIME SLOT / INTERVALLE DE TEMPS : To be determined

FILE NO / NUMÉRO DE FILIÈRE : C8-14-6600

SUBDIVISION FILE NO / NO. DE SUBDIVISION : -

APPLICATION FOR / DEMANDE POUR: VARIATION ORDER / DEMANDE DE DÉROGATION :   
 CONDITIONAL USE / UTILISATION CONDITIONNELLE :   
 ROAD CREATION / CRÉATION D'UN CHEMIN :   
 RE-ZONING / RE-ZONAGE :

OWNER / PROPRIÉTAIRE : Thomas Soucy

APPLICANT / DEMANDANT : Charles Liu

LEGAL DESCRIPTION / DESCRIPTION LÉGALE : E 1/2 of SE 15-4-3E

CIVIC ADDRESS IF ANY / ADRESSE CIVIQUE: \_\_\_\_\_

Applicable Zoning By-Law or Planning Scheme: De Salaberry Zoning By-Law No. 2208-05 as amended by Bylaw 2290-11  
 Règlement de zonage est applicable ou projet de planification : Règlement de zonage De Salaberry n° 2208-05 tel que modifié par n° 2290-11

VARIED TO ALLOW DÉROGER POUR PERMETTRE	CONDITIONAL USE REQUESTED UTILISATION CONDITIONNELLE DEMANDÉE	AMENDED TO MODIFIÉE POUR COMPRENDRE
<p>a Poultry Broiler (Groupe Westco Inc.) operation (Site Assessment attached)</p>		

REASON IN SUPPORT: / RAISON POUR APPUYER LA DEMANDE :

RM By-Law 2194-04 9.1.1.C.ii

I undertake to observe and perform all provisions of The Planning Act, the applicable Zoning By-Law, any Development Agreement entered into under The Planning Act and any other conditions imposed under Sections 57 & 59 of The Planning Act.

J'entrepris d'observer et de respecter toutes les provisions du code de planification, le règlement de zonage et l'entente du développement compris dans le code de planification ainsi que toutes les conditions imposées dans les sections 57 et 59 du code de planification.

Signature of Owner or Applicant / Signature du propriétaire ou demandant : X

Address : 12 Aviation Blvd. St. Andrews Date: 2014-05-14

APPLICATION FEE SCHEDULE / FRAIS DE LA DEMANDE
VARIATION ORDER / DEMANDE DE DÉROGATION: \$ 150.00
CONDITIONAL USE / UTILISATION CONDITIONNELLE: \$ 150.00
LIVESTOCK C.U. / U.C. D'UN BÉTAIL: \$4.00/A.U.
ROAD CREATION / CRÉATION D'UN CHEMIN: \$ 150.00
RE-ZONING / RE-ZONAGE: \$1500.00

RIA3N5  
 Receipt no 20141173  
 TOTAL / TOTALE : \$ 4,240.<sup>00</sup>/<sub>XX</sub>  
 Paid [Signature]

RURAL MUNICIPALITY OF DE SALABERRY  
MUNICIPALITE RURALE de DE SALABERRY



CASE POSTALE 40 / BOX 40  
ST-PIERRE-JOLYS, MANITOBA ROA 1V0

September 30, 2014

Résolution No. 443-14

PROPOSEE PAR LE CONSEIL:  
MOVED BY COUNCILOR: MA

APPUYEE PAR LE CONSEILLER:  
SECONDED BY COUNCILOR: GR.

**BE IT RESOLVED THAT Council hereby approves Conditional Use Order No. C8-14-6600 as applied for by Group Westco with the following conditions:**

**THAT the applicant enters into a development agreement with the municipality that addresses but not limited to truck route selection, road maintenance, shelter belts and others; and**

**THAT a detailed Site Plan showing all site dimensions, setbacks, tree belts, etc. shall be submitted to Council after the development agreement is approved.**

Ron Musick  
Reeve

Member	For	Against	Abstain	Absent
Carbonneau, Andre				
Catellier, Patrick				
Hamonic, Marc				
Marion, Marc				
Maynard, Gerry				
Musick, Ron				
Roy, Germain				

# RURAL MUNICIPALITY OF DE SALABERRY



## UNDER THE AUTHORITY OF THE PLANNING ACT

VARIATION ORDER NO.: C8-14-6600

### WHEREAS

Owner GROUP WESTCO

Applicant GROUP WESTCO

LEGAL DESC. OF PROPERTY: PT. SE15-4-3E  
North-West of intersection of Pauls Road 20N and Road 16E  
Herein after referred to as "the land"

Applied to the Rural Municipality of De Salaberry for approval of a Conditional Use under the provisions of the De Salaberry Zoning By-law No. 2208-05, as amended by by-law 2290-11, provided under Sub-section 55 of The Planning Act.

