
From: Loris Barsanti
Sent: March-30-18 11:59 AM
To: +WPG139 - TRC (MR)
Subject: TRC 12-041

I am responding to information sent to me referring to the Rosser Holsteins Ltd. application to expand their present facilities at SW 1/4 06 12 01 EPM.

I live directly north of the facility in the village and can see the barns from my bedroom window. (My property attaches to theirs.) Originally the Holtmanns had their operation quite close to the village. To keep the locals happy they moved the barns to their present location. They use to have their silage behind my house. (They ground it up near by). Well, they moved that too. I miss my ski moguls. I liked that cycle, the sweet smell. Yes, it is better for the operation; but a couple of people probably belly ached. Now, all I can do is look out there and see. No odors, no sounds. I am as close as you can get.

What I want you and anyone else who reads this is that the Holtmanns are good neighbors and good business people. They go out of their way to do things right and keep people happy. I have absolutely no complaints about the expansion and support their request. I see it as a benefit to the Municipality of Rosser and the community.

Mr. Loris Barsanti
Rosser, MB.

From: Scott Beaton ·
Sent: April-03-18 4:46 PM
To: +WPG139 - TRC (MR)
Subject: TRC 12-041 - Rosser Holsteins Expansion

To whom it may concern,

I would like to note my support to the proposed expansion of the Holtmann Dairy. I live in the town of Rosser, and as such am one of the neighbors that falls well within the livestock confinement area and associated manure storage buffer. The Holtmanns have been early adopters of technologies to mitigate risks associated with intensive livestock production systems, and have been respectful of their neighbors and the rules around manure spreading rates and setbacks in my experience. As such, I hope that they are able to expand their operation as they see fit in a manner that is sustainable, and consistent with the goals of our local and provincial governments.

The manure separation system used in the Rosser Holsteins operation is a great example of their willingness to take on responsibility associated with phosphorous loading, and cooperate with government to find a solution to manage surface water quality issues. That being said, It has reduced the solid content in the liquid cells, which has virtually eliminated crusting, and contributes to increased air quality concerns downwind on windy days. Studies have indicated that placing shelterbelts around lagoon or storage structure perimeters can reduce wind flow at the liquid level and therefore reducing convection of VOC's from the storage surface may prove effective in odor reduction (Bottcher et al., 1999). Numerical simulation of the effects of tall barriers around manure lagoons predicted reductions in downwind malodorous lagoon emissions of 26% to 92% (Liu et al., 1996). I wonder if the inclusion of a multi species, multi row shelterbelt on the north, west, and south side of the existing and future liquid manure storage areas would help to control odour on windy days, while helping to maintain nitrogen levels and therefore value in the slurry, which is subject to increased volatilization in liquid containment structures that experience turnover due to wind and wave action (Johannesson et al., 2018). I would suggest that a relatively simple and cost effective practice such as this will have substantial effects on the air quality downwind as well as help to show area residents that measures are in place to manage their concerns relating to odour emissions from expanding livestock operations.

Thanks for your time, and consideration. I hope to see earthwork start on Rosser Holsteins expansion in the near future. The Holtmann family have been, and continue to be great neighbors and a pillar in our community.

Scott Beaton
Resident, RM of Rosser

From: Mei-West Ent.
Sent: April-09-18 10:24 AM
To: +WPG139 - TRC (MR)
Subject: TRC 12-041 Rosser Holsteins

Mei-West Enterprises Inc. in Rosser, MB doesn't have any objection to the proposed expansion at Rosser Holsteins Ltd.
We are in favour of the expansion.
Gisela Nolting
Secretary/ Treasurer for Mei-West Enterprises Inc.

Att: Livestock Technical Review Committee Re: TRC 12-041 (These are my Views)

I would like to bring to your attention an article in the Stonwall Teulon Tribune dated Nov 7, 2013, and later May 5, 2016 which shows a proposal for approximately 100 plus residential dwellings, located on the same section of land and less than 1 mile from the barns of the proposed dairy expansion.

