

BUCHBERGER CUSTOM CUTS

Box 4095 - The Pas, MB - R9A 1S6
Phone (204) 620-2941

October 23, 2008

Director, Environment Assessment & Licensing
Manitoba Conservation
Suite 160, 123 Main Street
Winnipeg, MB
R3C 1A5



Dear Sir or Madam:

Re: Environment Act Proposal Form

Please find enclosed completed Environment Act Proposal Form, supporting documents and cheque in the amount of \$500.

I have read and understand the licensing process and timelines.

We had previously been advised by Conservation that an application was not required for the main portion of our business (custom cutting), rather an application was required only for the smokehouse operation portion of our business. On this basis we proceeded with project construction. We subsequently submitted correspondence explaining the scale of the smokehouse operation. In reply to this correspondence we were advised that Conservation would require an Environment Act Proposal Form for the entire operation.

MAFRI has committed funding to our project and we are attempting to complete our project for a grand opening promotion with Provincial Agriculture Minister Roseann Wowchuk in the near future. If at all possible we would appreciate an early reply.

Sincerely,

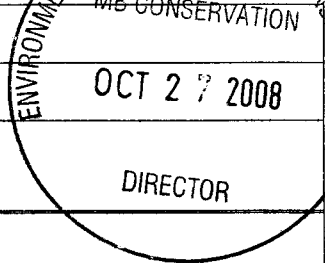

A handwritten signature in black ink, appearing to be "Brian Buchberger". The signature is stylized and somewhat cursive.

Brian Buchberger

Environment Act Proposal Form



This form prescribes the nature and sequence of the information required to file a proposal for a development pursuant to subsections 10(3), 11(7), and 12(3) of *The Environment Act*.

Name of the development: Buchberger Custom Cuts		
Legal name of the proponent of the development:		
Location of the development Street address: 204 Rais Island	Municipality: Kelsey	
City or Town: RM of Kelsey	Legal description:	
Name of proponent contact person for purposes of the environmental assessment:		
Mailing address: Box 4095, The Pas, MB	Telephone: 204-620-1610	Fax: none
Email address: cbuchberger@204rais.com		
Date: 23 Oct 2008	Signature of the proponent or corporate principal of the corporate proponent: 	
Printed name: Brian Buchberger		

- 1) **NOTE: APPLICATION FEE** - Refer to Schedule "A" on reverse side.
- 2) **NOTE: The proponent should reproduce the underlined portions of each section as noted below, adding the required information following each section as it applies to the development. A response to all the sections is required.**

DESCRIPTION OF THE DEVELOPMENT:

- i) Certificate of Title showing the owner(s) and legal description of the land upon which the development will be constructed; or (in the case of highways, rail lines, electrical transmission lines, or pipelines) a map or maps at a scale no less than 1:50,000 showing the location of the proposed development;
- ii) Name of the owner of mineral rights beneath the land, if not the same as that of the surface owner;
- iii) Description of the existing land use on the site and on land adjoining it, as well as changes that will be made thereto for the purposes of the development;
- iv) Land use designation for the site and adjoining land as identified in a development plan adopted pursuant to *The Planning Act* or *The City of Winnipeg Act*, and the zoning designation as identified in a Zoning By-Law, if applicable;
- v) A description of all previous studies and activities relating to feasibility, exploration, or project siting and prior authorization received from other government agencies;
- vi) A description of the proposed development (including site plans), and the method of operation and hours of operation;
- vii) An identification of any storage of gasoline or associated products (e.g. diesel fuel, used oil, heating oil, AV gas, solvents, isopropanol, methanol, acetone, etc.);
- viii) A description of the potential impacts of the development on the environment, including, but not necessarily limited to:
 - type, quantity and concentration of pollutants to be released into the air, water or on land;
 - impact on wildlife;
 - impact on fisheries;
 - impact on surface water and groundwater;

- forestry related impacts;
- impact on heritage resources;
- socio-economic implications resulting from the environmental impacts.
- ix) A description of the proposed environmental management practices to be employed to prevent or mitigate adverse implications from the impacts identified in viii) which will have regard to, where applicable: containment, handling, monitoring, storage, treatment, and final disposal of pollutants; conservation and protection of natural or heritage resources; environmental restoration and rehabilitation of the site upon decommissioning; and protection of environmental health.

SCHEDULE:

The proposed date of commencement of construction, commencement of operation, including staging of the development and termination of operation, if known.

FUNDING:

Name and address of any Government Agency (Federal, Provincial or otherwise) from which a grant or loan of capital funds have been requested, where applicable.

