



**RURAL MUNICIPALITY OF WOODLANDS  
UNDER THE PLANNING ACT**



**NOTICE OF PUBLIC HEARING OF  
NOTICE OF PUBLIC HEARING OF  
APPLICATION FOR CONDITIONAL USE & VARIANCE**

**No. C21-19 and V21-11**

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 and APPLICATION FOR  
VARIANCE under the RURAL MUNICIPALITY OF WOODLANDS ZONING  
BY-LAW 2648/14 AND AMENDMENTS THERETO**

**HEARING:** Warren Multi-Purpose Building  
152 Macdonald Avenue, Warren, Manitoba

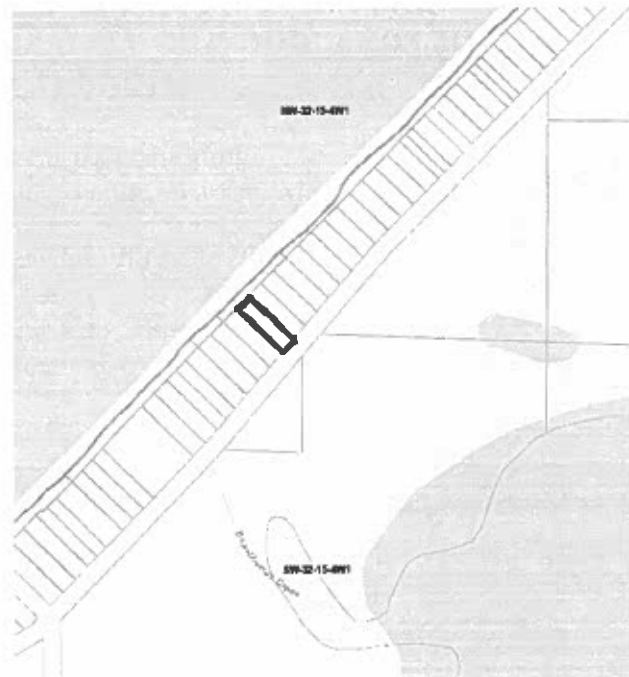
**DATE & TIME:** 9:50 A.M., Tuesday, July 13, 2021

**OWNER:** Walter and Jean Van Wallegghem  
**APPLICANT:** Jean Van Wallegghem

**PROPOSAL:**

Conditional use requested for the development of a guest cottage on the property as an accessory to the principal use, and a variance requested to vary the maximum size of the cottage from 420 square feet to 576 square feet, vary the required side yard setback from 15 ft to 10ft and to vary the maximum height from 15ft to 30ft.

(Subject Provision Bulk Table 4.5:  
"RRTL" RURAL  
RESIDENTIAL(TWIN  
LAKES)ACCESSORY USE TABLE.



**AREA AFFECTED:**

Lot 4 Plan 14339 WLTO  
1020 Twin Lakes Beach Road S  
R.M. of Woodlands

**CONTACT FOR MORE INFORMATION:**

Chad Green, Building Inspector ([building@rmwoodlands.ca](mailto:building@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 CHAD GREEN AT THE ABOVE EMAIL AND/OR NUMBER.**

**Please see attached notice for more information.**

RURAL MUNICIPALITY OF WOODLANDS

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

OWNERS: Walter and Jean Van Walleghem FILE NO. V21-11  
 APPLICANT: Jean Van Walleghem ROLL NO. 209420

LEGAL DESCRIPTION OF PROPERTY: Lot 4 Plan 14339 WLTO

LOCATION OF PROPERTY: 1020 Twin BEach Rd S

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: "RRTL" Rural Residential (Twin Lakes) Accessory Use Table

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):  
A variance requested to vary the allowable size of a Guest cottage from the permitted 420 sq ft to 576 sq ft, to vary the permitted height from 15ft to 30ft, and to vary the side yard setback on the north side from 15ft to 10ft.

