



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



No. C19-17

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

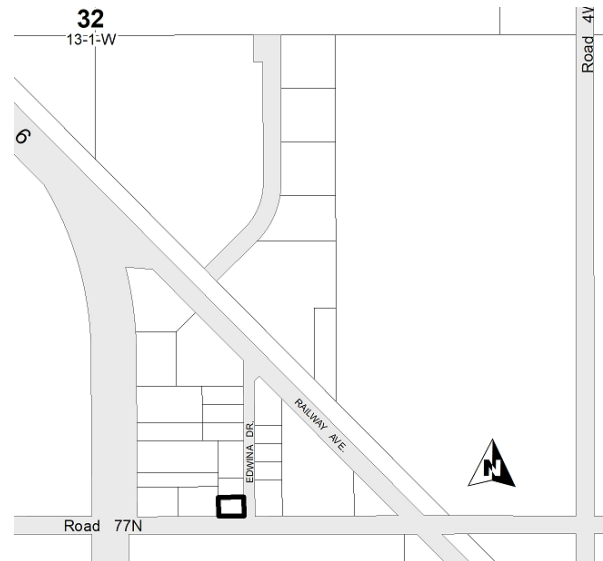
HEARING: Council Chambers, Rural Municipality of Woodlands Office, 57 Railway Avenue, Woodlands, Manitoba

DATE & TIME: 4:40 P.M., Tuesday, September 24, 2019

OWNER: Matthew and Janessa Waldner
APPLICANT: Matthew Waldner

PROPOSAL:
Conditional use requested for the development of a home-based retail sales business on the property.
(Subject Provision Bulk Table 4.5: “RG” RESIDENTIAL GENERAL ZONE ACCESSORY USES)

AREA AFFECTED:
10-2-17088 WLTO
16 Edwina Dr, Warren
R.M. of Woodlands



FOR INFORMATION CONTACT:
Chad Green
Building Inspector
Phone No. 204-383-5679
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: Matthew Waldner and Janessa Waldner FILE NO. C19-17
 APPLICANT: Matthew Waldner ROLL NO. 17590

LEGAL DESCRIPTION OF PROPERTY: Lot 10 Block 2 Plan 17088 WLTO

LOCATION OF PROPERTY: 16 Edwina Drive, Warren

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 4.5: "RG" Residential General Zone Accessory Uses

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):
Conditional use requested for the development of a home-based business on the property, in the form of retail clothing sales.

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

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: Matthew Waldner *Matthew Waldner* Date: Aug 13/19
 Address: Box 735, Warren MB, R0C 3E0 Phone: 204-481-1825
 Signature of Owner 2: Janessa Waldner *Janessa Waldner* Date: Aug 13/19
 Address: Box 735, Warren MB, R0C 3E0 Phone: 204-481-1825
 Signature of Applicant: Matthew Waldner *Matthew Waldner* Date: Aug 13/19
 Address: Box 735, Warren MB, R0C 3E0 Phone: 204-481-1825

Application Received By: *K Fleming* Date: Aug 13/19
 Application/Administration Fee: \$275.00 Receipt #: 201901945

Waldren C19-17

owner	OWNER2	MAIL_ADDR1	TOWN	PROV	POST_CODE
Douglas Atchison	and Sheila Atchison	BOX 1	WOODLANDS	MB	ROC 3H0
James Hoyle	and Alexandra Hoyle	BOX 579	WARREN	MB	ROC 3E0
Joy Langrell		BOX 584	WARREN	MB	ROC 3E0
4316852 MANITOBA LTD.		7800 ROBLIN BOULEVARD	HEADINGLEY	MB	R4J 1B6
Phillip Ivany	and Morag Ivany	BOX 650	WARREN	MB	ROC 3E0
Michael Spice	and Tami Spice	BOX 632	WARREN	MB	ROC 3E0
Shelley Diubaldo	and Annette Sandul	BOX 691	WARREN	MB	ROC 3E0
Jeffrey Turick	and Amber-Dawne Thieven-Andres	BOX 732	WARREN	MB	ROC 3E0
Matthew Waldner	and Janessa Waldner	BOX 735	WARREN	MB	ROC 3E0
William Coggan	and Sheila Coggan	BOX 114	WARREN	MB	ROC 3E0
Robert Allan	and Vivian Allan	BOX 474	WARREN	MB	ROC 3E0
Garry Domenco		BOX 41	WOODLANDS	MB	ROC 3H0
Eileen Smith		BOX 59	WARREN	MB	ROC 3E0
Travis Lawrence		BOX 180	WARREN	MB	ROC 3E0

14 August 26 Cts

Elegance by Jen
16 Edwina Drive
Warren MB
ROC 3E0

Dear Sir/Madam

Elegance By Jen is a home based business run by Matthew and Janessa. We are an online clothing/retail store and focus most of business and advertising on the online store. However we do have a small office/store front on our property which allows local customers to come see our products in person by appointment only. You can find us at www.elegancebyjen.com

Thank you,

Matthew & Janessa Waldner