

Letter of Authorization

Date: July 10, 2025

Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba R2E 1J5

To whom it may concern:

I, Ivan Hofer (Norwood Colony Farms), of Box 10, Grosse Isle, MB R0C 1G0

NAME

CURRENT ADDRESS

hereby give Daniel Burns of Burns Maendel Consulting Engineers Ltd.

APPLICANT

Authorization to act on my behalf on all matters in relation to the application and permit for the proposed Intensive livestock operation as part of the new colony development,

WORK TO BE COMPLETED

including signing of all documents relating to these matters.

Ivan Hofer (Norwood Colony)

Box 10

Grosse Isle, MB

R0C 1G0

Roll No.: 561900.000

Legal: SE 19-16-04 EPM

Municipality: St Andrews

Civic Address: _____

Owner Information

including complete mailing address

Ivan Hofer
Signature

March 31, 2026

Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

Reference: Norwood Colony Farms Ltd.

Subject: Letter of Intent for Intensive Livestock Operation at SE 19-16-4E

We write this letter of intent on behalf of Norwood Colony Farms Ltd. (applicant) for the property located at SE 19-16-4E (subject site). They are proposing to construct an intensive livestock operation to support the community farm approved for S ½ 19-16-4E on November 12, 2024.

This letter has been drafted for submittal with a Conditional Use Application with reference to the Manitoba Planning Act, the Red River Planning District (RRPD) Development Plan (By-Law No. 272/19), and the Rural Municipality (RM) of St. Andrews Zoning By-law (By-law No 4066).

We acknowledge a Conditional Use Approval is required for the proposed livestock operation; a Site Assessment has been prepared for review by the Province of Manitoba's Technical Review Committee (TRC) to provide comment. The TRC will provide support to the RM through a technical review of the proposal and its related reports, and will provide opportunities for public responses prior to the RM's Conditional Use Public Hearing for the proposed livestock operation.

Project Summary

The intent of the approved development (per November 12, 2024 hearing) is to construct a new colony site, including the associated residences, communal buildings, industrial buildings, agricultural facilities, and utilities. The residential, communal and industrial uses are proposed for the northern portion of SE 19-16-4E, bounded by new shelterbelt plantings.

The proposed intensive livestock operation, comprised of an all-barn, broiler barn and layer barn, is planned for southeast of the main development, still in SE 19-16-4E. The north and east portions of the development are proposed to include extensive gardens separating the developments from the adjacent properties and treed right-of-ways (ROWs). The domestic lagoon is proposed for the adjacent quarter of SW 20-16-4E to accommodate substantial distances from neighbouring residences. Drawing C1.2 has been attached as a site plan demonstrating the complete development, which will occur in phases over the next twenty (25+) years as the community grows.

The intent of the livestock operation is to provide an all-barn for personal use by the colony, which would include ducks, geese, and dairy cows, and rotational pastures for beef cattle

and sheep, as well as facilities to commercially produce broiler chickens and eggs for market. The solid manure generated will require a dry manure storage structure.

Development Details

The proposed agricultural development intends to consist of the following at SE 19-6-4E over the next twenty-five (25+) years:

- An all-barn for personal use,
- Broiler Barn for up to 50,000 birds at full build-out,
- Layer barn for up to 60,000 layers at full build-out,
- Pullet barn for up to 30,000 pullets at full build-out,
- Storage for dry manure, and
- Associated development including access roads, gravel pad, and shelterbelts.

As the proposed colony site has already received its conditional use approval at the November 12, 2024, hearing, the following will now focus on the livestock production operation aspects of the project.

A Site Assessment has been prepared for the Province of Manitoba’s Technical Review Committee (TRC) to provide comment. The TRC will provide support to the RM through a technical review of the proposal and its related reports. Details including water demand, manure management, and land base calculations are all analyzed for the TRC review. For the municipality and planning district’s preliminary consideration, a summary of all livestock desired within the next twenty-five (25+) years are as follows:

Confinement Facility	Animal	Total AU
All Barn	12 Mature Dairy Cows & Associated Livestock	24
	500 Geese	10
	500 Ducks	5
Broiler Barn	50,000 Broilers	250
Pullet Barn	30,000 Pullets	99
Layer Barn	60,000 Layers	498
Paddock and Rotating Pastures	500 Beef Cows (including associated livestock)	625
	15 Bulls	20
	150 Ewes (including associated livestock)	30
Total Animal Units		1,556 AU

Subject Site Details

The subject site is located between the communities of Teulon (to the west), Dunnottar (to the northeast), and Netley (to the southeast). The livestock portion of the colony development is contained in the southeast quarter, as shown on Drawing C1.2 Site Plan, attached. The combined parcels making up the colony development have frontage along PTH No. 17 (Clouston Road) to the north, PTH No. 8 to the west, and Kreamer Road to the south. There is a hog operation located in the adjacent quarter at NW 20-16-4E of which the colony is part owner and operator. This hog operation already has the necessary licenses

and permits for operation and predates the proposed colony development. As such, it is not being considered as part of this application.

