



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



No. C21-01

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 LOCATION: Warren Hall
145 Macdonald Avenue, Warren, Manitoba

DATE & TIME: 6:00 P.M., Tuesday, January 26, 2021

OWNER: APPLICANT: 7547171 Manitoba Ltd. (per: Donggi Lee)
Donggi Lee

PROPOSAL:

Conditional use requested for the development of retail sales on the property, including liquor and cannabis sales.
(Subject Provision Bulk Table 4.13: "MG" INDUSTRIAL GENERAL ZONE ACCESSORY USES)

AREA AFFECTED:

1-3-49612 WLTO
#1 Progress Way, Warren
R.M. of Woodlands

CONTACT FOR MORE INFORMATION:

Kaitlyn Griffith, Planning Officer
(planning@rmwoodlands.ca,
Ph. 204-383-5679)



A copy of the above proposal and supporting material may be inspected on the RM of Woodlands website (<https://www.rmwoodlands.info/>), or by contacting the RM Office during regular office hours.

IMPORTANT INFORMATION DUE TO COVID-19

**WE REQUIRE ANYONE ATTENDING THE PUBLIC HEARING TO PRE-REGISTER AT LEAST 2 BUSINESS DAYS PRIOR TO THE HEARING BY CALLING OR EMAILING KAITLYN GRIFFITH AT THE ABOVE EMAIL AND/OR NUMBER.
Please see attached notice for more information.**

Note: Property owners are responsible for notifying lessee

Mailout List

OWNER	OWNER2	MAIL_ADDR1	TOWN	PROV	POST_CODE
C. T. RIDDELL FARM (2000) LTD		BOX 10	WARREN	MB	ROC 3E0
HER MAJESTY THE QUEEN - MANITOBA	LOCAL GOVERNMENT SUPPORT SERV	508 - 800 PORTAGE AVENUE	WINNIPEG	MB	R3G ON4
MARQUETTE CONSUMERS CO-OP LTD		BOX 211	MARQUETTE	MB	R0H 0V0
FEDERATED CO-OPERATIVES LTD.	ATTN: PETROLEUM OP.SUPERVISOR	401-22ND STREET EAST	SASKATOON	SK	S7K 3M9
GORMAN MARTY MALACHY		78 BRIDGE ROAD	HEADINGLEY	MB	R4H 1G3
GORMAN GLYNN PATRICK		BOX 640	WARREN	MB	ROC 3E0
KING BENJAMIN WILLIAM BRYON		16 PARKLAND RD	GROSSE ISLE	MB	ROC 1G0
6413952 MANITOBA LTD		PO BOX 352	WOODLANDS	MB	ROC 3H0
7547171 MANITOBA LTD.		88 PRUDHOMME BAY	WINNIPEG	MB	R2N 0B3
STORE IT & IGNORE IT INC.		BOX 727	WARREN	MB	ROC 3E0
FIELDEN GLENN MACKAY	FIELDEN JENNIFER ELIZABETH	BOX 4180	STONEWALL	MB	ROC 2Z0
Warren LUD Committee					
Manitoba Infrastructure					
7547171 Manitoba Ltd. (Donggi Lee)					

RURAL MUNICIPALITY OF WOODLANDS

APPLICATION FOR:

- VARIATION ORDER
 CONDITIONAL USE

- DEVELOPMENT PLAN AMENDMENT
 ZONING BY-LAW AMENDMENT

OWNER: 7547171 Manitoba Ltd. (per: Donggi Lee)

FILE NO. C21-01

APPLICANT: Donggi Lee

ROLL NO. 15660

LEGAL DESCRIPTION OF PROPERTY: 1-3-49612 WLTO

LOCATION OF PROPERTY: 1 Progress Way, Warren MB

PLEASE INCLUDE THE FOLLOWING, AS INDICATED:

- Site Plan
 Letter of Intent
 Survey Plan by MLS

Other: _____

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 4.13: "MG" Industrial General Zone Accessory Uses

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):

Conditional use requested for the development of retail sales on the property, including cannabis and liquor retail, as an accessory to the existing automobile service station and grocery store.

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
40,000 sf	150'	25'	15'	25'	60%	30'

I agree that any information which I provide to the municipality in connection with this proposal may be disclosed to the public. I am aware that approaching members of Council regarding this proposal before a decision has been made may invalidate the proceedings.

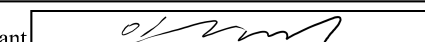
I undertake to observe and perform all provisions of The Planning Act, the applicable Development Plan, Zoning By-Law, and any Development Agreement entered into under Section 81 of The Planning Act and any conditions imposed under Sections 98 or 106 of The Planning Act, and the provisions of other relevant laws or by-laws.

Signature of Owner 

Date: 12 Jan 2021

Address: 88 Prudhomme Bay, Winnipeg MB, R2N 0B3

Phone/ email: donggi33@naver.com

Signature of Applicant 

Date: _____

Address: 88 Prudhomme Bay, Winnipeg MB, R2N 0B3

Phone/ email: donggi33@naver.com

Application Received By: _____ Date: _____
 Application/Administration Fee: _____ Receipt #: _____

12th January 2021

File Reference: 18-005B

RM of Woodlands
attn: Kaitlyn Fleury
planning@rmwoodlands.ca

RE: Hwy Market 6 Conditional Use Application
Letter of Intent for Cannabis and Liquor Sales

Dear Council,

Please accept this letter on behalf of Mr. Donggi Lee, owner and operator of the new Hwy Market 6 store located at 1 Progress Way, as an indication of Mr. Lee's intent to conduct retail sales of liquor and cannabis.

Mr. Lee currently sells liquor at the Warren Food Mart, and already has approval from the Liquor, Gaming & Cannabis Authority (LGCA) to transfer the license to the new location.

Mr. Lee's new premises are at the corner of PTH 6 and Ed Peltz Way, at the entrance to Warren. The property is in an industrial area, just outside of the community, and zoned for industrial use and so requires a conditional use in order to sell liquor and cannabis. We understand that these are both permitted uses in commercially zoned districts.

The retail sales of both cannabis and liquor will comply with all regulations, restrictions, and guidelines required by the LGCA. Both liquor and cannabis will be located in a small portion of the new grocery store and will complete the concept of a full-service grocery, fuel, liquor and cannabis sales.

We look forward to Council's favourable decision regarding the application and are available to answer any questions you have in preparation for application hearing.

On behalf of Mr. Lee, we would also like to express our appreciation for Council's support of the new development and look forward to hosting you during the grand opening.

Sincerely,



Dave Haines, P. Eng.