



Rural Municipality of Taché

28007 Mun 52N, Dufresne, Manitoba, R5K 0N7

Tel: 204-878-3321

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21 January, 2025

RESOLUTION

Agenda Item # 3.2.3 Council Decision - Conditional Use 01-25 & Variance Order 06-25

Resolution # 2025-0034

Moved by: George McGregor

Seconded by: Steven Bowker

WHEREAS Variance Order No. VO 14-19 was approved to vary the minimum separation distance from a Single Residence to an Animal Confinement Facility and Non-earthen Manure Storage Facility for a Livestock Operation between 401-800 Animal Units from the minimum requirement of 820 feet to no less than 526 feet; and the minimum separation distance from a Designated Area in the Development Plan (A) LUD of Landmark to an Animal Confinement Facility and Non-earthen Manure Storage Facility for a Livestock Operation between 401-800 Animal Units from the minimum requirement of 4,364 feet to no less than 3,440 feet; and (B) a Rural Living Area to an Animal Confinement Facility and Non-earthen Manure Storage Facility for a Livestock Operation between 401-800 Animal Units from the minimum requirement of 4,364 feet to no less than 3,670 feet;

AND WHEREAS Variance Order No. VO 05-25 was approved for vary the minimum site area for a primary agricultural use in the "AG" Agriculture General Zone from 80 acres to no less than 77.87 acres;

NOW THEREFORE BE IT RESOLVED THAT the Council of The R.M. of Taché **APPROVE** Conditional Use No. CU 01-25 to permit an expansion of livestock from 497 AU to 613 AU and Variance Order No. VO 06-25 vary the minimum separation distance between the new animal confinement facility and manure storage facility to Landmark from 4,364 feet to 3,292 feet, subject to the following conditions;

1. All necessary Municipal permits be obtained from the Municipal Building Inspector or other authorities having jurisdiction;
2. All construction and spatial separations must comply with the Manitoba Building Code and Manitoba Fire Code;
3. All necessary licenses and permits from authorities having jurisdiction be obtained;
4. Variance Order be obtained to ensure compliance with the Zoning By-law, if required;
5. Enter into a Development Agreement with the Municipality outlining a drainage plan prepared by a certified engineer and approved by the Municipality and any other condition Council deems necessary; and
6. Ensure that the old barn is removed within a year.

Carried

I, Gillian Kolody, Junior Planning & Development Officer of The Rural Municipality of Taché, do hereby certify that the above is a true and correct copy of resolution numbered **2025-0034** duly passed by the Council of the R.M. of Taché in session assembled at 28007 Mun 52N, Dufresne, MB in the R.M. of Taché on the **21st** day of **January** A.D. **2025**.

Gillian Kolody

Junior Planning & Development Officer



**THE RURAL MUNICIPALITY OF TACHÉ
UNDER THE PLANNING ACT**

CONDITIONAL USE NO. CU 01-25 & VARIANCE ORDER NO. VO 06-25

WHEREAS Unger Poultry Ltd. (Owner) of land legally described as:

NW 13-8-5 E

applied to the Council of The Rural Municipality of Taché to approve the application of The Rural Municipality of Taché Zoning By-law No. 08-2023 provided under Clause(s) of Subsection (2) of Section 94 and Subsection (3) of Section 103 of The Planning Act, as it applies to the property in order to permit the conditional use and variance.

From (Zoning Requirements): A livestock operation expansion is a **Conditional Use** and an increase in separation distance is a **Variance**, in the “AG” Agriculture General Zone.

To: To allow the Owner to expand the existing livestock operation from 497 to 613 animal units, and to vary the minimum separation distance between the proposed new animal confinement facility and manure storage facility to Landmark from 4364 ft. to no less than 3292 ft., in the “AG” Agriculture General Zone.

Purpose: To construct a new layer barn and permanent solid manure facility within the “AG” Agriculture General Zone.

WHEREAS Variance Order No. VO 14-19 was approved to vary the minimum separation distance from a Single Residence to an Animal Confinement Facility and Non-earthen Manure Storage Facility for a Livestock Operation between 401-800 Animal Units from the minimum requirement of 820 feet to no less than 526 feet; and the minimum separation distance from a Designated Area in the Development Plan (A) LUD of Landmark to an Animal Confinement Facility and Non-earthen Manure Storage Facility for a Livestock Operation between 401-800 Animal Units from the minimum requirement of 4,364 feet to no less than 3,440 feet; and (B) a Rural Living Area to an Animal Confinement Facility and Non-earthen Manure Storage Facility for a Livestock Operation between 401-800 Animal Units from the minimum requirement of 4,364 feet to no less than 3,670 feet;

AND WHEREAS Variance Order No. VO 05-25 was approved for vary the minimum site area for a primary agricultural use in the "AG" Agriculture General Zone from 80 acres to no less than 77.87 acres;

AND THEREFORE after careful consideration of the application and any representations made for or against the Conditional Use sought by the Applicant, the Council of The Rural Municipality of Taché in meeting duly assembled this 21st day of January A.D., 2025.

APPROVED the said application.

Approval is given subject to the following conditions:

1. All necessary Municipal permits be obtained from the Municipal Building Inspector or other authorities having jurisdiction;
2. All construction and spatial separations must comply with the Manitoba Building Code and Manitoba Fire Code;
3. All necessary licenses and permits from authorities having jurisdiction be obtained;
4. Variance Order be obtained to ensure compliance with the Zoning By-law, if required;
5. Enter into a Development Agreement with the Municipality outlining a drainage plan prepared by a certified engineer and approved by the Municipality and any other condition Council deems necessary; and

6. Ensure that the old barn is removed within a year.

This Order shall expire if not acted upon within 12 months of the date of making.

Minute Reference: 2025-0034

Gillian Kolody

**Gillian Kolody,
Junior Planning & Development Officer,
R.M. of Taché.**