Zoning requirement: To allow the establishment of a 212,000 Chicken Broiler Operation (1,060 Animal Units) in the "A2" – Agriculture 2 Zone.

For the purpose of: Building a Chicken Broiler Operation Facility.

And after careful consideration of the application, the Rural Municipality of De Salaberry Council, in meeting, duly assembled this 30<sup>th</sup> day of September, 2014.

Approved the said application

Disallowed the said application

Council are:

Satisfied:

Not satisfied that:

- a) the general environmental, amenity and convenience of the community as a whole will not be adversely affected; and
- b) the general environmental, and amenity, convenience, character and of value of adjoining properties will not be adversely affected.

### *Approval is given subject to the following conditions:*

- That the applicant enters into a development agreement with the municipality that addresses but not limited to truck route selection, road maintenance, shelter belts and others; and
- That a detailed Site Plan showing all site dimensions, setbacks, tree belts, etc. shall be submitted to Council after the development agreement is approved.

MINUTE REFERENCE: 443-14

Designated Zoning Officer

Seal  
sceau

RURAL MUNICIPALITY OF DE SALABERRY  
MUNICIPALITE RURALE de DE SALABERRY



CASE POSTALE 40 / BOX 40  
ST-PIERRE-JOLYS, MANITOBA ROA 1V0

October 14, 2014

Résolution No. 487-14

PROPOSEE PAR LE CONSEIL:  
MOVED BY COUNCILOR: M. H.

APPUYEE PAR LE CONSEILLER:  
SECONDED BY COUNCILOR: G. R.

**WHEREAS** the Zoning By-Law requires Council to determine the minimum site width, front yard, side yard and rear yard requirements;

**THEREFORE BE IT RESOLVED THAT** Council approves the following minimum site requirements for Group Westco described as PT.SE15-4-3E, part of Roll #6600:

- i. Minimum site area 80 acres
- ii. Minimum site width 1320 feet
- iii. Minimum front yard 150 feet
- iv. Minimum rear yard 150 feet
- v. Minimum side yard (east side) 516 feet
- vi. Minimum side yard (west side) 140 feet.

Ron Musick  
Reeve

Member	For	Against	Abstain	Absent
Carbonneau, Andre				
Catellier, Patrick				
Hamonic, Marc				
Marion, Marc				
Maynard, Gerry				
Musick, Ron				
Roy, Germain				

RURAL MUNICIPALITY OF DE SALABERRY  
MUNICIPALITE RURALE de DE SALABERRY



CASE POSTALE 40 / BOX 40  
ST-PIERRE-JOLYS, MANITOBA ROA 1V0

October 14, 2014

Résolution No. 480-14

PROPOSEE PAR LE CONSEIL:  
MOVED BY COUNCILOR: MH

APPUYEE PAR LE CONSEILLER:  
SECONDED BY COUNCILOR: G.R.

**BE IT RESOLVED THAT Council hereby sign a development agreement with Group Westco, Pt. SE15-4-3E, and Part of Roll No 6600 as per the Conditional Use Order No. C8-14-6600 conditions.**

Ron Musick  
Reeve

Member	For	Against	Abstain	Absent
Carbonneau, Andre				
Catellier, Patrick				
Hamonic, Marc				
Marion, Marc				
Maynard, Gerry				
Musick, Ron				
Roy, Germain				



## **DEVELOPMENT AGREEMENT**

**BETWEEN**

**THE RURAL MUNICIPALITY OF DE SALABERRY (Hereinafter called the Municipality) OF THE FIRST PART.**

**AND**

**GROUP WESTCO. (Hereinafter called Developer) OF THE SECOND PART.**

Whereas the Developer, on the 30<sup>th</sup> of September 2014, received Council approval for a Conditional Use Order (C8-14-6600) to build a Chicken Broiler Operation on a property described as PT.SE15-4-3E, Roll # 6600'