NOTE: *The Environment Act* requires that subject to the Confidential Information clause, Section 47, a proposal shall be filed in the public registry.

Proprietary information provided in this form should be clearly noted. A separate summary of the proposal excluding the proprietary information should accompany the proposal for the public registry file.

27 copies of any bound report or blueprints supporting the Proposal are required. An electronic version is recommended.

The completed Proposal form should be sent together with a covering letter to:

Director, Environmental Assessment and Licensing Branch
 Manitoba Conservation
 Suite 160, 123 Main Street
 Winnipeg, Manitoba R3C 1A5

I. Certificate of Title

Attached

II. Name of Mineral Rights Owner

Not applicable

III. Description Existing Land Use On Site and Land Adjoining

- Land use is residential and has also been licensed for small business issued by RM of Kelsey
- Land adjoining is residential use
- See attached business license

IV. Land Use Designation

Please see attached correspondence from RM of Kelsey indicating land use designation

V. Description of studies and activities relating to feasibility, exploration, project siting and prior authorization received from other government agencies

- Based on information indicated to Conversation we had been advised that no environment act proposal was required
- Upon clarifying inclusion of a smokehouse operation we were advised that the smokehouse (and not the entire operation) would require an environment act proposal
- We proceeded with the project based on information supplied
- A letter of explanation regarding the scale of the smokehouse operation was submitted to Conservation
- We were subsequently advised that the entire operation would require an environment act proposal
- On August 15, 2008 we were advised in writing by Manitoba Agriculture, Food & Rural Initiatives that our application under the Young Rural Aboriginal Entrepreneurship Initiative Partnership Program had been approved (see attached)

VI. Description of proposed development (including site plans) and method of operation and hours of operation

Development

- 24 foot x 24 foot shop
- 2ft x 3ft x 4ft tall smoker appliance; separate and unattached from the main building
- 12 foot x 20 foot cooler / freezer situated within the building
- 24 foot wide access road, 75 feet in length, one culvert

Description of Business

- Custom meat cutting & wrapping
- Sausage making
- Smoking & curing (meat, fish, sausage)
- Jerky making
- Hanging / aging meat products & wild game
- Smoking / curing hams & bacon
- **All products accepted for processing will be SRM free**

Hours of operation

- September to May
 - Weekdays & Saturday: 4pm to 6pm, 7-9pm
 - Closed Sunday
- June to August - as required, by appointment

Site plans

- attached

VII. Identification of any storage of gasoline or associated products

None

VIII. Description of potential impacts of development on environment

- Type, quantity & concentration of pollutants to be released into the air, water, on land
 - Air - wood smoke; low volume of smoke as unit is an appliance that firstly heats the product; smoke is then applied only intermittently throughout the curing process for flavour (as opposed to a traditional constant fire / smoke setup)
 - Water - none, all wastewater stored in holding tanks to be emptied by service company as required

- Land – meat waste disposed in designated area of municipal landfill; **note that product does not contain SRM**
- Impact on wildlife – none
- Impact on fisheries – none
- Impact on surface water and groundwater – none; holding tanks will be emptied by septic service company as required
- Forestry related impacts – none
- Impact on heritage resources – none
- Socio-economic implications resulting from environment impacts – none

IX. Description of proposed environmental management practices to prevent or mitigate adverse implications from impacts identified in VIII

- Containment handling – n/a
- Monitoring – minimize application of wood smoke during smoking process
- Storage – n/a
- Treatment – n/a
- Final disposal of pollutants – in accordance with municipal landfill requirements
- Conservation & protection of natural & heritage resources – n/a
- Environment restoration & rehabilitation of site upon decommissioning – shop can be converted to garage; cooler and freezer to be removed and sold; coolants to be removed by certification refrigeration technician
- Protection of environmental health – n/a

SCHEDULE

- Construction commenced August 2008
- Operation scheduled to commence November 2008
- There is no date for discontinuation of operation

FUNDING

- On August 15, 2008 we were advised in writing from Manitoba Agriculture, Food & Rural Initiatives that our application under the Young Rural Aboriginal Entrepreneurship Initiative Partnership Program had been approved; please see attached letter

DATE: 2008/10/16
TIME: 10:08

MANITOBA

TITLE NO: 1878925

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	CAROL BUCHBERGER
ORIGINATING OFFICE...	PORTAGE LA PRAIRIE	ADDRESS.....	BOX 4095
REGISTERING OFFICE...	PORTAGE LA PRAIRIE		THE PAS MB R9A 1S6
REGISTRATION DATE....	2002/06/07		
COMPLETION DATE.....	2002/06/07		
		CLIENT FILE...	NA
		PRODUCED BY...	L.MORRISH

