



**RURAL MUNICIPALITY OF WOODLANDS
UNDER THE PLANNING ACT
NOTICE OF PUBLIC HEARING OF
APPLICATION FOR VARIANCE**



No. V17-19

On the date and at the time and location shown below, a **PUBLIC HEARING** will be held to receive representation from any persons who wish to make them in respect to the following matter:

APPLICATION FOR VARIANCE under the RURAL MUNICIPALITY OF WOODLANDS ZONING BY-LAW 2648/14 AND AMENDMENTS THERETO

HEARING: Council Chambers, Rural Municipality of Woodlands Office, 57 Railway Avenue, Woodlands, Manitoba

DATE & TIME: 10:00 A.M., Tuesday, November 14, 2017

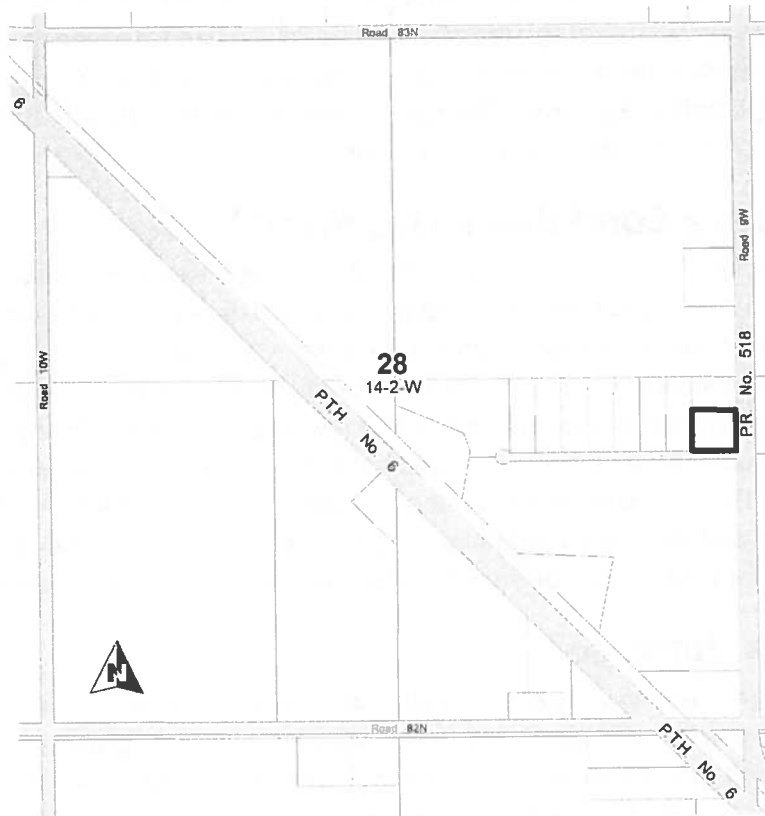
OWNER: Andrew Deayton and Yvonne Deayton

APPLICANT: Andrew Deayton

PROPOSAL:
Variance of the maximum height of the proposed dwelling, from 30 feet to 55 feet. (Subject Provision Bulk Table 4.4: "RR" RURAL RESIDENTIAL ZONE USE AND BULK REQUIREMENTS).

AREA AFFECTED:
Lot 1 Plan 58198
R.M. of Woodlands

FOR INFORMATION CONTACT:
Kaitlyn Fleury,
Planning Clerk:
ph. 204-383-5679
planning@rmwoodlands.ca



A copy of the above proposal and supporting material may be inspected at the RM Office location noted above during normal office hours, Monday to Friday. Copies may be made and extracts taken there from, upon request.

Note: Property owners are responsible for notifying lessee.

V17-19

Dayton

OWNER	OWNER2	MAIL_ADDR1	TOWN	PROV	POST_CODE
JOHN SPICER	AND LINDA SPICER	BOX 184	WOODLANDS	MB	ROC 3H0
BRUCE LANGRELL	AND LOIS LANGRELL	BOX 108	WOODLANDS	MB	ROC 3H0
ROBERT MARSHALL	AND ANGELINE MARSHALL	BOX 117	WOODLANDS	MB	ROC 3H0
JIM BEACHELL	AND ARLA BEACHELL	BOX 6	ROSSER	MB	ROH 1E0
ANDREW DEAYTON	AND YVONNE DEAYTON	BOX 276	WOODLANDS	MB	ROC 3H0
DANIEL LANGRELL		BOX 222	WOODLANDS	MB	ROC 3H0
DAVID CORNELL		586 COMMUNITY ROW	WINNIPEG	MB	R3R 1H5
KEVIN CORNELL	AND SUSAN CORNELL	BOX 352	WOODLANDS	MB	ROC 3H0
BOB ZAYAC	AND MARIE ZAYAC	BOX 65	WOODLANDS	MB	ROC 3H0

