

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION Rural Municipality of St. Andrews

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-738-2264.

Tuesday
June 9th, 2026
5:30 PM

Council Chambers
500 Railway Avenue,
RM of St. Andrews, MB

Note: property owners are responsible for notifying “tenants”

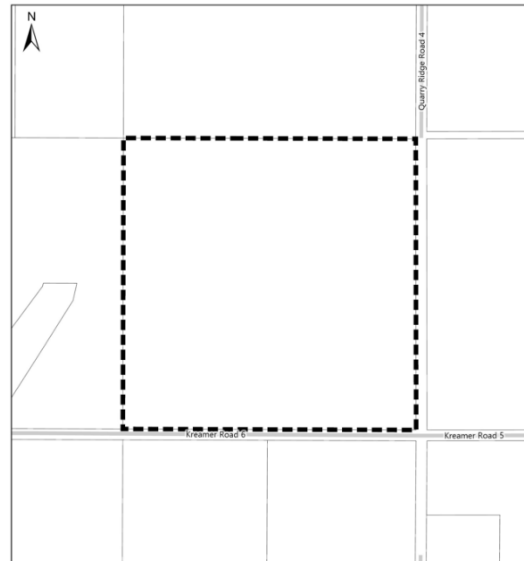
APPLICATION INFORMATION

Application File: CU 14, 2026

Applicant: Burns Maendel
Consulting Engineering
Ltd (Daniel Burns)

Property Location: Kreamer Rd 6,
RM of St. Andrews.
Roll #561900
Legal: SE19-16-4E

Application Purpose:
The applicant is seeking conditional use approval for a Livestock operation for 298 AU in “A80” Agriculture General zone.



Property Zone	Conditional Use Request	Proposed by Applicant
“A80” Agriculture General zone, Table 10, sec. 5.3	Farm Activity more than 100 AU	Livestock operation for 298 AU

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

CONDITIONAL USE APPLICATION REPORT

Date	June 3 rd , 2026
Application File	CU 14, 2026
Applicant	Burns Maendel Consulting Engineering Ltd (Daniel Burns)

SUBJECT PROPERTY INFORMATION

Property Location	
= Street Address	Kreamer Rd 6, RM of St. Andrews.
= Roll #	Roll #561900
= Legal	Legal: SE19-16-4E
Zoning	“A80” Agriculture General zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	160 acres in area (+/-) 2672 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
“A80” Agriculture General zone, Table 10, sec. 5.3	Farm Activity more than 100 AU	Livestock operation for 298 AU

Application Purpose

The applicant is seeking conditional use approval for a Livestock (Layers) operation for 298 AU in “A80” Agriculture General zone., Norwood Colony proposes to begin construction of an organic layer barn in the summer of 2026. The intent of the 298 AU livestock operation is to commercially produce eggs for market. The solid manure generated will be spread in a dry manure storage structure.

This application was circulated to the municipality and Agriculture Department, comments are added to this report, and their conditions are outlined in the Recommendation Conditions of Approval below.

Agriculture Department:

.....Norwood Colony is requesting this approval as a portion of the large-scale livestock operation intended for the same site, in order to begin construction this construction season. Given that no livestock currently exists on this property, this <300 AU conditional use proposal is consistent with the Development Plan and Zoning By-law for livestock operations under 300 AU. The applicant notes that additional permits and licenses will be obtained, as required, should this approval be granted. Further to this, we also note that any expansion or addition of animal units beyond 300 AU cannot occur until conditional use approval is granted for the large-scale livestock operation (total cumulative size of 1556 AU) that is currently in process for Technical Review [see full comments attached in Appendix A]

Planning & Economic Development: Given the agricultural nature of the subject property, surrounding lands, and separation from nearby residences, Administration is not recommending specific manure storage cover or shelter belt conditions; however, the applicant is encouraged to consider these measures where practical to assist with odour and land-use compatibility.

Municipal Safety & Fire: Requests information regarding any combustible, flammable, hazardous, or potentially hazardous materials stored on site to support emergency response planning.

Public Works: No concerns at this time.

Infrastructure: No concerns at this time.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) 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,
 - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

- 1. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval.**
- 2. Applicant/Owner obtains all required permits from the Red River Planning District and the municipality, if required.**
- 3. Applicant/Owner to provide the Municipality with sufficient information regarding storage of combustible, flammable, hazardous, or potentially hazardous materials on site to assist emergency responders in preparing for and responding to emergency events;**
- 4. Applicant/Owner shall ensure the use complies with all applicable federal and provincial legislation.**

APPENDIX A:

1) RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 14, 2026
Kreamer Road, RM of St. Andrews

Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

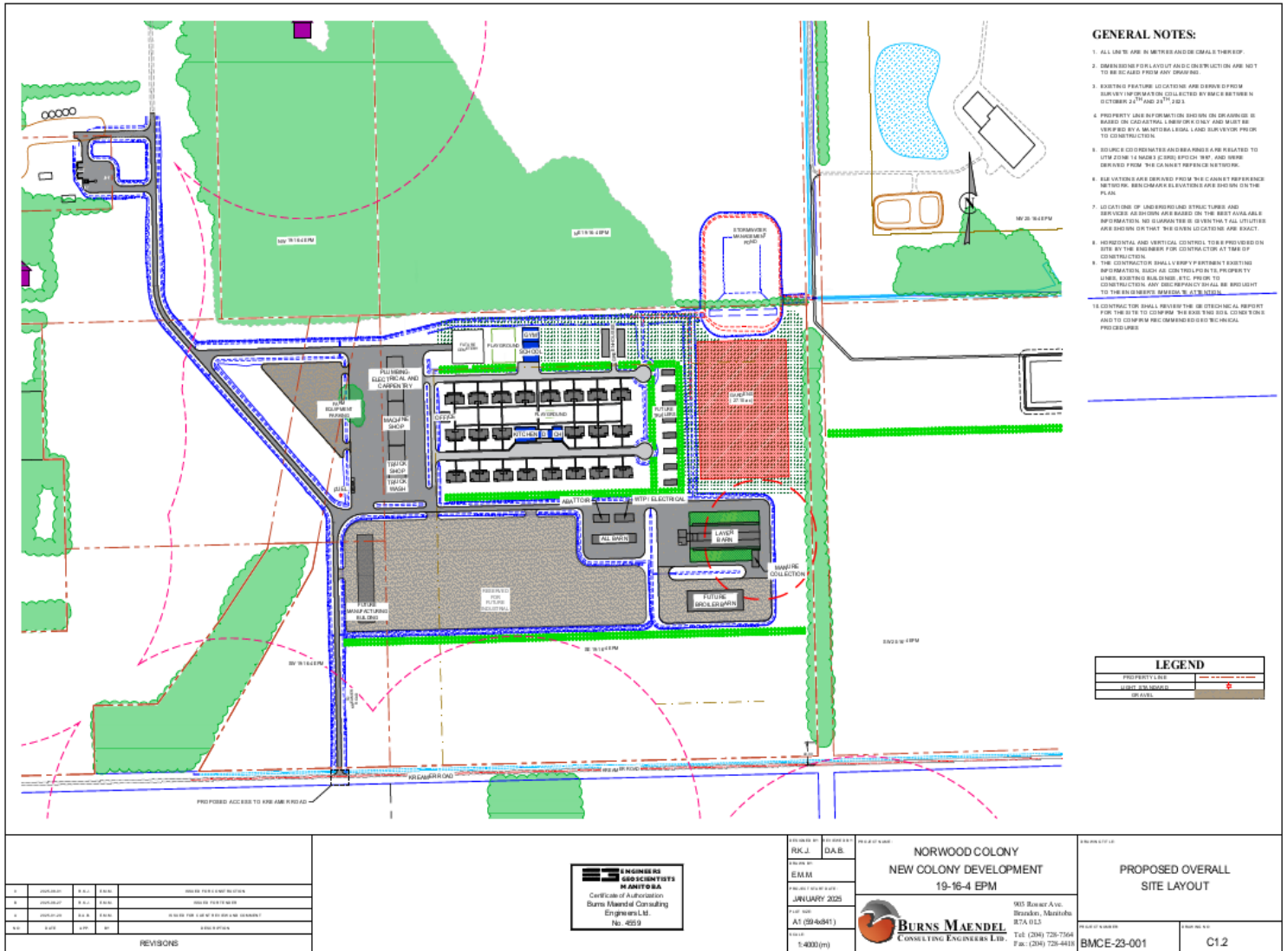
 Subject Property

 Parcel Outline

 Roads



2) ADDITIONAL INFORMATION – SITE PLAN



3) ADDITIONAL INFORMATION – LETTER OF INTENT AND MUNICIPAL/PROVINCIAL COMMENTS

May 7, 2026

Roll No.: 561900

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

Reference: Norwood Colony Farms Ltd.

Subject: Letter of Intent 298 AU 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). Norwood is proposing to construct an organic layer barn 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).

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.

Burns Maendel Consulting Engineers (BMCE) applied for a development permit on July 9, 2025. BMCE then submitted a Conditional Use Application on March 31, 2026, for an intensive livestock operation of greater than 300 AU.

Due to the lengthy application approval process, BMCE is proposing a 298 AU Conditional Use Application while the intensive application is being reviewed. If granted Norwood Colony proposes to begin construction of an organic layer barn in the summer of 2026.

The proposed organic 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 intent of the 298 AU livestock operation is to commercially produce eggs for market. The solid manure generated will be spread in a dry manure storage structure.