SE 19-16-4E is an ideal site for the new livestock operation, due to its zoning designation, access to PTH 8 and PTH 17, and the nature of the surrounding area. The colony currently owns and farms approximately 6000 acres in the region, with 19-16-4E a potential “central hub” for the agricultural operation to continue from.

Access & Transportation

As shown on Drawing C1.2 Site Plan, there are two gravel roads proposed for the development: the first is already partially developed as access from PTH 17 to the existing bin yard in NW 19-16-4E, and the second is proposed as a new access from Clouston Road into the community development in SE 19-16-4E. Two access roads have been proposed, as it is good practice for a development of this size to have two means of unimpeded access for emergency vehicles. The colony will maintain both access roads to ensure that emergency vehicles have well-constructed, graded, and maintained access.

The two service roads will permit the colony and its associated traffic to divert trucks for their agricultural operation off the public highway and municipal roads at the earliest opportunity. The colony will encourage all commercial traffic and the majority of agricultural traffic associated with their industrial and agricultural operations to utilize the north access, allowing the south access to be primarily passenger traffic and the occasional piece of agricultural equipment through the south. The intent is that the internal road will provide additional safety, allowing equipment from the colony’s fields to the south to traverse through the site rather than along Highway 8.

The proposed design aims to minimize disruptions to the surrounding properties with the location of these access roads. As such, the approaches are set back significantly from the highway intersections to avoid interferences, while also optimizing distances from the access roads to residences and nearby businesses.

Flooding Considerations

The subject site is located more than 7.0 kilometers west of Lake Winnipeg and is approximately 10.0m higher in elevation than the High-water Boundary (1997 Flood Level), as shown on the Development Constraint Map 13. Contour elevation data observed on Toporama (Atlas of Canada) shows the elevation near the High-water Boundary as 220m, while the contour elevation just east of the site is 230m. Based on this information, flooding from the east lakes is not a concern.

The Planning Act Test

Under Section 103(1) of The Planning Act, approval must be obtained prior to undertaking a conditional use. The decision of the Council to approve an application for a conditional use must be made in the context of Section 116(1) of the Planning Act, wherein the proposed operation:

116(1)(b)(ii)

(A) will be compatible with the general nature of the surrounding area,

(B) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area, and

(C) is generally consistent with the applicable provisions of the development plan by-law, the zoning-by-law and any secondary plan by-law.

The following is an evaluation of this legal test as defined in the Planning Act.

It will be compatible with the general nature of the surrounding area.

The term “general nature of the surrounding area” is not defined in the Planning Act or other Manitoba regulations. However, as the region is zoned as AG80 and AR, the site has already been evaluated by policy makers with due consideration for the character and nature of the lands in the surrounding area. Given this zoning, the ability to adhere to and exceed the necessary setbacks from other developments and land uses, and the nature of the proposed livestock operation, the establishment of the intensive livestock operation and supporting amenities are all compatible with the general nature of the surrounding area.

Colony developments are common to rural southern Manitoba, including this area northwest of Winnipeg. The closest colonies to this site are Netley Colony (5 km south) and Interlake Colony (10 km northwest). Livestock operations are well suited for AG80 land, given the large parcel size and the adjacent land uses also being agricultural and resources based, as well as the available lands for nutrient application and significant setbacks from waterways and non-associated residences.

It will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area.

Adjacent parcels to the north (NE 19-16-4E), south (majority of NE 18-16-4E) and east (SW 20-16-4E) are owned by the applicant. The north property will remain agricultural land with the possibility of a small portion being utilized for the construction of a stormwater management area in the event that surface water retention is required. The south property, across Kreamer Road, will continue to be cultivated land. The east property will remain cultivated land with a portion of the property utilized for the construction of a domestic lagoon to serve the colony development.

As such, the plausible impact to people, properties, and potential development in the surrounding area will be minimized to the extent possible. Any impacts that may be

considered detrimental can be suitably mitigated through the use of good design, shelterbelt establishment, and compliant operation.

It is generally consistent with the applicable provision of the development plan by-law and the zoning by-law.