In the first article in the Stonewall Teulon Tribune dated Nov 7, 2013 on page 10, there is a quote from Beverly Wells the former CAO for the RM of Rosser stating " Both of these properties are owned by farmers that farm immediately beside the property, it was their idea to proceed with these subdivisions. It wasn't Council's. It was their idea, Wells said.

I believe it is very irresponsible for anyone to have requested a residential subdivision in 2013 on the same parcel of land, and now in 2018 wants to almost double his animal units from 1200 to 2000 on the same parcel. These individuals should make up their minds whether they want to be developers or farmers. There has been lots of cost incurred by this R.M. for planners and engineers, and all these costs are passed on to all ratepayers (myself included.)

I would like to say that all the blame should not be with this farmer, but rather a large portion should go to our own R.M. for encouraging and allowing cattle farms mixed in with residential. The Town of Rosser was built around farms, that was back in the days when there was only a few homes in town, not the 100 plus now being proposed. May I point out farm odors are not limited to the barns where cattle are kept. In recent years a nearby Hutterite Colony requested an expansion of their poultry barns, in this R.M. we had public hearings, they had to have so much land to spread manure, etc. etc. It seems that rules are not applied equally or fairly in some cases.

I am personally not opposed to this expansion, however whatever the rules are they should apply to everybody equally. If a choice has to be made between the cattle expansion, and residential subdivisions so be it, and if the government decides they can co-exist good enough, but I would not recommend moving there.

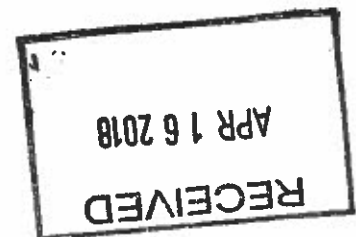
In closing I would like to point out that I have been opposed to the residential subdivisions in the town of Rosser, for the following reasons (1) There are 3 cattle farms in this town, one of them being the one with the proposed expansion. (2) one of the areas of the subdivisions is next to a cattle farm, and across the road from Dorsey Hydro Station (a major hydro converter station). (3) CPR main line runs thru Rosser and another one of these subdivisions is alongside this rail line. After all my objections on Feb 27, 2017 SIPD endorsed the Rural Settlement center of Rosser Secondary Plan Bylaw No. 1-16. This gives Rosser the authority to give 3rd reading to this by-law thereby approving these residential subdivisions.

Thank You

George Bourgoin (5 Attachments)

Rosser Resident

George Bourgoin
April 16, 2018
Box 21 Horse Lake
MB R0C160



4-1

Attention Residents of the Rural Municipality of Rosser

Share Your Views

.....
concerning the proposed expansion of a dairy operation - TRC- 12-041

The Manitoba government has received a proposal from Rosser Holsteins Ltd. to expand its dairy operation from 1200 to 2000 animals (1200 to 2000 Animal Units) at SW ¼ 06-12-01 EPM, located approximately six miles south of the community of Gross Isle or approximately one mile south of the community of Rosser.

If you would like to share your opinion concerning this proposal, you are invited to contact the Manitoba government by sending either a letter or an email with your name clearly identified to (TRC@gov.mb.ca) specifically referencing TRC 12-041 no later than April 27, 2018. After this date, the proposal will be dealt with by the Livestock Technical Review Committee.

Information submitted in response to this proposal is considered public information and will be made available to the proponent and placed on the public registry.

For more information

If you would like more information on this topic, please visit http://www.gov.mb.ca/ia/livestock/public_registries.html or the South Interlake Planning District at 285 Main Street, Box 1219, Stonewall, Manitoba, R0C 2Z0.

Technical Review Co-ordination Unit
Municipal Relations
604-800 Portage Avenue
Winnipeg, MB R3G 0N4
Fax: 204-945-5059



Rosser resident concer

Council also considers taking over a portion of Highway 236

By Jennifer McFee

The RM of Rosser may soon expand with new development, but at least one resident is experiencing growing pains.

Rosser resident George Bourgouin is concerned about two proposed subdivisions in the municipality. For Bourgouin, these developments would be too close for comfort to the railway tracks and to Manitoba Hydro's Dorsey converter station.