Development Details

The proposed agricultural development intends to consist of the following at SE 19-6-4E until approval of the intensive livestock operation:

- Organic layer barn for up to 36,000 layers 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.

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.

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 accesses proposed for the development: both access roads have been constructed granting access from PTH 17 to the existing bin yard in NW 19-16-4E, and the second is a new access from Clouston Road into the community development in SE 19-16-4E. 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.

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 298 AU 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 298 AU 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.

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.

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.

Archived: June 3, 2026 9:58:22 AM

From: [Erb, Michelle](#)

Sent: Fri, 29 May 2026 15:44:31

To: [Calvin So](#)

Cc: [+WPG112 - AGRLandUse](#) [+WPG139 - TRC](#) [+SEL1081 - Selkirk CRP](#)

Subject: RE: CU 14, 2026

Importance: Normal

Sensitivity: None

Attachments:

[application submitted by applicant.pdf](#)  [location.jpg](#)  [locationap.jpg](#) 

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Hi Calvin,

As requested, I have reviewed this conditional use proposal for a livestock operation under 300 AU in the RM of St. Andrews on behalf of Manitoba Agriculture. The subject property falls within the Resource and Agricultural Area of the Red River Planning District and within the A80 Agriculture General Zone of the RM of St. Andrews Zoning By-law. The Resource and Agricultural Area is a designation aimed at reserving land for agricultural and other natural resource related industries and uses. For the RM of St. Andrews, livestock operations up to 200 animal units shall be permitted. Any new or expanding livestock operations over 200 animal units shall require a conditional use. The minimum parcel size for this use is 80 ac according to the Zoning By-law. Minimum separation distance requirements between animal confinement facility or non-earthen manure storage to nearby residents must also be considered. The required separation distance for an operation 201-300 AU is 200 m (656 ft).

It is our understanding that the Norwood Colony is requesting this approval as a portion of the large-scale livestock operation intended for the same site, in order to begin construction this construction season. Given that no livestock currently exists on this property, this <300 AU conditional use proposal is consistent with the Development Plan and Zoning By-law for livestock operations under 300 AU. The applicant notes that additional permits and licenses will be obtained, as required, should this approval be granted. Further to this, we also note that any expansion or addition of animal units beyond 300 AU cannot occur until conditional use approval is granted for the large-scale livestock operation (total cumulative size of 1556 AU) that is currently in process for Technical Review.

I've cc'd the TRC email for their awareness.

Regards,

Michelle Erb

Michelle Erb, M.Sc., P.Ag.

Agricultural Planning Specialist
Sustainable Land Management

Michelle.Erb@gov.mb.ca

T: 204-794-1804

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From: Calvin So <calvin@rrpd.ca>

Sent: May 20, 2026 10:29 AM

To: [+WPG112 - AGRLandUse](#) <AGRLandUse@gov.mb.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: FW: CU 14, 2026

Hello,

Including your department in this circulation as it has to do with livestock operation.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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From: Calvin So
Sent: Wednesday, May 13, 2026 11:36 AM
To: 'Braeden Bennett' <[Braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: CU 14, 2026

Hi Braeden,

Please see a Conditional Use application, CU 14, 2026, attached for review and comments.

The applicant proposes a livestock operation of 298 Animal Units as part of a new colony development on Kreamer Road, zoned "A80" Agricultural General.

Please note this property had a Conditional Use approved, CU 26, 2024, for a livestock operation use. This application is for the amount of animal units being requested.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

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Rural Municipality of ST. ANDREWS

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COMMUNITIES WORKING TOGETHER

May 25, 2026

Red River Planning District
2978 Bird Hill Rd.
East St. Paul, MB
R2E 1J5
Attn: Valentina Esman, Community Planner

Re: Conditional Use No. CU 14, 2026 – Norwood Colony (Roll No. 561900.000)

Please see the comments and conditions below for the noted conditional use application in the RM of St. Andrews

Comments:

Planning & Economic Development: Given the agricultural nature of the subject property, surrounding lands, and separation from nearby residences, Administration is not recommending specific manure storage cover or shelter belt conditions; however, the applicant is encouraged to consider these measures where practical to assist with odour and land-use compatibility.

Municipal Safety & Fire: Requests information regarding any combustible, flammable, hazardous, or potentially hazardous materials stored on site to support emergency response planning.

Public Works: No concerns at this time.

Infrastructure: No concerns at this time.

Conditions:

1. Conditional use approval is limited to what has been presented in this application;
2. Applicant/Owner to provide the Municipality with sufficient information regarding storage of combustible, flammable, hazardous, or potentially hazardous materials on site to assist emergency responders in preparing for and responding to emergency events; and
3. Applicant/Owner shall ensure the use complies with all applicable federal and provincial legislation.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer