



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



No. C19-21

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: 5:00 P.M., Tuesday, September 24, 2019

OWNERS: Marion, Cameron and Kathryn Baldwin
APPLICANT: Kerry Baldwin

PROPOSAL:

Conditional use requested for the development of an Automobile Dealership on the property, as an accessory to the principal residential use.
(Subject Provision Bulk Table 4.7: "RA" RURAL AREA ZONE ACCESSORY USES)

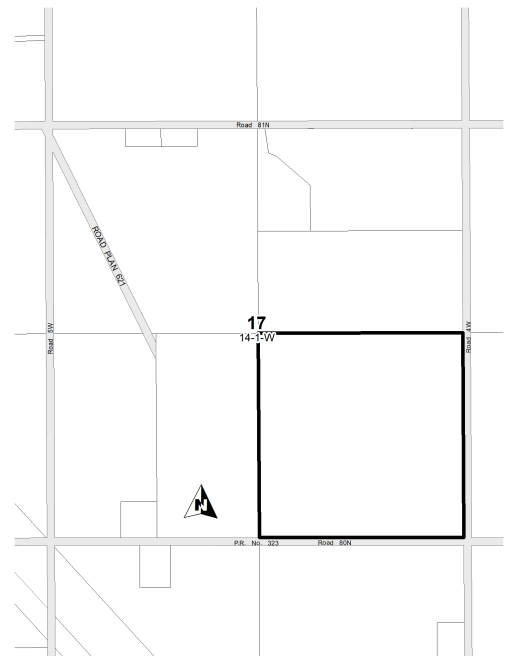
AREA AFFECTED:

SE17-14-1W
4047 PR323W 80N
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: Marion Baldwin, Cameron Baldwin, and Kathryn Baldwin FILE NO. C19-21

APPLICANT: Kerry Baldwin ROLL NO. 220800

LEGAL DESCRIPTION OF PROPERTY: SE 17-14-1W

LOCATION OF PROPERTY: #4047 PR 323

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 for the development of an Automobile Dealership on the property, in the form of up to 3 passenger vehicles for sale at a time, as an "other accessory use deemed appropriate for the zone by Council".

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
2 acres	200'	75'	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 (Marion Baldwin) M. Eleanor Baldwin Date: August 26, 2019
 Address: # 336-622 Centre Ave. Stonewall MB Phone: 204-467-5261

Signature of Owner (Cameron Baldwin) CM Baldwin ROC 220 Date: August 26, 2019
 Address: 336-622 Centre Ave Stonewall Phone: (204) 467-5261

Signature of Owner (Kathryn Baldwin) [Signature] Date: August 26, 2019
 Address: Box 557 Warren MB ROC 3E0 Phone: 383-5507

Signature of Applicant (Kerry Baldwin) [Signature] Date: August 26, 2019
 Address: Box 49023 Winnipeg, MB Phone: 204-334-8660

Application Received By: <u>[Signature]</u>	Date: <u>Aug 28/19</u>
Application/Administration Fee: <u>\$275.00</u>	Receipt #: <u>201902041</u>

July 13th, 2019

Kaitlyn Fleury
Planning Officer
Rural Municipality of Woodlands
Box 10, Woodlands, MB R0C3H0

Conditional Use of Land Permit for Motor Vehicle Dealer's Permit

Dear Kaitlyn:

As requested for the above listed purpose, I am providing the following information:

Kerry Baldwin
Box 49023, Winnipeg, MB
R2V4G8
Ph. 204-334-8660

Land Parcel where the business activity is to operate from:
SE 17 14 1W, Rural Municipality of Woodlands

The scope of the business planned will be restricted to approximately 2-3 vehicles for sale at any given time, with the vehicles for sale being limited to passenger vehicles. Advertising on site will conform to minimum requirements of the "Dealers, Salespersons and Recyclers Regulation 40/2006" as stated below.

10(2) A person who carries on business as a dealer must display at his or her place of business a sign, showing the dealer name set out in his or her permit, that is
(a) at least 27.9 cm wide by 21.6 cm high; and
(b) legible from outside the place of business.

No additional storage or maintenance facilities/structures are anticipated to accommodate the proposed business.

Should you require further particulars, please feel free to contact me.

Kerry Baldwin

kb

Baldwin C19-21

OWNER	OWNER2	MAIL_ADDR1	MAIL_ADDR2	TOWN	PROV	POST_CODE
Ken Nunn	and Janice Nunn	BOX 135		ARGYLE	MB	ROC 0B0
John Schott	and Jona Schott	BOX 405		WARREN	MB	ROC 3E0
Sandra Nichol		BOX 26		ELIE	MB	ROH 0H0
Janice Sims		11730 TREVINO TERRACE		SAN ANTONIO	TX	78221
Marion Baldwin	and Cameron Baldwin	BOX 336	622 CENTRE AVENUE	STONEWALL	MB	ROC 2Z0
Kathryn Baldwin		Box559		WARREN	MB	ROC 3E0
ELSKAMP DAIRY FARM INC.		GENERAL DELIVERY		WOODLANDS	MB	ROC 3H0
TAIT FARMS LTD.		BOX 171		WARREN	MB	ROC 3E0

8 September 9/2019

Sent to MB Highways.