



August 6th, 2021

Topigs Norsvin Canada Inc.
c/o: Peter Mah
petermahinc@gmail.com

RE:2021-CU-09

Your Conditional Use application 2021-CU-09, to establish a pig operation of 10,200 growers/ finishers (1,459 animal units) and a proposed accessory multiple (2-unit) farm residence for caretaker and staff within an Agricultural Zone (AG) on N ½ of NW 16-17-11W has been approved subject to the conditions set forth in the attached certified resolution.

If you have any questions or concerns regarding your approval, please contact our office.

Sincerely,

Andrea Smith
Assistant Chief Administrative Officer

Municipality of

WestLake-Gladstone

Application For:

- Variation Order
- Conditional Use
- _____
- _____

Fee:
\$120.00
\$120.00

Receipt No.

210091-006

FILE NO.
2021-CU-09

CONTACT INFORMATION

Owner: Court Seeds Ltd. Applicant: Mike Shaw, Director Genetic Services, Topigs Norsvin Canada
 Email: courtseeds@gmail.com Email: mike.shaw@topignorsvin.ca
 Phone: (204) 386-2354 Phone: (204) 797-2331

PROPERTY INFORMATION

Civic Address: RD 99N at NW16-17-11W
 Roll #: 98200.000 Legal Description: N1/2 of NW16-17-11W

REQUIREMENTS

Council requires that the following, as indicated, be supplied:


- (a) Certificate of Search
- (b) Certificate of Title
- (c) Authorization to Apply
- (d) Survey Plans by M.L.S
- (e) Valid Option to Purchase
- (f) Other Data _____

Zoning By-Law as amended: RM of Westbourne Zoning By-law No. 1937, as amended
 Subject Provision: Land Zoned "AG" Agricultural General; Livestock Operations over 300 AU and Multiple Dwellings in "AG" Zone are Conditional Uses.
 Variation / Conditional Use Requested / Amended: For a proposed 10,200 Space Swine Finisher Facility totalling 1,459 Animal Units (AU) and a proposed Accessory Multiple (2-unit) Farm Residence for caretaker and staff.

Reasons in support:
 This proposed development is part of Topigs Norsvin Genetic Nucleus Project which will create up to a total of 25 new permanent jobs, increase municipal and school taxes and boost the local economy in the Westlake-Gladstone Municipality.

DECLARATION

I/We undertake to observe and perform all provisions of the Planning Act, the applicable Zoning-By-Law, any development agreement entered into under Section 46 of the Planning Act and any conditions imposed under Section 53 or 55 of The Planning Act. I/We agree to the public disclosure of all information which is provided to the Municipality or members of Council in connection with this application.

Signature of Owner:  Date: Feb. 18/21
 Address: P.O. Box 280, Plumas, MB R0J 1P0

Signature of Applicant:  Date: 18th February 2021
 Address: Unit 1, 20 South Landing, Oak Bluff, MB R4G 0C4

OFFICE USE

Received By:  Date Received: Feb. 22/21



MUNICIPALITY OF WESTLAKE-GLADSTONE

14 Dennis St. East, Box 150 , Gladstone , Manitoba , R0J 0T0
Tel: 204-385-2332

August 6, 2021

RESOLUTION

Resolution # 2021-220

Agenda Item # 5.2 August Special Meeting

Moved By : Darcy Meloney

Seconded By : Dawn Coubrough

WHEREAS the Planning Act requires a conditional use application for livestock operations involving 300 or more animal units; and

WHEREAS Topigs Norsvin Canada Inc. (herein, the "Applicant") has submitted Conditional Use Application 2021-CU-09 to establish a pig operation of 10,200 growers/finishers (1,459 animal units) and a proposed accessory multiple (2-unit) farm residence for caretaker and staff within an Agricultural Zone (AG) on N ½ of NW 16-17-11W (herein, the "Property"); and

WHEREAS the application underwent a technical review by the Province of Manitoba in accordance with Part 7, Division 2 of the Planning Act; and

WHEREAS the Technical Review Committee Report No. 12-084 contains the following conclusion with respect to this matter:

"The information contained in the Site Assessment submitted by the proponent generally meets Provincial requirements. In addition, based on available information it has been determined that the proposed operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, measures and safeguards."; and

WHEREAS the Municipality held a public hearing on July 8, 2021 to receive representations of the Applicant and any other person; and

Therefore Be It Resolved That Conditional Use Application 2021-CU-09 by Topigs Norsvin Canada Inc. to allow a pig operation of 10,200 growers/finishers (1,459 animal units) and a proposed accessory multiple (2-unit) farm residence for caretaker and staff within an Agricultural Zone (AG) on N ½ of NW 16-17-11W be approved subject to the following conditions:

1. The Applicant must comply with all federal, provincial and municipal regulations and by-laws regarding this development.
2. The Applicant must enter into a Development Agreement with the Municipality of Westlake-Gladstone with the Applicant being responsible for the following:
 1. install immediately and maintain in good condition a storage cover that has been designed and engineered to the Municipality's requirements on all manure storage facilities;
 2. install and maintain shelter belts on all sides of the property that include 3 rows of trees that are suitable for soil type and local climate and that consist of a variety of fast and slow growing trees;
 3. contributing toward the Municipality's increased operation and maintenance costs concerning the municipal roads designated for use by the Applicant with an annual contribution of \$15,000.00, with an annual increase based on the increase in the Consumer Price Index (Manitoba);
 4. accessing the Property by means of municipal roads designated by the Municipality in the Development Agreement;
 5. all initial costs for road construction to build or upgrade roads designated for access as detailed in the Development Agreement;
 6. site drainage and flood protection plan;
 7. water source backup plan for pigs during drought and any connection to the Yellowhead Regional Water Co-op system must be negotiated with Co-op with the applicant responsible for costs to construct any new water lines required;

8. dust control to the Municipality's standards, placed on 1 mile of primary road adjacent to the Property a minimum of once per year with the first application no later than June 15th; and
9. the intensive livestock operation shall involve and produce no more than 1,459 animal units.

Name	Yes - For	No - Against	Abstained	Absent
Bud Sigurdson	✓			
Darcy Meloney	✓			
Dawn Coubrough	✓			
Gerald Doell	✓			
Monica Ferguson	✓			
Randy Bjarnarson				✓
Scott Kinley	✓			

Carried

I, Andrea Smith, Assistant Chief Administrative Officer, of the Municipality of WestLake-Gladstone, certify the above to be a correct copy of Resolution No. 2021 220 passed by the Council of the Municipality of WestLake-Gladstone.

DATED at Gladstone, Manitoba this
6th day of August, A.D., 2021.



Andrea Smith
Assistant Chief Administrative Officer
Municipality of WestLake-Gladstone