

APPENDIX H – CONFIRMATION OF USE TYPES SELECTED BY DEVELOPMENT OFFICER TO ISSUE PERMIT



Rural Municipality of Springfield
Planning & Development Department
Unit 1 – 686 Main Street
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Phone: (204) 444-3824
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June 9, 2020

Via Fax: 204-948-2089

Office of the Fire Commissioner
c/o Mr. Edgardo Dela Cruz
508 Norquay Building
401 York Ave
Winnipeg MB R3C 0P8

Attn.: Mr. Edgardo Dela Cruz

**Re: Group F Division 3 Building
(Agricultural Peat Moss Processing Operation)
DX 2020/21 - "Full Permit";
NW ¼ of 23-11-4 EPM as described under CT#3011172
22 054 Oakwood Road 64N
Roll No. 98350.000**

Les Tourbieres Berger Ltee c/o Mr. Denis Lebel, has submitted plans for the construction of a 44,062 sq. ft. Group F Division 3 Building (Agricultural Peat Moss Processing Operation), located at 22 054 Oakwood Road 64N, NW ¼ of 23-11-7 EPM as described under CT#3011172. This parcel is zoned 'AG' Agricultural General Zoning District under the Springfield Zoning By-law No. 08-01, as amended.

Under the current zoning, "Agriculture Activities, Agri-Business, Agriculture Support Industry and Agricultural Product Storage", as defined below, are listed as Permitted Uses.

***Agricultural Activities** means a use of land for agricultural purposes. Typical uses include farming, pasturage, agriculture, apiculture, aquaculture, floriculture and horticulture.*

***Agri-Business** means a commercial establishment that provides goods or services to the agricultural sector.*

***Agriculture Support Industry** means an industry, commercial service or retail business in which the major product or service being bought, sold or processed is intended mainly for, from or by farmers.*


***Agricultural Product Storage** means the temporary storage of any agricultural product for future use, delivery or processing as per The Environment Act.*

Conditions of the Development Permit are subject to the following and will not be permitted Occupancy or to be in operation until the following is completed:

1. Approval of a Building Permit from the Office of the Fire Commissioner (contact: Edgardo Dela Cruz (204) 471-4865 Edgardo.Delacruz@gov.mb.ca);
2. Approval of a Lot Grade Permit LGP 2020-05 (obtained Feb 19, 2020) SBC to confirm the grades upon completed of the building but prior to the request for the Lot Grading Deposit (contact Ross Mitchell SBC - Sison Blackburn Consulting Inc. (204) 505-0855 rmitchell@sbcinc.ca);
3. Approval of an Environmental license from Sustainable Development; (contact Krystal Penner, (204) 945-7107 Krystal.Penner@gov.mb.ca Manitoba Sustainable Development)
4. Approval of a Wastewater permit from Conservation and Water Stewardship; (contact Marguerite Reimer, Environment Officer (204) 945-7016 Marguerite.Reimer@gov.mb.ca Conservation and Water Stewardship - Environmental Compliance and Enforcement)
5. Approval of an Electrical permit from Manitoba Hydro.
6. Enter into an Agreement with Council, at the discretion of Council, for any future off site road improvements and maintenance of Oakwood Road.; (contact Colleen Draper, CAO (204) 444-6161 cdraper@rmofspringfield.ca Rural Municipality of Springfield)
7. If any required off site upgrades (road improvements) must be approved by Blaine Moffat, Director of Public Work, (204) 444-2241 bmoffat@rmofspringfield.ca Rural Municipality of Springfield)
8. Any required on site and off site upgrades as per the SBC design (Lot Grading / Surface Drainage Plan) and must be approved by the Rural Municipality of Springfield Planning and Development Office, Dan Doucet, CET (204) 444-3824 ddoucet@rmofspringfield.ca);
9. An adequate engineered on site Fire Suppression System be approved by our Municipal Fire Chief, Garth Cook, (204) 981-4042 GCook@rmofspringfield.ca;
10. A fire safety plan approved by our Municipal Fire Chief Garth Cook, (204) 981-4042 GCook@rmofspringfield.ca;
11. If any large quantities of well water are required for Fire Suppression or any other use, then the municipality will require a groundwater hydrogeological engineering impact assessment from a professional hydrogeological engineer and must be approved by the Rural Municipality of Springfield Planning and Development Office, Dan Doucet, CET (204) 444-3824 ddoucet@rmofspringfield.ca);

12. Submission of a Landscape Plan as per Section 30.0 of Springfield Zoning By-Law No. 08-01 (copy enclosed); The Landscape Plan shall also include the required off street vehicular parking in the amount of forty-five (45) regular spaces and two (2) accessible spaces (relating to this building) as per Table 32.1.1 and Table 32.3.1 of the Zoning By-Law 08-01 and must be approved by the Rural Municipality of Springfield Planning and Development Office, Dan Doucet, CET (204) 444-3824 ddoucet@rmofspringfield.ca);
13. Upon completion of the building/structure, a copy of the Occupancy Permit issued by the Office of the Fire Commissioner (contact: Edgardo Dela Cruz (204) 471-4865 Edgardo.Delacruz@gov.mb.ca); shall be submitted to the the Rural Municipality of Springfield Planning and Development Office, Dan Doucet, CET (204) 444-3824 ddoucet@rmofspringfield.ca);

Rural Municipality of Springfield
Planning and Development Department



Dan Doucet, C.E.T., C.B.C.O.
Director of Planning and Development

p.c. Les Tourbieres Berger Ltee c/o Denis Lebel