



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



**No. C19-05**

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:** 5:20 P.M., Tuesday, April 23, 2019

**OWNER:** Joy Yake  
**APPLICANT:** Joy Yake

**PROPOSAL:**  
Conditional use requested for the development of a residential-related (hobby) farm on the property, of up to two horses.  
(Subject Provision Bulk Table 4.4: "RR" RURAL RESIDENTIAL ZONE USE AND BULK REQUIREMENTS)

**AREA AFFECTED:**  
Lot 3 Plan 25491 WLTO  
84061 Road 15W  
R.M. of Woodlands

**FOR INFORMATION CONTACT:**  
Kaitlyn Fleury  
Planning Officer  
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.*

C19-05 (Yake)

| OWNER           | OWNER2                 | MAIL_ADDR1       | TOWN      | PROV | POST_CODE |
|-----------------|------------------------|------------------|-----------|------|-----------|
| DAVID DORSCH    |                        | GENERAL DELIVERY | WOODLANDS | MB   | ROC 3H0   |
| NATHAN BURNS    | AND JESSICA BURNS      | BOX 230          | WOODLANDS | MB   | ROC 3H0   |
| RAMONA DORSCH   |                        | BOX 593          | WARREN    | MB   | ROC 3E0   |
| ROLF DORSCH     |                        | GENERAL DELIVERY | WOODLANDS | MB   | ROC 3E0   |
| DAVID DORSCH    |                        | GENERAL DELIVERY | WOODLANDS | MB   | ROC 3H0   |
| JOY YAKE        |                        | BOX 386          | WOODLANDS | MB   | ROC 3H0   |
| BEN PREFONTAINE | AND JOANNE PREFONTAINE | GENERAL DELIVERY | WOODLANDS | MB   | ROC 3H0   |
| RICHARD UPGANG  | AND LESLIE UPGANG      | GENERAL DELIVERY | WOODLANDS | MB   | ROC 3H0   |

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All roll no's checked

All mailed out April 9/19

K.

**RURAL MUNICIPALITY OF WOODLANDS**

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

OWNER: Joy Yake      FILE NO. C19-05  
 APPLICANT: Joy Yake      ROLL NO. 177030

LEGAL DESCRIPTION OF PROPERTY: Lot 3 Plan 25491 WLTO

LOCATION OF PROPERTY: 84061 Road 15W

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 4.4: "RR" Rural Residential Zone Use and Bulk Requirements

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):  
Conditional Use requested for the development of a Residential-Related Farm on the Property, in the form of up to 2 horses.

REASONS IN SUPPORT:  
 \_\_\_\_\_

**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 |
|----------------|-----------------|-------------------------|------------------------|------------------------|--------------------|-------------|
| 5 acres        | 300'            | 75'                     | 25'                    | 30'                    | 35%                | 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: Joy Yake      Date: April 8, 2019  
 Address: Box 326 Woodlands      Phone: 431-305-9025  
 Signature of Applicant: Joy Yake      Date: April 8, 2019  
 Address: as above      Phone: \_\_\_\_\_

Application Received By: K Fleming      Date: April 8/19  
 Application/Administration Fee: \$275.00      Receipt #: 201900729