"Hazardous/flammable products are moved by rail now more often than in the past, and at a higher rate of speed going through Rosser. It is now more important than ever to keep residential development away from these tracks," he wrote in an email to *The Tribune*.

"I would like to point out that any children attending Rosser school from the eastern subdivision will have to cross those tracks morning and night, as will any parents working or shopping in Winnipeg. It's just another potential hazard that does not need to exist."

As well, the Dorsey Station is a key component to hydroelectric power in the province, Bourgouin added.

"Allowing any subdivisions in close

proximity is not good planning, as it may effect future development by Dorsey because of complaints by adjoining residents about health issues, noise, traffic, et cetera," he said.

He is also concerned that the RM is in the process of taking over a portion of Provincial Road 236 from Road 221 to Highway 6.

Rosser's chief administrative officer Beverley Wells said council aims to

take over this section of highway for maintenance issues.

"They believe they can do a better maintenance job of it," Wells said.

"Also, a portion of it is in the rural settlement centre of Rosser, and it will restrict our residential development if we don't have ownership of it."

She also explained that the secondary plans for the future subdivisions were

done in June.

"Both of these properties are owned by farmers that farm immediately beside the property. It was their idea to proceed with these subdivisions. It wasn't council's. It was their idea," Wells said.

"Those are all rural settlement areas. Those areas are already designated as

"IT'S JUST ANOTHER POTENTIAL HAZARD THAT DOES NOT NEED TO EXIST."

New developments planned for Rosser

By Natasha Tersigni

At the end of June, Rosser council brought in planners and consultants to meet with community members and property owners to start the planning process for new developments set to be built in the Village of Rosser.

Among those present was renowned American planner Randal Arendt from Greener Prospects, who worked with participants who came out to the meeting to design development ideas for Rosser.

"We went to a renowned planner by the name of Randal Arendt who specializes in small rural settlements. He came, and his way of working is to include the people in the village, the developers, the council and anybody who has an interest, and that really appealed to us," said RM of Rosser Reeve Fran-

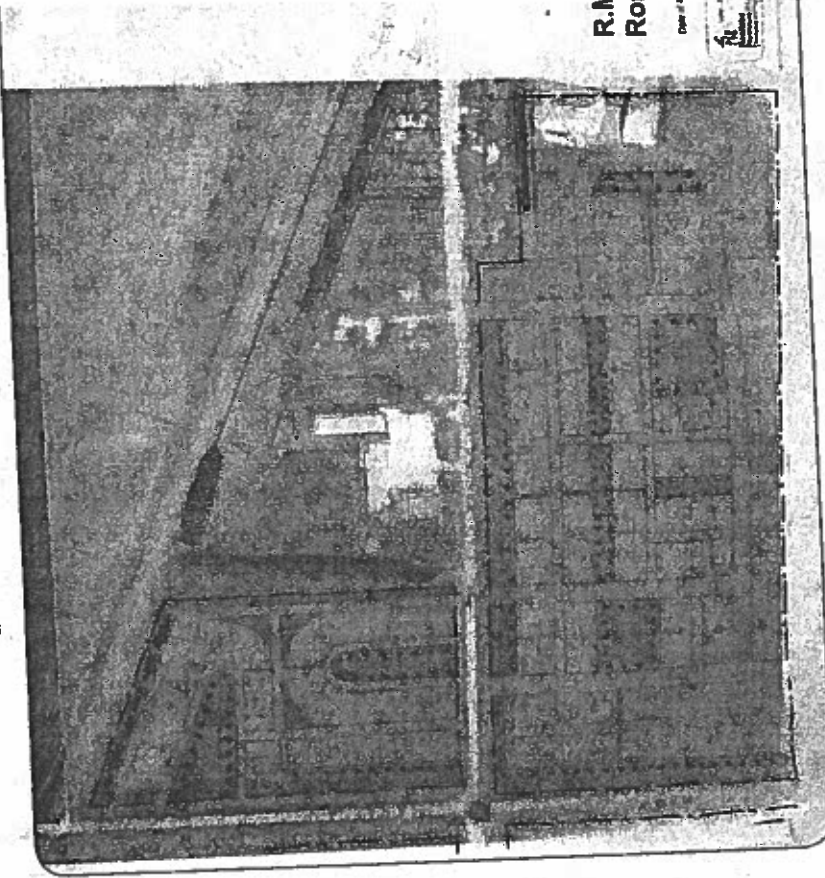
"WE WENT TO A RENOWNED PLANNER"

many houses the new developments will have or when exactly construction will start to take place.