All roll no's checked

All mailed out Oct 31/17 *JK*

RURAL MUNICIPALITY OF WOODLANDS

APPLICATION FOR: VARIATION ORDER DEVELOPMENT PLAN AMENDMENT
 CONDITIONAL USE ZONING BY-LAW AMENDMENT

OWNERS: **ANDREW DEAYTON AND YVONNE DEAYTON** FILE NO. **V17-19**

APPLICANT: **ANDREW (ANDY) DEAYTON** ROLL NO. **73205**

LEGAL DESCRIPTION OF PROPERTY: **Lot 1 Plan 58198 WLTO**

LOCATION OF PROPERTY: **Most easterly lot of Rocky Ridge Road-
1, Rocky Ridge Road**

PLEASE INCLUDE THE FOLLOWING, AS INDICATED:

Site Plan Letter of Intent Survey Plan by MLS
 Other:

APPLICABLE DOCUMENT(S): R.M. of Woodlands Zoning By-law No. 2648/14
 R.M. of Woodlands Development Plan By-law No. 2643/14

SUBJECT PROVISION: **Bulk Table 4.4: "RR" Rural Residential Zone Use and Bulk Requirements**

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):

Variation of the maximum height of a single family dwelling, from the required 30' to 55'




REASONS IN SUPPORT:

It has a finished basement and due to the high water table the basement will have to be out of the ground quite a bit. Its a large house so the proportions of the house have to look right hence the increased height

REQUIREMENTS FOR THIS TYPE OF DEVELOPMENT IN THIS ZONE:

Min. Site Area	Min. Site Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Site Coverage	Max. Height
2 acres	200'	75'	25'	30'	-	30'

I undertake to observe and perform all provisions of *The Planning Act*, the applicable Development Plan, Zoning By-Law, and any Development Agreement entered into under Section 81 of *The Planning Act* and any conditions imposed under Sections 98 or 106 of *The Planning Act*, and the provisions of other relevant laws or by-laws.

Signature of Owner 1: **Andy Deayton**  Date: **20/10/2017**
 Address: **Box 276 Woodlands MB R0C 3H0** Phone: **1-204-688-8950**
 Signature of Owner 2: **Yvonne Deayton**  Date: **20/10/2017**
 Address: **SAME** Phone: **1-204-688-8950**
 Signature of Applicant: **Andy Deayton**  Date: **20/10/2017**
 Address: **SAME** Phone: **1-204-688-8950**

Application Received By:  Date: **Oct 23/17**
 Application/Administration Fee: **\$275.00** Receipt #: **201702855**



Infrastructure

Engineering and Operations Division/Highway Planning and Design Branch
1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3
T 204-945-2664 F 204-945-0593
e-mail: jeff.dinella@gov.mb.ca

SCANNED

November 6, 2017

PD 40.10 Ex

Kaitlyn Fleury, Planning Clerk
RM of Woodlands
Box 10
Woodlands MB R0C 3H0
E-mail: planning@rmwoodlands.ca

Dear Kaitlyn:

**Re: Variation Order 17-19
Lot 1 Plan 58198
Pt. SE ¼ 28-14-2W
RM of Woodlands
Owners: Daeyton
Purpose: Variance of maximum height**

In response to your notice of hearing, we reviewed the above Public Hearing notification. The intent is to allow a maximum height increase from 30 feet to 55 feet. We note that this property has frontage on PR 518.

Based on the available information, we do not object to this proposal. Please inform the owners/applicant, that all accesses and structures located within the controlled area of PR 518 (125 feet from the edge of the right-of-way) will required permits from our office. Please contact Sheena Del Rosario at (204) 945-3457.

For reference we note the following statutory requirements that affect the land under review.

Statutory Requirements:

Any new, modified, or relocated/removed access connection onto PR 518 requires a permit from Manitoba Infrastructure. A permit is also required from this department for any construction or placement of structures or objects on, above, or below ground level within 38.1 m (125 feet), or to place any planting within 15.2 m (50 feet) from the edge of this highway right-of-way.

Please let us know if we can be of any further assistance.

Sincerely,



Jeff DiNella
Senior Development Review Technologist

Cc: Region 2

RECEIVED
-11- -3 2017
RM OF WOODLANDS

David O. Cornell
586 Community Row
Winnipeg, MB R3R 1H5

Rural Municipality of Woodlands

Application for Variance No. V17-19

Kaitlyn Fleury, Planning Clerk

In response to the variance application for the applicant Andrew Deayton for a variance to provide for a dwelling with a height of 55 feet.

As one who is currently completing a home on the same road, I have no objections whatever. I believe it would be an advantage to the municipality to have additional new homes that would evidence growth and expansion. This would also increase taxes, which will enable the municipality to continue improvements.

I fully support the variance at Lot 1, Plan 58198.

Sincerely,

David O. Cornell