



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



**No. C19-14**

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:** 4:40 P.M., Tuesday, August 27, 2019

**OWNERS:** Brian and Valerie Noren  
**APPLICANT:** Valerie Noren

**PROPOSAL:**

Conditional use requested for the development of an additional new mobile home to the property, as an accessory to the principal residential use.

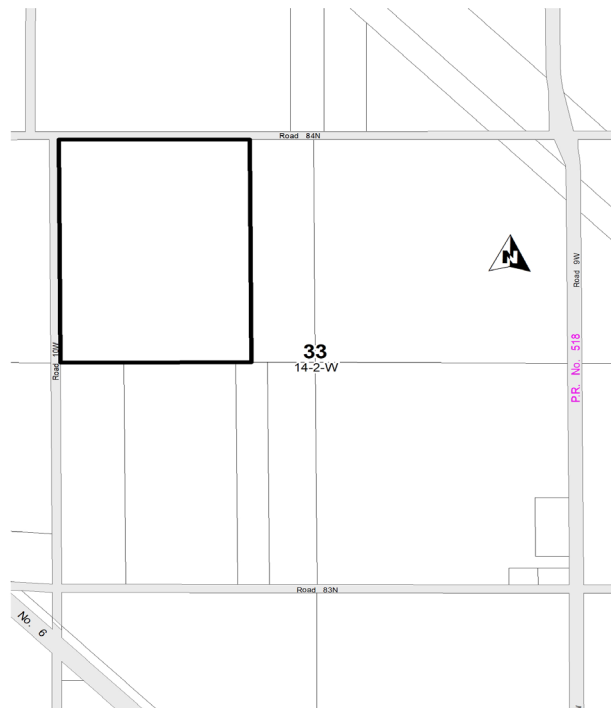
(Subject Provision Bulk Table 4.7:  
"RA" RURAL AREA ZONE  
ACCESSORY USES)

**AREA AFFECTED:**

Pt. NW33-14-2W  
9146 Road 84NW  
R.M. of Woodlands

**FOR INFORMATION CONTACT:**

Chad Green  
Building Inspector  
Phone No. 204-383-5679  
[building@rmwoodlands.ca](mailto:building@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: Brian and Valerie Noren FILE NO. C19-14  
 APPLICANT: Valerie Noren ROLL NO. 76000

LEGAL DESCRIPTION OF PROPERTY: NW33-14-2W

LOCATION OF PROPERTY: 9146 Road 84NW

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 4.7 "RA" Rural Area Zone Accessory Uses

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):  
Conditional use requested to add a second dwelling onto the same zoning site as the main residential use in the form of a mobile home.  
*↑  
new*

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
<u>2acs</u>	<u>200 FT</u>	<u>75 FT</u>	<u>25 FT</u>	<u>30 FT</u>	<u>-</u>	<u>-</u>

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: Brian Noren *Brian Noren* Date: Aug 6 / 2019  
 Address: Box 211 Woodlands, MB R0C 3H0 Phone: 1-204-383-5004  
 Signature of Owner 2: Valerie Noren *Valerie Noren* Date: Aug 6 / 2019  
 Address: Box 211 Woodlands, MB R0C 3H0 Phone: 1-204-383-5004  
 Signature of Applicant: Valerie Noren *Valerie Noren* Date: Aug 6 / 2019  
 Address: Box 211 Woodlands, MB R0C 3H0 Phone: 1-204-383-5004

Application Received By: H Fleming Date: Aug 6 / 19  
 Application/Administration Fee: \$275.00 Receipt #: 201901885

File # C19-14

OWNER	OWNER2	MAIL_ADDR1	TOWN	PRI_POST_CODE
Timothy Millar	and Sandra Buors	BOX 278	WOODLANDS	ME ROC 3HO
Linda Crockatt		BOX 4634	STONEWALL	ME ROC 2ZO
Brian Noren	and Valerie Noren	BOX 211	WOODLANDS	ME ROC 3HO
Allison Buffie		BOX 78	WOODLANDS	ME ROC 3HO
Laurie Hamilton		BOX 330	WOODLANDS	ME ROC 3HO
Ryan Hueging		RR 1	WOODLANDS	ME ROC 3HO
Andrew Koss	and Tare-Lee Koss	BOX 156	WOODLANDS	ME ROC 3HO
Theodore Sobkowich	and Alma Sobkowich	BOX 183	WOODLANDS	ME ROC 3HO
Calum Lunn	and Elizabeth Lunn	23 KINGSCREST DRIVE	LA SALLE	ME ROG OA1

9 *OK* August 9/2019