REASONS IN SUPPORT:  
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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
12,000 sf	75'	30'	15'	25'	15%	15'

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: Walter Van Walleghem *Walter Van Walleghem* Date: June 23, 2021  
 Address: 808 CAMBRIDGE ST WINNIPEG MB R3M 3H3 Phone: 1-204-477-0210  
Jean Van Walleghem *Jean Van Walleghem* Date: June 23, 2021  
808 CAMBRIDGE ST WINNIPEG MB R3M 3H3 Phone: 204-250-3949  
 Signature of Applicant: Jean Van Walleghem *Jean Van Walleghem* Date: June 23, 2021  
 Address: 808 CAMBRIDGE ST WINNIPEG MB R3M 3H3 Phone: 204-250-3949

Application Received By: *[Signature]* Date: June 25/21  
 Application/Administration Fee: \$275.00 Receipt #: 20211571

RURAL MUNICIPALITY OF WOODLANDS

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

OWNERS: Walter and Jean Van Walleghem FILE NO. C21-19  
 APPLICANT: Jean Van Walleghem ROLL NO. 209420

LEGAL DESCRIPTION OF PROPERTY: Lot 4 Plan 14339 WLTO

LOCATION OF PROPERTY: 1020 Twin BEach Rd S

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 R.M. of Woodlands Development Plan By-law No. 2643/14

SUBJECT PROVISION: Bulk Table 4.5: "RRTL" Rural Residential (Twin Lakes) Accessory Use Table

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):  
A conditional use for a Guest Cottage as an accessory use to the dwelling

REASONS IN SUPPORT:  
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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
12,000 sf	75'	30'	15'	25'	15%	15'

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: Walter Van Walleghem *W. Van Walleghem* Date: June 23, 2021  
 Address: 808 CAMBRIDGE ST WINNIPEG MB R3M 3H3 Phone: 1-204-4770210  
Jean Van Walleghem *Jean Van Walleghem* Date: June 23, 2021  
808 CAMBRIDGE ST WINNIPEG MB R3M 3H3 Phone: 204-250-3949  
 Signature of Applicant: Jean Van Walleghem *Jean Van Walleghem* Date: June 23/21  
 Address: 808 CAMBRIDGE ST WINNIPEG MB R3M 3H3 Phone: 204-250-3949

Application Received By: *Chad Van* Date: June 25/21  
 Application/Administration Fee: \$275.00 Receipt #: 20211571

June 23, 2021

R.M. of Woodlands  
Box 10, 57 Railway Ave.  
Woodlands, MB R0C 3H0

Dear Reeve and Council,

Re: 1020 Twin Lakes Beach Rd. S.

This letter of intent is written to be included with my applications for Conditional use and a Variation order. The applications are signed June 23, 2021 by Jean & Walter Van Wallegghem (owners).

Our intent is to have extra sleeping space and an added bathroom for use by our family. When Dick and I and our older daughter are there, it is ours. We have designated it a Granny House to distinguish it from the main cottage. We have 4 children who have grown up at Twin Lakes since 1975. The 2011 flood took away our cottage and we re-built in 2016. It was a family decision as we ourselves are getting older and we needed their input.

In the Granny House there will be 2 bedrooms, 1 bathroom and a small area to sit and look out at the lake. One of our families lives away from Winnipeg. When they visit we enjoy knowing we will all be there together. Lives are busy so this is never long. The rest of the time some of us are able to enjoy mixing as it happens.

The design is intended to match the building we have, in that it will be attached to a common deck. It will have the same foundation, the same window style and sizes and the same siding and metal roof. The windows will face the lake and the road rather than the neighbours.

Thank you,

***Jean Van Wallegghem***

Jean Van Wallegghem  
808 Cambridge St.  
Winnipeg, MB R3M 3H3  
Winnipeg home: 1-204 284-4447

Cell: 204-250-3949 – at the cottage and home

C 21-19 and V21-11

PrimaryOwner

Richard Leonard  
Michael Chartrand  
Lilli Schneider  
Gary Van Elslander  
Walter Van Walleghem  
Johann Schnabl

SecondaryOwner

and Viviane Leonard

and Jean Van Walleghem  
and Gail Schnabl

Mailing1

P.O. BOX 47064  
BOX 68  
BOX 562  
70 SALME DRIVE  
808 CAMBRIDGE ST  
30 HARRY WYATT PL

Mailing2

43 MARION STREET

MailingCity

WINNIPEG  
ST LAURENT  
ST LAURENT  
WINNIPEG  
WINNIPEG  
WINNIPEG

MailingProv

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R2H 3G9  
ROC 2S0  
ROC 2S0  
R2M 1Y7  
R3M 3H3  
R2M 5M7

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CB June 25/21.

emailed Twin Lakes Park Association.