

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



No. C18-14

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: 9:50 A.M., Tuesday, November 13, 2018

OWNER: Clayton Tait
APPLICANT: Clayton Tait

PROPOSAL:

Conditional use requested for the addition of a used mobile home to the property, as the principal residence.
(Subject Provision Bulk Table 4.6: "RA" RURAL AREA ZONE USE AND BULK REQUIREMENTS)

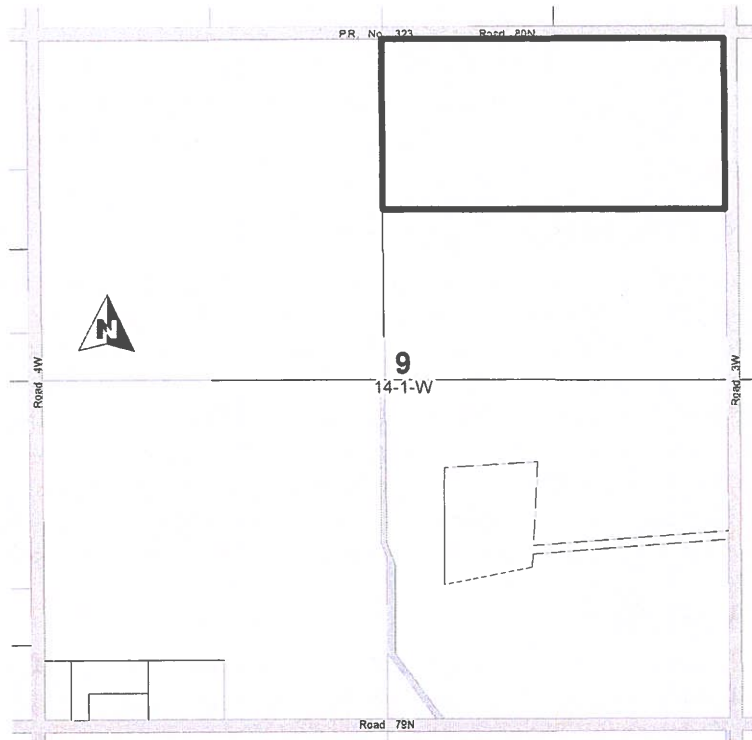
AREA AFFECTED:

NE 9-14-1W (N½)
3082 PR #323
R.M. of Woodlands

FOR INFORMATION

CONTACT:

Kaitlyn Fleury
Planning Clerk
Phone No. 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.

C18-14 (TAIT)

OWNER	OWNER2	MAIL_ADDR1	TOWN	PROV	POST_CODE
CLAYTON TAIT		BOX 171	WARREN	MB	ROC 3E0
RONALD IRWIN		BOX 93	ARGYLE	MB	ROC OBO
SANDRA NICHOL		BOX 26	ELIE	MB	ROH OH0
KENNETH NUNN	AND JANICE NUNN	BOX 135	ARGYLE	MB	ROC OBO
BLAIR NUNN	AND JESSICA NICHOLS	BOX 135	ARGYLE	MB	ROC OBO

5

+ manitoba infrastructure

all roll no's checked

all sent out Oct 26/18 *JK*

RURAL MUNICIPALITY OF WOODLANDS

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

OWNER: Clayton Tait FILE NO. C18-14
 APPLICANT: Clayton Tait ROLL NO. 216600

LEGAL DESCRIPTION OF PROPERTY: North half of NE 9-14-1W

LOCATION OF PROPERTY: 3082 PR 323

PLEASE INCLUDE THE FOLLOWING, AS INDICATED:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site Plan | Other: <input checked="" type="checkbox"/> Exterior photo of subject dwelling |
| <input type="checkbox"/> Letter of Intent | <input type="checkbox"/> |
| <input type="checkbox"/> Survey Plan by MLS | <input type="checkbox"/> |

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 4.6: "RA" Rural Area Zone Use and Bulk Requirements

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):
Conditional use requested for the development of a used mobile home on the property, as the principal residence.

REASONS IN SUPPORT:
Existing yardsite including hydro, well, and wastewater management system. Subject mobile home is newer (2017) and has the appropriate CSA label.

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'	125'	25'	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: <u>[Signature]</u>	Date: <u>Oct 24/18</u>
Address: <u>P.O. Box 171, Warren MB, R0C 3E0</u>	Phone: <u>204-461-3893</u>
Signature of Applicant: <u>[Signature]</u>	Date: <u>Oct 24/18</u>
Address: <u>-same-</u>	Phone: <u>-same-</u>

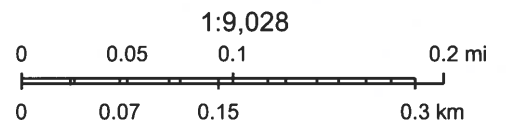
Application Received By: <u>[Signature]</u>	Date: <u>Oct 24/18</u>
Application/Administration Fee: <u>\$275.00</u>	Receipt #: <u>201802854</u>

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Land Use and Development Map



June 20, 2018



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C18-14 (Tait)