"We have to get the secondary plan passed, and that has to go to a public hearing and the provincial government. We won't be doing that until our zoning bylaws are passed, and hopefully that is going to be within the next week. And then after that, it is really in the hands of the landowners and the partner developers as to how quickly they want to move forward," said Smee.

Smee said this new housing development will help grow the RM of Rosser.

"Since I became reeve, I get asked over and over again when are we going to get more houses in Rosser because we don't really have residential developments in Rosser and we want to have more. It is a general desire on



R.A. Rosser

After consultations with the council, engineers, property owners and community members, these are the preliminary sketches that Randal Arendt drew for future developments planned for Rosser.

These are the preliminary sketches that designer Randal Arendt drew for future developments planned for Rosser.

TRIBUNE FILE

4.3

Plans to expand rural settlement centre of Rosser

BY GLEN HALLICK
ghallick@postmedia.com

Council for the RM of Rosser took a step towards expanding the community of Rosser. There was a public hearing on the Rural Settlement Centre of Rosser Secondary Bylaw at the April 28 council meeting.

The expansion of Rosser includes residential areas along Provincial Road 236 west of the Dorsey Converter Station, and along PR 221 west of the municipal office and the school. Jessica Manness, the engineer who assisted in creating the secondary plan, spoke about some of the details.

"We are looking to create a village atmosphere to minimize (urban) sprawl, create a walkable green community, but at the same time maintain-

ing the community's agricultural heritage and preserving as much of the prime agricultural land," Manness said. She noted the plan will include measures to recycle water, such as runoff, into a reservoir rather than having it run into the ditches.

The proposed development also includes shelter belts, multi-use trails and community gardens.

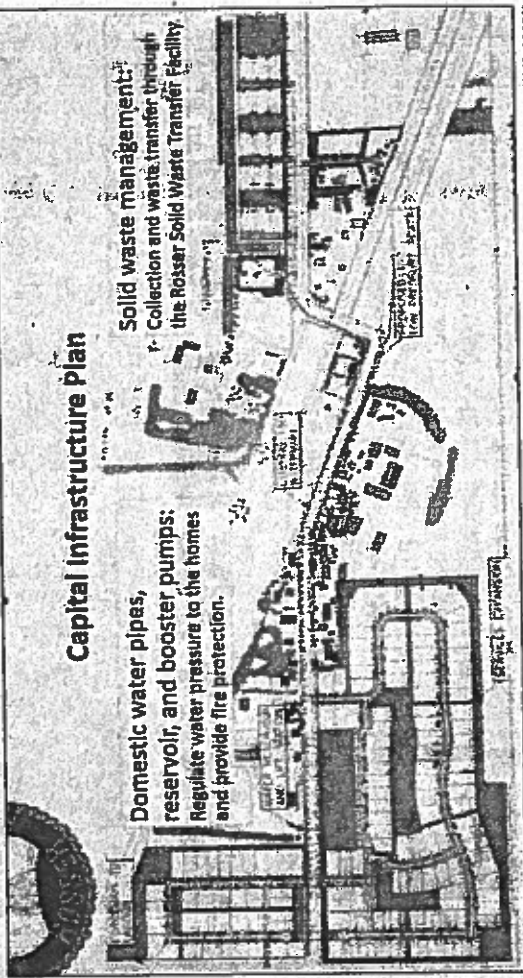
"Basically, everything would be developed in a way to minimize the carbon footprint and aimed at a carbon neutral area," Manness said.