Whereas Council requires a Development Agreement to be signed by both parties listing all conditions of approval of this development;

NOW THEREFORE THIS AGREEMENT WITNESSES that each of the parties hereto agrees as follows:

- 1) The barns and any lagoon or manure storage facilities are to be built and sited in conformance with the provisions of the Rural Municipality of De Salaberry Zoning By-Law Regulations and other applicable Provincial Regulations.
- 2) Provide treed shelterbelts, incorporating three offset rows of trees, surrounding the entire livestock production operation facility, including any manure storage facility. To accommodate wider driveway access, the proponent could leave a 75 feet wide gap of unplanted area on either side of the middle of the driveway.
- 3) Shelterbelt trees must be planted before the facility starts operation. Once planting finished, the proponent shall contact the Municipality for initial inspection. Council will provide the proponent with a letter conforming initial inspection is done, noting any deficiencies.
- 4) The developer should construct a cold storage facility to contain mortalities prior to disposing the remains. The cold storage facility may not be needed if the proponent prefers to dispose mortalities immediately. Mortalities shall only be disposed through the method and on the site set (composting site) in the Site Assessment Report.
- 5) Confirmation of separation distances, setbacks by a Manitoba Land Surveyor, if determined necessary by Council.
- 6) The submission of a copy of the yearly manure management plan to the Municipality if required.

- 7) The developer shall adhere to all the requirements and recommendations put forward by the **Technical Review Committee Report** (TRC 12-012). The Technical Review Committee Report shall make part of this agreement.
- 8) The **Site Assessment Report** produced by Group Westco shall also be part of this agreement. The proponent acknowledges to run the operation as per the statements put forward in this report.
- 9) Trucks should adhere to the proposed truck route. Use *Pauls Road 20N* going west from the facility joining *Provincial Road 200* (PR200) going north. From PR200 turn to PR205 going west and exiting the Municipality. The proponent shall not use other routes without first receiving permission from the Municipality.
- 10) Any annual graveling rate **over the usual municipal average graveling be borne by the proponent**. The Municipality will send annual invoices for these extra gravel applications. That any new road construction or upgrade (dirt to gravel) costs be borne by the proponent to Municipal Standards.
- 11) The applicant makes at the office of the R.M. of De Salaberry, a refundable deposit with no interest as per schedule below to be refunded after a period of 3 years maintenance period that will start when Council provides the proponent a letter of initial inspection, less any amounts that may have deducted to ensure compliance with the terms of this Conditional Use Order.
  - 1 – 499 Animal Units - \$5,000.00
  - 500 – 999 Animal Units - \$10,000.00
  - 1000+ Animal Units - \$15,000.00

RESOLUTION NO. 480-14      AGREED TO THIS ON. 15<sup>th</sup> DAY OF October, 2014

**RM OF DE SALABERRY**

Ron Musick, Reeve: *Ron Musick*

Date: *Oct. 15, 2014*

Larissa Love, CAO: *Larissa Love*

Date: *Oct. 15, 2014*

**DEVELOPERS**

Group Westco: *Raymond (Ray) A. J. St. Hilaire*

Date: *October 23, 2014*

Name: *RAYMOND (RAY) A. J. ST. HILAIRE*

Position: *Company Representative*

Group Westco: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Position: \_\_\_\_\_

LETTER OF AUTHORIZATION

February 12, 2014

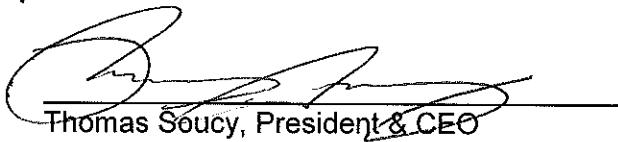
TO WHOM IT MAY CONCERN

**Re: New Poultry Farm in the R.M. of De Salaberry**

This letter authorizes Ray St. Hilaire to sign on behalf of Group Westco Inc. in all matters relating to permits and approvals for the proposed development of a new poultry farm in the Rural Municipality of De Salaberry.

**Group Westco Inc.**

Per:



Thomas Soucy, President & CEO