



# RURAL MUNICIPALITY OF WOODLANDS



## UNDER THE PLANNING ACT

### NOTICE OF PUBLIC HEARING OF APPLICATION FOR CONDITIONAL USE and VARIANCE

No. C18-03 & V18-03

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 CONDITIONAL USE and 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

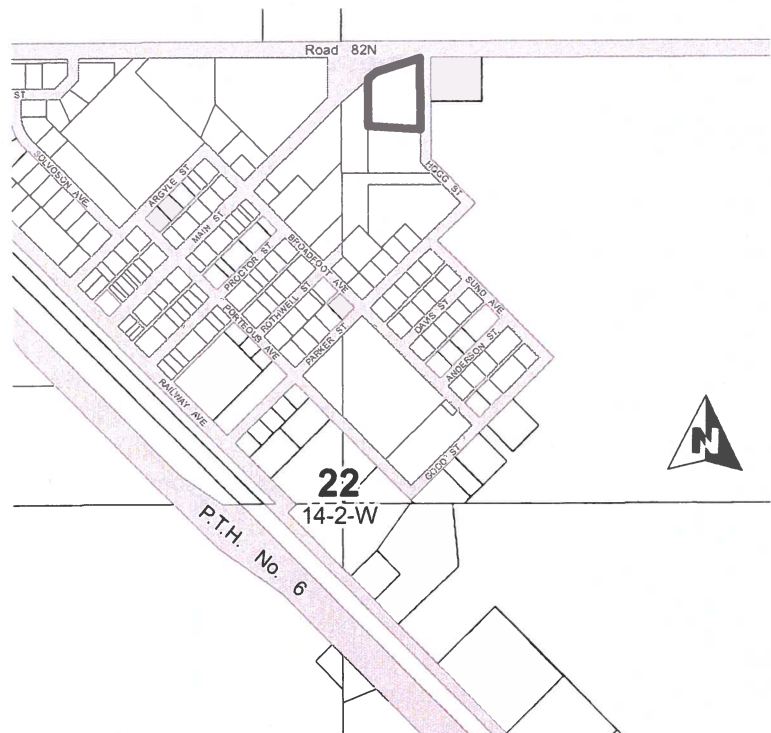
**DATE & TIME:** 4:40 P.M., Tuesday, April 24, 2018

**OWNERS:** Crashed Parts Inc.  
**APPLICANT:** Michael Warkentin

**PROPOSAL:**  
Conditional use requested for the development of a Salvage Operation / Yard on the property. Variation of maximum fence height, from 6.5' to 10'.  
(Subject Provision: Bulk Table 4.12; Section 3.17.2)

**AREA AFFECTED:**  
Lot 2 Block 1 Plan 34030 WLTO  
#4 Hogg Street, Woodlands  
R.M. of Woodlands

**FOR MORE INFORMATION,  
CONTACT:**  
Kaitlyn Fleury, Planning Clerk  
Phone: 204-383-5679  
[planning@rmwoodlands.ca](mailto: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.*

C18-03, V18-03 (Warkentin)

ROLL	OWNER	OWNER2	MAIL_ADDR1	TOWN	PROV	POST_CODE
68800.000	GRANT RAYMOND ARTHUR		BOX 4	WOODLANDS	MB	ROC 3H0
72600.000	LANGRELL KENNETH GEORGE		BOX 236	WOODLANDS	MB	ROC 3H0
72720.000	LANGRELL FRANK WILLIAM	LANGRELL BERYL RAGNA	BOX 224	WOODLANDS	MB	ROC 3H0
84900.000	SCHOTT TYSON DEREK		BOX 169	WOODLANDS	MB	ROC 3H0
84920.000	DEAYTON ROSS TRUAN		BOX 276	WOODLANDS	MB	ROC 3H0
85000.000	PETERKIN GERALD WILLIAM		BOX 141	WOODLANDS	MB	ROC 3H0
86630.000	DEAYTON ROSS TRUAN		BOX 276	WOODLANDS	MB	ROC 3H0
86635.000	CRASHED PARTS INC.		BOX 160	WOODLANDS	MB	ROC 3H0
86637.000	DEAYTON ROSS TRUAN		BOX 276	WOODLANDS	MB	ROC 3H0
86640.000	GRANT RAYMOND ARTHUR	GRANT RACHELE RUTH	BOX 4	WOODLANDS	MB	ROC 3H0
86645.000	PLATER LAND & BUILDING CORPORATION		BOX 247	WOODLANDS	MB	ROC 3H0
86650.000	2424371 MANITOBA INC.	C/O MARK BRADFORD	BOX 306	WOODLANDS	MB	ROC 3H0

*all roll no's checked*

*Mailed out April 9/18*

*K.*

**RURAL MUNICIPALITY OF WOODLANDS**

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

OWNER: Crashed Parts Inc.      FILE NO. C18-03 & V18-03  
 APPLICANT: Michael Warkentin      ROLL NO. 86635

LEGAL DESCRIPTION OF PROPERTY: Lot 2 Block 1 Plan 34030 WLTO

LOCATION OF PROPERTY: 4 Hogg Street, Woodlands

PLEASE INCLUDE THE FOLLOWING, AS INDICATED:

- Site Plan      Other:  \_\_\_\_\_  
 Letter of Intent       \_\_\_\_\_  
 Survey Plan by MLS       \_\_\_\_\_

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 4.12: "MG" Industrial General Zone Use and Bulk Requirements;  
Definition 1.3.165: Salvage Operation / Yard;  
Section 3.17.2: Projections Into Yards Applicable To All Zones



PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):  
Conditional Use requested for the development of a salvage operation / yard on the property, with a variance of the maximum fence height from the required maximum of 6.5' (3' in the front yard) to 10'.