Infrastructure would include a water and wastewater systems. Solid waste would go into holding tanks on each lot. The plan would also entail a general development area, which largely compromises most of

Rosser as it currently is. Although no one spoke against the plan at the meeting, one resident was concerned about surface runoff. Ken Mulligan asked where the water that now runs onto low lying land would go once that land is filled with homes. Mulligan said he has land adjacent to one low-lying parcel. Manness said the runoff would be redirected into the retention ponds that are part of the secondary plan.

Rosser CAO Bev Wells read several letters, most from government departments, as well as Canadian Pacific Railway and Manitoba Hydro.

One government department was Manitoba Conservation, which wrote the retention ponds could attract Giant Canada Geese and in turn pose problems for resi-



Capital Infrastructure Plan

Domestic water pipes, reservoir, and booster pumps: Regulate water pressure to the homes and provide fire protection.

Solid waste management: Collection and waste transfer through the Rosser Solid Waste Transfer Facility.

PHOTO BY GLEN HALLICK

The Capital Infrastructure Plan for the proposed development of Rosser.

Manitoba Hydro advised the council of the 150-metre buffer required around the Dorsey Converter Station. CPR wrote they are particularly concerned with any future growth of Rosser.

"(Such) could be adversely affected by railway operations," the railway's letter stated. One resident, in a letter, adamantly opposed the secondary plan. George Bourgin wrote residential development should not be close to livestock operations and the CPR's main line that runs through Rosser. He stated problems could arise with a serious accident on the railway or at the converter station. Bourgin suggested efforts be redirected to develop Grosse Isle rather than Rosser.

This is the one on the same parcel of land of the proposed expansion of the JAINY operation

4.4



South Interlake Planning District

285 Main Street • P.O. Box 1219 • Stonewall, MB R0C 2Z0
T: 204-467-5587 • F: 204-467-8383 • E: info@sipd.ca

4.5

February 27, 2017

Rural Municipality of Rosser
P.O. Box 131
Rosser, Manitoba
R0H 1E0

Attention: Mrs. Bev Wells, CAO

Dear Bev:

**RE: Notice of SIPD Board Order to the Rural Municipality of Rosser
Rural Settlement Centre of Rosser Secondary Plan Bylaw No. 1-16
Objector: Mr. George Bourgouin**

Further to a Public Hearing held by the South Interlake Planning District (SIPD) Board on February 17, 2017, concerning objections to the approval of the Rural Settlement Centre of Rosser Secondary Plan Bylaw No. 1-16, I respectfully enclose a Board Order confirming the Rural Settlement Centre of Rosser Secondary Plan Bylaw No. 1-16 as prepared, and further authorize the Rural Municipality of Rosser to give Third Reading to the said Bylaw.

Should you require additional information or clarification regarding this matter, please do not hesitate to contact the undersigned.

Yours truly,

**Eric Shaw MCIP, RPP
General Manager
South Interlake Planning District**

Enclosure

cc: George Bourgouin, Objector
Jessica Manness, JME World Consultants
Otilie Murray, Community and Regional Planning Branch (Interlake)

From: Scott & Muriel <
Sent: April-26-18 9:08 AM
To: +WPG139 - TRC (MR)
Subject: Proposed dairy expansion TRC 12-041

I am writing in response to the proposed expansion of Rosser Holsteins at its existing location .

Considering that the average dairy farm in Manitoba consists of approximately 150 cows, this is already a very large dairy operation , which has expanded greatly since its start.

We live in the village of Rosser and along with our neighbours have already been adversely affected by the very bad odour from the waste generated by this many animals. At times we are not able to open our windows or be outdoors because of it.

A further expansion which almost doubles the number of animals (or units) would obviously make this situation worse!

I also have real concerns about the possibility of our water sources being contaminated by the increased waste that would be produced. And the almost certain devaluation of our existing residential property values.

The potential problems and possible health risks of living in close proximity to such very large dairy facilities, such as is being proposed, is very well documented.

Muriel Broadfoot
F . Rosser, MB.
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