



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



No. C18-17

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

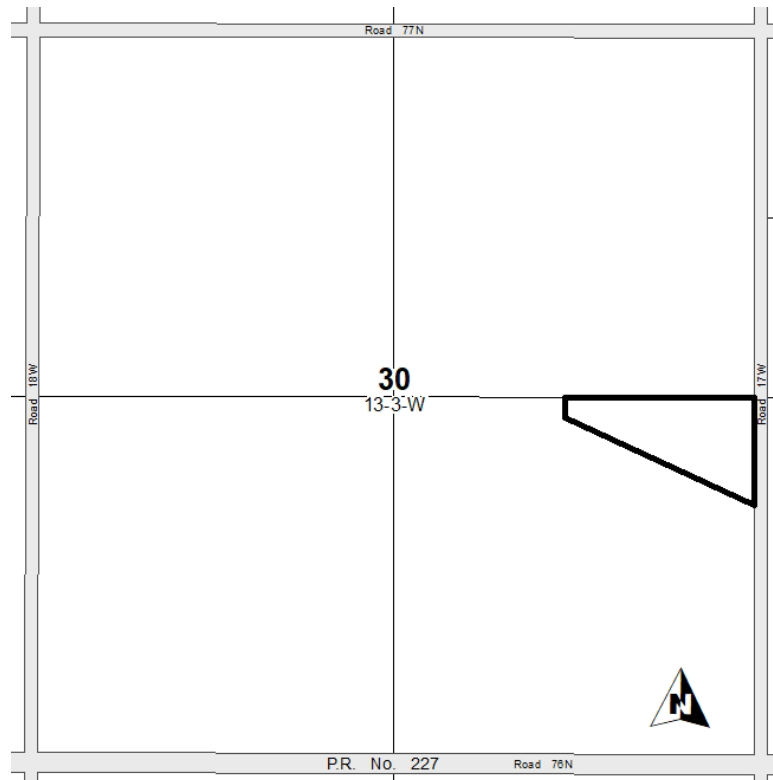
DATE & TIME: 4:40 P.M., Tuesday, January 22, 2019

OWNERS: Neil Larkin and Brenda Larkin
APPLICANT: Marquette Gravel Supply (per: Karl Dornetshuber)

PROPOSAL:
Conditional use requested for the development of an aggregate quarry on the property.
(Subject Provision Bulk Table 4.6: "RA" RURAL AREA ZONE USE AND BULK REQUIREMENTS)

AREA AFFECTED:
Pt. SE 30-13-3W
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.

RURAL MUNICIPALITY OF WOODLANDS

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

OWNERS: Neil Larkin and Brenda Larkin FILE NO. C18-17

APPLICANT: Marquette Gravel (per: Karl Domatshuber) ROLL NO. 120300

LEGAL DESCRIPTION OF PROPERTY: Pt. SE 30-13-3W

LOCATION OF PROPERTY: 17-acre parcel located in the NE corner of SE 30-13-3W, accessed via Road 17W

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: 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 an aggregate quarry on the property.

REASONS IN SUPPORT:
- See letter of intent -

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 1: Neil Larkin  Date: Nov. 2, 2018

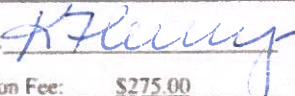
Address: Box 31, Marquette MB, R0H 0V0 Phone: 1-204-870-3043

Signature of Owner 2: Brenda Larkin  Date: Nov 2, 2018

Address: Box 31, Marquette MB, R0H 0V0 Phone: 1-204 870-1457

Signature of Applicant: Karl Domatshuber  Date: Nov 6, 2018

Address: 1021 Wellington Crescent, Winnipeg MB, R3M 0A7 Phone: 204-391-4910

Application Received By:  Date: Nov 5/18
 Application/Administration Fee: \$275.00 Receipt #: 201803716

RM of Woodlands
57 Railway Ave
Po Box 10
Woodlands R0C 3H0

Nov 4th 2018

Letter of Intent

Our family has been in the mining business since 1864 and for 19 years now, we are operating the gravel pit near Marquette. This current pit has almost been mined out but we do not want to waste any left resources. The material we are still finding is fine; however the sand is coarse and not good anymore for concrete production. The sand located on the parcel SE 30-13-3W is finer and mixed together with the sand from our current pit gives a product suitable for CSA approval to produce concrete. In 2018 we were not able to produce sand for the local ready mix companies anymore and they had to haul it from far away, that's not good for the environment.

We expect a total of around 80,000 tons on the parcel SE 30-13-3W and looking to transport around 25,000 tons a year to our washing plant in the Marquette pit. This is depending on economy and on the graduation of the gravel and sand.

We will haul the material mostly in winter when the roads are frozen, the material needed gives an average of 4 semi-trucks per workday, but as mentioned before most of it will be transported in the off season. Prior to hauling the material will be stockpiled with a dozer and or excavator, there will be one or two workers on site.

We are known for our high quality, methodically and clean work, reclamation would follow right after we are done and it has been registered with the Mines branch.

We sincerely hope this small but for us very important operation will find your approval,



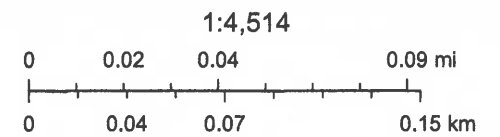
yours sincerely

Ing.Karl Dornetshuber
Marquette Gravel Supply 2000Inc.
1021 Wellington Cres
Winnipeg MB R3M 0A7
Karl.dornetshuber@yellowstone.at
Ph: +1 204 488 0260
Cell +1 204 391 4910
www.yellowstone.at

C18-17 - Marquette Gravel - Site Plan



November 2, 2018



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Municipal Relations

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