LEGAL DESCRIPTION:

BRIAN KIETH BUCHBERGER AND CAROL ANN BUCHBERGER
OF THE PAS, IN MANITOBA

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

PARCEL 1 PLAN 4914 PLTO (N DIV)
IN NW 1/4 13-56-26 WPM
SUBJECT TO THE RESERVATIONS CONTAINED IN THE CROWN LANDS ACT

ACTIVE TITLE CHARGE(S):

1101420 PLP ACCEPTED	MORTGAGE	REG'D: 2007/02/06
FROM/BY:	BRIAN KIETH BUCHBERGER & CAROL ANN BUCHBERGER	
TO:	WESTOBA CREDIT UNION LIMITED	
CONSIDERATION:	\$101,450.00	NOTES:

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	BRIAN KIETH BUCHBERGER BOX 4905 THE PAS MB	R9A 1S6
ACTIVE	CAROL ANN BUCHBERGER BOX 4905 THE PAS MB	R9A 1S6

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1055482 PLP	T	2002/06/07	\$110,000.00	\$110,000.00
PRESENTED BY:	BJORNSSON & WIGHT LAW OFFICE			
FROM:	GEORGE RICHARD GOUDY			
TO:	BRIAN KIETH BUCHBERGER & CAROL ANN BUCHBERGER			

FROM TITLE NUMBER(S):

1480101 PLP ALL

DATE: 2008/10/16
TIME: 10:08

MANITOBA

TITLE NO: 1878925

STATUS OF TITLE

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	CAROL BUCHBERGER
ORIGINATING OFFICE...	PORTAGE LA PRAIRIE	ADDRESS.....	BOX 4095
REGISTERING OFFICE...	PORTAGE LA PRAIRIE		THE PAS MB R9A 1S6
REGISTRATION DATE....	2002/06/07		
COMPLETION DATE.....	2002/06/07		
		CLIENT FILE...	NA
		PRODUCED BY...	L.MORRISH

LAND INDEX:

LOT	BLOCK	SURVEY PLAN
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1		4914
NOTE:	N DIV	NW 1/4 13-56-26W EXC RES

ACCEPTED THIS 7TH DAY OF JUNE, 2002
BY G.PLUNKETT FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF PORTAGE.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2008/10/16 OF TITLE NUMBER 1878925.

***** END OF STATUS OF TITLE 1878925 PLP *****



Rural Municipality of Kelsey

264 Fisher Avenue Box 578 The Pas, MB R9A 1K6

Telephone: (204) 623-7474 Fax: (204) 623-4546

October 22, 2008

To Whom It May Concern:

Please be advised that Carol Ann Buchberger and Brian Keith Buchberger currently reside at Lot 1, Plan 4914 (Roll No. 177000.000).

The property is currently zoned "RR" (Rural Residential), as confirmed by Community Planning Services in Thompson, Manitoba.

The R.M. of Kelsey Zoning By-Law 13/97 defines "RR" Residential Rural Zone as follows;

"This zone provides for large lot non farm, single-family residential development in rural/agricultural areas not associated with municipal water and sewer systems."

If you require further information please contact Community Planning Services at 204-677-6700 or the R.M. of Kelsey Administration office at 204-623-7474 or toll free at 1-888-535-7391.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Hlady". The signature is fluid and cursive, with a long tail extending to the right.

Jerry Hlady
Chief Administrative Officer
Rural Municipality of Kelsey

R M of KELSEY
NAME OF MUNICIPALITY

No 1/08

\$25.00

LICENSE

This is to certify that BRIAN BUCHBERGER
has this day paid

the sum of TWENTY-FIVE DOLLARS
for a License to carry on business as CUSTOM CUTTING

within the limits of the R M of KELSEY
until the 22nd day of APRIL 2009

unless this license be sooner suspended or forfeited, and this license
is issued to the said BRIAN BUCHBERGER and is accepted and
held by BRIAN BUCHBERGER subject to any or all By-laws,
rules and regulations that are now, or hereafter may be in force, re-
specting the same or the trade, business or calling hereby licensed to
be carried on

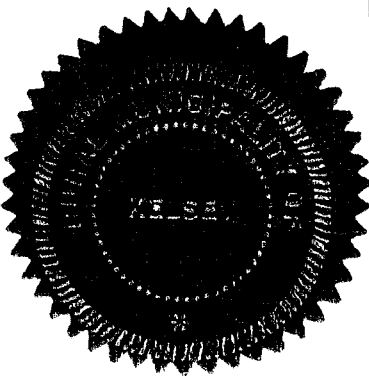
Given under my hand and the corporate seal of