Development Plan

The development plan sets out the long-range goals and objectives for the district which helps to guide development in an environmentally and economically sustainable manner. Based on the land use designation of RA (Resource and Agricultural), the proposed development, with its agricultural and resource-related uses is consistent with the goals and objectives of the Development Plan.

As discussed in the Subject Site Details section, 19-16-4E is an ideal site for the proposed intensive livestock operation, due to its land use designation, access to PTH 8 and PTH 17, and the nature of the surrounding area. Requirements for transportation, groundwater protection, municipal site services, flood mitigation, mineral resources, heritage resources, and rare species have all been complied with or exceeded in the design of the development. Thus, the development is consistent with the applicable provisions of the Red River Planning District Development Plan (By-law No. 272/19, 2020).

Zoning By-law

The zoning by-law defines and prescribes development standards for buildings and structures within the municipality. The site is zoned A80 Agricultural General as per the RM of St Andrews Consolidated Zoning Map, Zoning By-law 4066 (updated July 22, 2021). All buildings and features will conform to the bulk and siting requirements for AG80-zoned lands.

Public Engagement

Rock Lake Colony, parent colony of Norwood Colony Farms Ltd., and Burns Maendel Consulting Engineers Ltd. hosted a public Open House at Netley Community Centre on May 15, 2024 for two hours. Invitations to this meeting were delivered to residences within one (1) mile of the project boundaries, that is, any residence within a one-mile radius of the property line for NW 19-16-4E, SW 19-16-4E, or SE 19-16-4E. The Red River Planning District and the Rural Municipality of St. Andrews were also provided with notice of the open house.

Thirty-three members of the community signed the attendance sheet, though it is anticipated that more may have been in attendance. Of these attendees, there were at least two RM councilors and the RM's economic development officer present.

Daniel Burns, P. Eng., presented an overview of the proposed development. This included outlining what the conditional use application process is, the history of the colony, the features of what is being proposed with the development, and the additional approvals and

licenses that will be required to construct and operate the colony. The floor was then opened to community questions and comments.

This open house provided an opportunity for leaders from the colony to engage with future neighbors and establish open communication regarding the proposed project. Clarifications and suggestions raised during the open house were reviewed and some have been incorporated into the design presented in the attached drawing.

On November 12, 2024, the Rural Municipality of St. Andrews hosted a public hearing to discuss the conditional use application for the colony's residential and communal portions of the development. This hearing provided an additional opportunity for community members, neighbours, and adjacent landowners to provide comment regarding the colony as a whole, as the applicant has always been transparent about the intent to include an intensive livestock operation. At the time of this hearing, community discussions included statements regarding safety on municipal roads, however, no opposition to the colony development nor its anticipated livestock operation were registered.

Additional Approvals

Should this conditional use permit be approved, a number of additional reviews, approvals and licenses will be required prior to the construction of certain aspects of the development:

Permits

Buildings permits, plumbing permits, and occupancy permits will be appropriately obtained from the RM, per the requirements outlined in section 4.2 of the Zoning By-Law.

Livestock Approvals

This intensive livestock operation application is accompanied by the Site Assessment application and review process through the Province of Manitoba's Technical Review Committee (TRC). Following the TRC's review and recommendations of the application, should the RM grant conditional use, the necessary permits will be obtained prior to establishing the livestock operation. This will include building and plumbing permits for the barns, and a permit for the manure storage facility under the Livestock Manure and Mortalities Management Regulation (LMMMR).

Heritage Resource Impact

The Heritage Resource Branch (HRB) has been contacted to identify if the project site is likely to contain heritage resources. Should the HRB identify the potential for artifacts, a Heritage Resource Impact Assessment (HRIA) will be performed by a certified archaeologist. A Heritage Resources Protection Plan (HRPP) will be included in the project planning and construction, in the event heritage resources are accidentally encountered.

Conservation Data Centre Review

The Manitoba Conservation Data Centre was consulted as part of the TRC Site Assessment process. During this review, there were no rare or threatened species identified within the project site or a 2.0 kilometer radius of the site boundary.

Closing

Approval of the agricultural and livestock facilities will allow Norwood Colony to be beneficial members of the community in the St. Andrews and Red River region. The development of SE 19-16-4E for livestock production will provide opportunities for long-term contributions to the agricultural products market and industrial commerce, thus increasing the tax base for the Rural Municipality of St. Andrews.

I trust that the above meets your requirements, however, should you require additional information please do not hesitate to contact the undersigned at 204-728-7364.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.



Daniel Burns, P. Eng
Civil Engineer

Cc: Ivan Hofer, Norwood Colony Farms Ltd.

