



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



**No. C18-06**

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

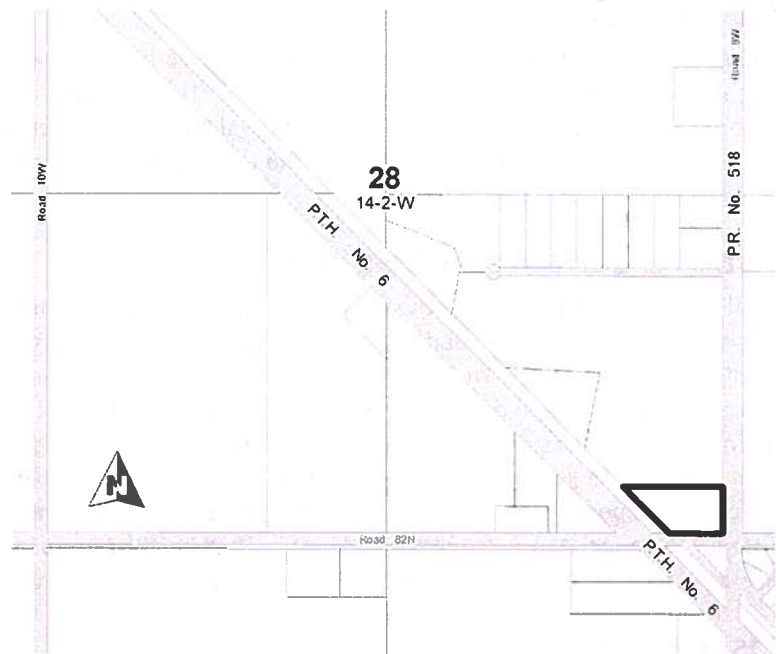
**HEARING:** Council Chambers, Rural Municipality of Woodlands  
Office, 57 Railway Avenue, Woodlands, Manitoba

**DATE & TIME:** 5:00 P.M., Tuesday, May 22, 2018

**OWNER:** Contera Construction Inc.  
**APPLICANT:** Daina Tozer

**PROPOSAL:**  
Conditional use requested for the development of “ready-to-move (RTM) home sales and service, including on-site construction” as a “use deemed appropriate for the zone by Council”.  
(Subject Provision Bulk Table 4.10: “CH” COMMERCIAL HIGHWAY ZONE USE AND BULK REQUIREMENTS)

**AREA AFFECTED:**  
Lot 1 Plan 40176 WLTO  
9013 Road 82N  
R.M. of Woodlands



**FOR INFORMATION CONTACT:**  
Kaitlyn Fleury, Planning Clerk  
Phone No. 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.*

C18-06 - Tozer

ROLL	OWNER	OWNER2	MAIL_ADDR1	TOWN	PROV POST_CODE	LEGAL
✓ 65300.000	R. M. OF WOODLANDS		BOX 10	WOODLANDS	MB ROC 3H0	
✓ 67900.000	R. M. OF WOODLANDS		BOX 10	WOODLANDS	MB ROC 3H0	NE21-14-2W
✓ 68100.000	ROMAN CATHOLIC ARCHIEPISCOPAL	THE PASTOR CHURCH OF THE	ANNUNCIATION	WOODLANDS	MB ROC 3H0	NE21-14-2W
✓ 72700.000	LANGRELL BRUCE DAVID	LANGRELL LOIS FRANCES	BOX 108	WOODLANDS	MB ROC 3H0	SW27-14-2W
✓ 73245.000	CORNELL KEVIN THOMAS	CORNELL SUSAN ANN	BOX 352	WOODLANDS	MB ROC 3H0	10-58198
✓ 73300.000	CONTERA CONSTRUCTION INC.		BOX 4169	STONEWALL	MB ROC 2Z0	1-40176
✓ 73410.000	WOODLANDS GOSPEL CHAPEL PROPERT		BOX 39	WOODLANDS	MB ROC 3H0	SE28-14-2W
✓ 86585.000	60775 MANITOBA LTD.		BOX 61	WOODLANDS	MB ROC 3H0	1-1-14724
✓ 86586.000	BRADFORD ANDREW NICHOLAS	BRADFORD KATHARINE	BOX 6	WOODLANDS	MB ROC 3H0	2-1-14724
✓ 86626.000	R. M. OF WOODLANDS		BOX 10	WOODLANDS	MB ROC 3H0	14724
✓ 103700.000	R. M. OF WOODLANDS		BOX 10	WOODLANDS	MB ROC 3H0	NE31-13-1W

+ applicant

all mailed 2018/05/04  
 all rolls checked *K.*

**RURAL MUNICIPALITY OF WOODLANDS**

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

OWNER: Contera Construction Inc. (Per: Michael Culjak )      FILE NO. C18-06  
 APPLICANT: Daina Tozer      ROLL NO. 73300

LEGAL DESCRIPTION OF PROPERTY: Lot 1 Plan 40176 WLTO  
 \_\_\_\_\_  
 LOCATION OF PROPERTY: 9013 Road 82N  
 \_\_\_\_\_

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 4.10: "CH" Commercial Highway Zone Use and Bulk Requirements

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):  
Conditional Use requested for the development of "ready-to-move (RTM) home sales and service, including on-site construction", as a "use deemed appropriate for the zone by Council".

REASONS IN SUPPORT:  
Economical use of property; property was used for this type of business in the past; property is ideally situated along major highway.

**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
< As determined by Council >						

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: [Signature]      Date: APR 24 2018  
 Address: UNIT 675 BERRY ST. WPG. MB      Phone: 204 227-7613  
 Signature of Applicant: [Signature]      Date: APR. 24 2018  
 Address: UNIT 675 BERRY ST. WPG. MB      Phone: 204 291 7687

Application Received By: K. Henry      Date: May 1/18  
 Application/Administration Fee: \$275.00      Receipt #: 201801039