R M OF KELSEY

this 22nd day of APRIL A.D. 2008

Kulawehi Pouti

Clerk



FAYED ✓

BUCHBERGER CUSTOM CUTS

Lot 204 Ralls Island - Box 4095 - The Pas, MB - R9A 1S6
Phone (204) 620-2941 (Brian) Phone (204) 620-1610 (Carol)

August 13, 2008

Fax (204) 945-5229

Ms. Tracy Braun
Manitoba Conservation
Environmental Assessment & Licensing Branch
Winnipeg, MB

Dear Ms. Braun:

Re: Buchberger Custom Cuts - Smoker Unit

I have been in contact with Clem Moche regarding our custom meat cutting business and proposed smoker unit. Clem has advised me to prepare some information for you in writing.

I would like to provide a bit of background on our business. We are building a 24ft x 24ft shop on our property located in the RM of Kelsey, approximately 2 miles east of The Pas. Our home is located at the North end of our property (approximately 1 acre in size); the meat shop located at the South end; there are separate access roads for each. In addition to our meat processing we wish to provide a smoking service for fish, sausage, etc. Total annual projected sales are approximately \$15,000 with smoking forecasted at approximately 3-5% of sales (\$450-750).

I have prepared the enclosed schematic indicating the location of the meat processing shop, placement of the smoker unit relative to our neighbors as well as indicating the prevailing wind direction. The size of the smoker unit is approximately 2ft x 3ft x 4ft tall. My husband and I believe that risk of disturbance to our neighbors is negligible due to:

- rural location and liberal spacing between properties which allows for maxim dissipation of smoke and aroma
- location of smoker unit at the back of the property, with prevailing wind conditions blowing smoke and aroma into non-dwelling areas (treed and / or open areas)
- low volume of smoke as unit is an appliance that firstly heats the product with smoke applied only intermittently throughout the curing process for flavour (as opposed to a traditional constant fire / smoke setup)
- smoking would occur infrequently, representing a small portion of our overall business
- smoker unit is completely portable allowing for relocation as and when required

Could you kindly advise whether you feel it necessary for us to proceed with an environmental application. I would not hesitate to obtain letters of support from our neighbors if you feel it appropriate. I can be reached at 204-620-1610 or by email at cbuchberger204@mts.net

Sincerely,



Carol Buchberger
/cb



Agriculture, Food
and Rural Initiatives

Economy and Rural Development
1129 Queens Avenue
Brandon, Manitoba R7A 1L9 Canada
Tel: (204) 761-0551 / Fax: (204) 726-6260
E-mail: Mona.Cornock@gov.mb.ca

August 15, 2008

Buchberger Custom Cuts
Attn: Carol Buchberger
Box 4095
The Pas MB R9A 1S6

Dear Ms. Buchberger,

**Re: Young Rural Aboriginal Entrepreneurship Initiative
Partnership Agreement**

I am pleased to advise that funding to a maximum of \$16,616 from the Manitoba Agriculture, Food and Rural Initiatives' (MAFRI) Young Rural Aboriginal Entrepreneurship Initiative (YRAEI) has been approved in support of your project titled "Buchberger Custom Cuts".

This letter is to confirm the following details related to your project:

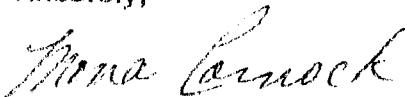
1. YRAEI will support the costs associated with facility construction and promotion of a meat cutting and processing facility, to a maximum of \$16,616 provided this does not represent more than 75% of funds contributed to the total project.
2. The process of accessing this funding is as follows:
 - a) An **initial payment** of up to 50% will be released upon provision of the paid invoices totalling 50% of project expenses.
 - b) A **final payment** of up to 50% will be released upon completion of project and receipt of a final report, paid invoices and financial statement.

3. Our approval is contingent upon, the Buchberger Custom Cuts:
 - securing all zoning and compliance requirements for the establishment of a meat cutting and processing facility,
 - securing sufficient funding to proceed with the total facility construction.
4. In addition, our partnership contribution provides for:
 - A representative from MAFRI to present the funding at an appropriate promotional opportunity
 - MAFRI to utilize this funding partnership agreement for public relation purposes to promote the Young Rural Aboriginal Entrepreneurship Initiative.
5. MAFRI is not liable for any losses, damage or injuries to any individual or property that may result while this project is being delivered.

Please return both signed copies of this letter at your earliest convenience so that we may process the initial 50% of the funding. Funding for your project will be administered by Laurie Crowe who will contact you shortly regarding this project. As well, staff from our GO team offices are eager to work with you, and I urge you to continue to consult with them to maximize your efforts.