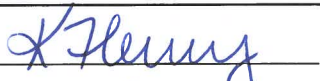
REASONS IN SUPPORT:  
Minimal change from current use; would allow the business to better serve the area.  
The variance in fence height would allow the property to maintain a neat and tidy appearance.

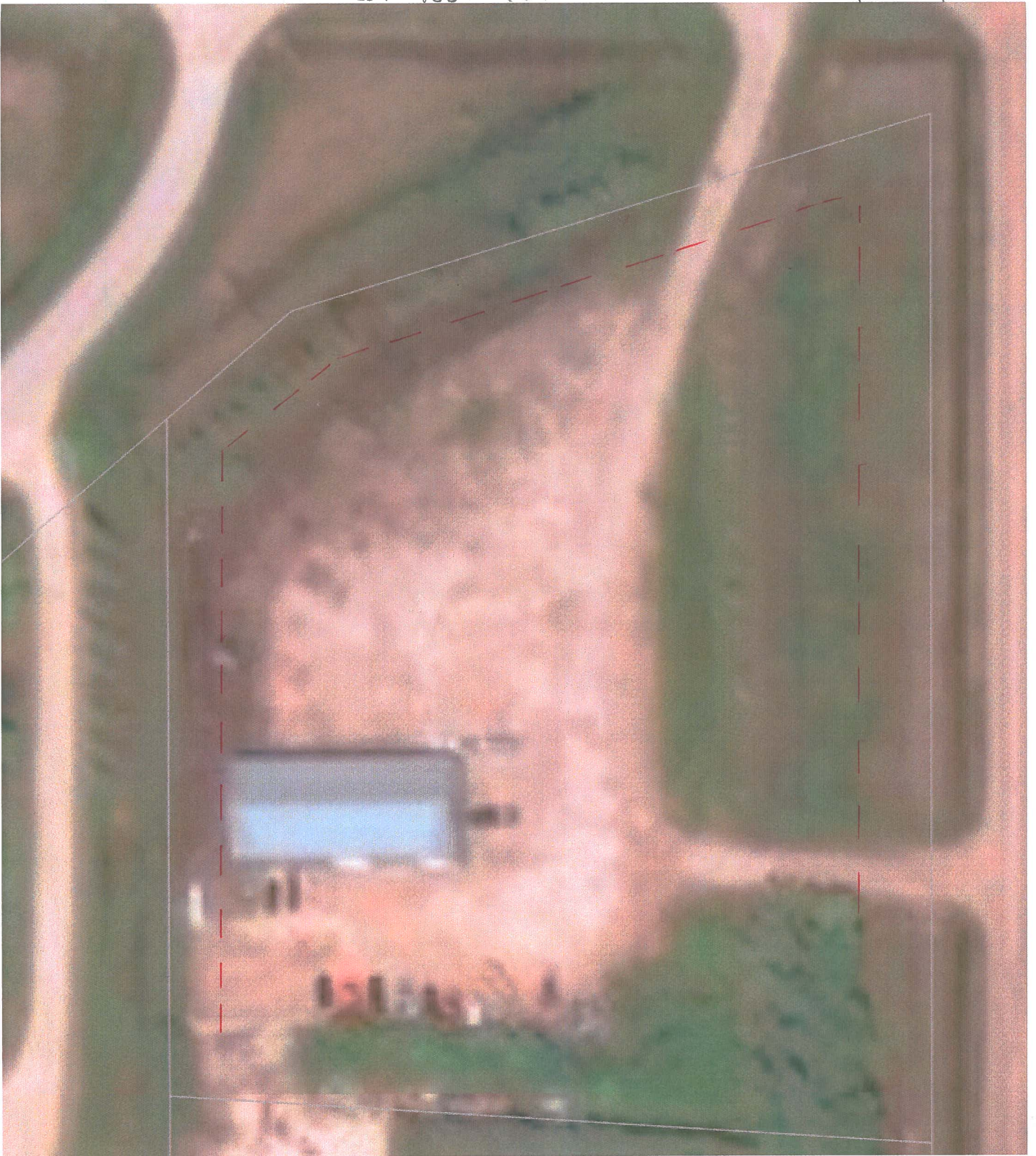
REQUIREMENTS FOR THIS TYPE OF DEVELOPMENT IN THIS ZONE:

Min. Site Area	Min. Site Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Site Coverage	Max. Height
40,000 sf	150'	25'	15'	25'	60%	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:       Date: April 6, 2018  
 Address: Box 160, Woodlands MB, R0C 3H0      Phone: 204-881-1393  
 Signature of Applicant:       Date: April 6, 2018  
 Address: Box 160, Woodlands MB, R0C 3H0      Phone: 204-881-1393

Application Received By:       Date: April 6/18  
 Application/Administration Fee: \$275.00      Receipt #: 201800720



Proposed Fence: - -

- approx 25' from property line
- approx 8' in height (possibly 10' in some areas)