



THE RURAL MUNICIPALITY OF ALONSA  
 BOX 127 ALONSA, MB R0H 0A0  
 PHONE: 204-767-2054 FAX: 204-767-2044  
 EMAIL: rmalonsa@inetlink.ca

APPLICATION FOR	FEE	PAID	FILE NO.
VARIATION ORDER	\$100.00		
CONDITIONAL USE	\$100.00		
CONDITIONAL USE LPO	\$100.00		
RE-ZONING	Actual Cost		

Landowner 6952446 Manitoba Ltd. Applicant Steve Dziver

Legal Description of Property & Civic Address SE 5-26-12W

Roll No. # 299200.000

Location of Property SE 5-26-12W on the north side of Moore Dale Rd

Council requires that the following as indicated, be supplied:

Certificate of Search		Survey Plan by M.L.S.	
Certificate of Title		Valid Option to Purchase	
Authorization to Apply		Other Data	

Zoning By-Law as Amended By-law No 15-02

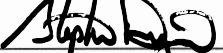
Subject Provision Section 5.8 Regulation of Livestock Operations

~~Varied to Allow~~ Condition Use Requested/Amended to \_\_\_\_\_

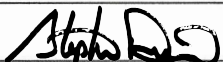
approve a proposed 31,500 space Nursery operation (1,040 Animal Units).

Reasons in Support To diversify our existing farm operation to include sustainable hog production and to recycle organic fertilizer instead of chemical fertilizer for annual crops.

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 Sections 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 Landowner , Steve Dziver Date April 30, 2021

Address of Owner 137 - 99 Scurfield Blvd, Winnipeg, MB. R3Y 1Y1 Phone (204) 794-7757

Signature of Applicant , Steve Dziver Date April 30, 2021

Address 137-99 Scurfield Blvd, Winnipeg, MB. R3Y 1Y1 Phone (204) 794-7757

Application Received \_\_\_\_\_ Date \_\_\_\_\_

Personal information collected on this form is protected by *The Freedom of Information and Protection of Privacy Act* and will be used only to respond to this request.



137-99 Scurfield Blvd, Winnipeg, MB R3Y 1Y1

April 30, 2021

Rural Municipality of Alonsa  
20 Railway Avenue, Box 127,  
Alonsa, MB R0H 0A0

Dear Council, Rural Municipality of Alonsa,

**RE: EFJV Livestock Application**

On behalf of Colin Hudon, Steve Manning and myself, Steve Dziver, as Eddystone Farm Joint Venture partners, I am pleased to submit this formal application for conditional use approval of our proposed livestock project.

The development proposal is for a 31,500 space (1,040 Animal Unit) weanling nursery operation on the SE5-26-12W. This is land we currently own in the R.M of Alonsa.

We, together with our project team, have prepared this proposal having carefully examined area land use, topography and drainage, geo-technical ground and water conditions, agricultural capability, nutrient management and environmental requirements, road access and barn/ manure storage facility design. All aspects of the proposal meet and indeed for the most part, well exceed local zoning and provincial siting and technical livestock development requirements.

We also took extra steps to voluntarily reach out to our resident neighbours who live well beyond the required Provincial Livestock Technical Review Committee (TRC) 3 km notification radius of the proposed site. This was done on April 20, 2021. We are pleased to note that our neighbours have no objections to this proposed project and we truly thank them for their support.

This \$10.6 million capital project will create 5 to 6 new full-time farm jobs. There will also be indirect economic spinoffs to the local economy during both construction and year to year expenditures on farm operations. In addition, this development will increase the municipal tax assessment base in Alonsa to support municipal government and essential services.

We understand that in due course, the Province will conduct a technical and public review of the application and that its TRC Report will be submitted to Council prior to your local conditional use hearing on the proposal.

Please find enclosed, the conditional use application form, Status of Title and \$100 fee as well as the required TRC Site Assessment and supporting documents/ materials.

Should you have any questions, please contact me at my office address, email [steve.dziver@samc.ag](mailto:steve.dziver@samc.ag) or by phone (204) 794-7757.

Respectfully submitted,



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Steve Dziver, Partner, EFJV

Cc: Colin Hudon  
Steve Manning

Attach. Conditional Use Application Form  
Status of Title

## STATUS OF TITLE

Title Number **2747572/3**  
Title Status **Accepted**  
Client File



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

6952446 MANITOBA LTD.

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

THE S 1/2 OF SECTION 5-26-12 WPM  
EXC ALL MINES AND MINERALS AS SET FORTH  
IN THE ORIGINAL GRANT FROM THE CROWN

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: **Mortgage**  
Registration Number: **1182920/3**  
Instrument Status: **Accepted**

Registration Date: 2016-06-16  
From/By: 6952446 MANITOBA LTD.  
To: FARM CREDIT CANADA

Amount: \$5,000,000.00  
Notes: No notes  
Description: No description

#### INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
1195820/3	Amending Agreement Including Land	Accepted

Instrument Type: **Personal Property Security Notice**  
Registration Number: **1192832/3**  
Instrument Status: **Accepted**

Registration Date: 2017-11-23  
From/By: CALIDON FINANCIAL SERVICES INC.  
To: BY AGENT: KEVIN C. NENKA

Amount:  
Notes: No notes  
Description: EXPIRES 2020/09/18 (FIXTURES)

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Instrument Type: **Amending Agreement Including Land**  
Registration Number: **1195820/3**  
Instrument Status: **Accepted**

Registration Date: 2018-05-30  
From/By: FARM CREDIT CANADA  
To: 6952446 MANITOBA LTD.

Amount:  
Notes: No notes  
Description: No description

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**3. ADDRESSES FOR SERVICE**

6952446 MANITOBA LTD.  
BOX 84  
ROSSER MB  
ROH 1E0

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Portage

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2230967/3 All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Transfer Of Land**  
Registration Number: **1170009/3**

Registration Date: 2014-08-29  
From/By: KEVIN HAMMEL AND CANDRIN HAMMEL  
To: 6952446 MANITOBA LTD.  
Consideration: \$655,000.00

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**10. LAND INDEX**

SE 5-26-12W  
EX RES

SW 5-26-12W  
EX RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2747572/3