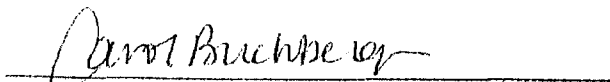
I wish you all the best in this venture.

Sincerely,



Mona Cornock
Director, Economy & Rural
Development Knowledge Centre

I agree to the terms and conditions outlined in the letter above:



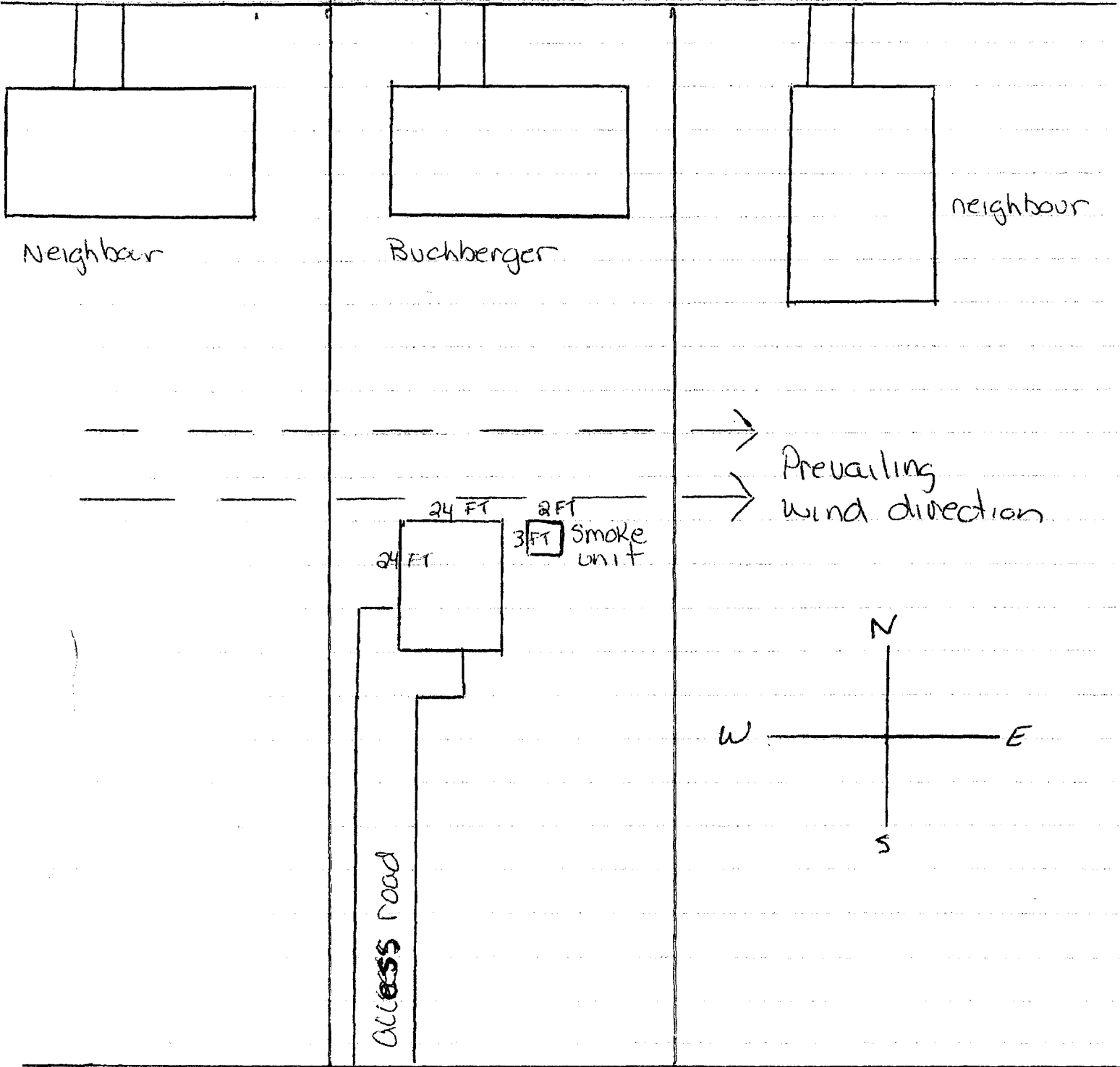
Carol Buchberger
Buchberger Custom Cuts

Oct 06 108

Date

cc. Laurie Crowe
Michelle Bessette
Allan Muggaberg (GO Team)

Ralls Island Road



ERVEN ROAD

