



**RURAL MUNICIPALITY OF WOODLANDS
UNDER THE PLANNING ACT
NOTICE OF PUBLIC HEARING OF**



APPLICATION FOR CONDITIONAL USE

No. C21-20, C21-21, C21-22, C21-23

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

DATE & TIME: 4:40 P.M., Tuesday, July 27, 2021

OWNER: Mukwa Expert Inc.
APPLICANT: Holly Stuart

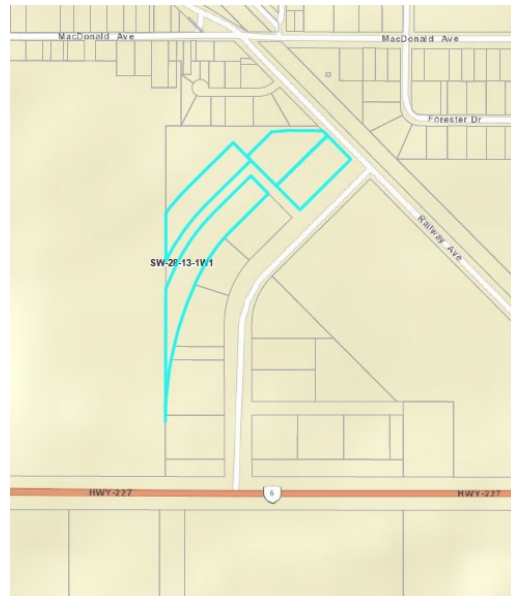
PROPOSAL:

Conditional use requested for the development of “ready-to-move (RTM) home sales and services, including on-site construction” as an “other accessory use deemed appropriate for the zone by council”.

(Subject Provision Bulk Table 4.4: “RG” (RESIDENTIAL AREA ZONE) and Bulk Table 4.10: “CG” (COMMERCIAL GENERAL))

AREA AFFECTED:

12 Ed Peltz Drive – Lot 8 Block 1 Plan 46912
Lot 2 Plan 54376 WLTO
Lot 3 Plan 54376 WLTO
Lot 4 Plan 54376 WLTO
R.M. of Woodlands



CONTACT FOR MORE INFORMATION:

Chad Green, Building Inspector (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.**

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

OWNER: Mukwa Expert Inc. FILE NO. C21-20
 APPLICANT: Holly Stuart ROLL NO. 15630

LEGAL DESCRIPTION OF PROPERTY: Lot 8 Block 1 Plan 49612 WLTO

LOCATION OF PROPERTY: 12 Ed Peltz 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 4.10: "CG" Commercial General Zone Uses

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):
Conditional Use requested for the development of "ready-to-move (RTM) home sales and service, including on-site construction", as a "use deemed appropriate for the zone by Council".

REASONS IN SUPPORT:

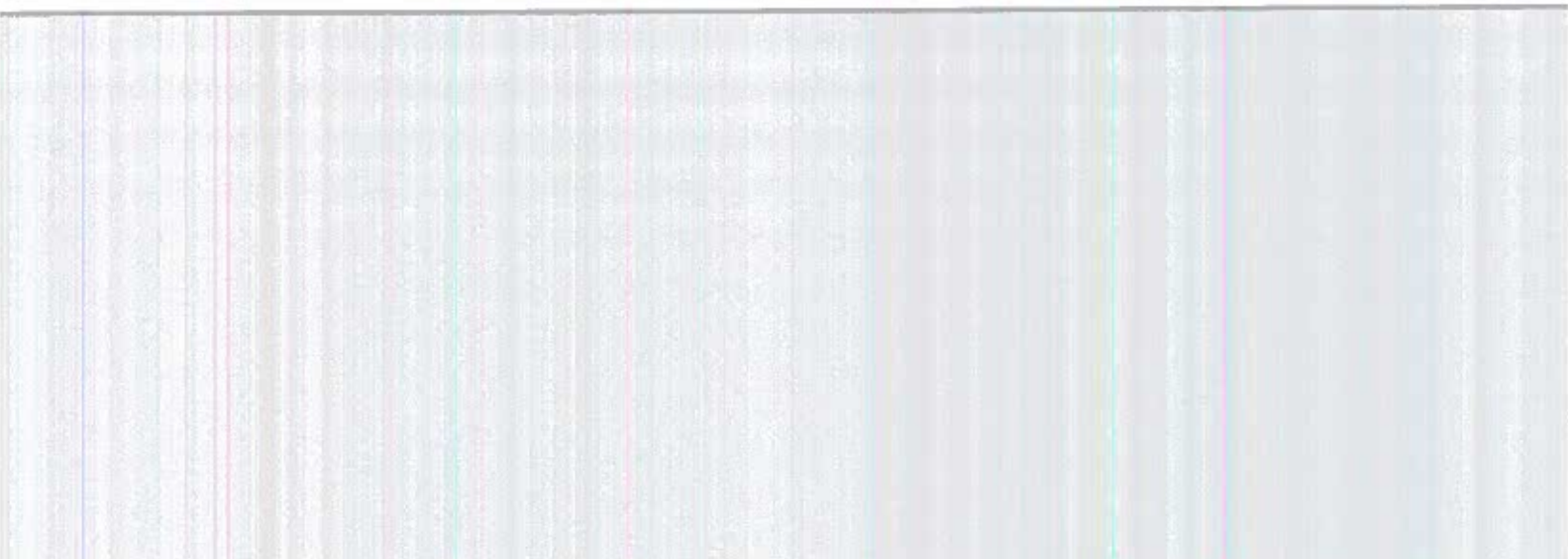
REQUIREMENTS FOR THIS TYPE OF DEVELOPMENT IN THIS ZONE:

Min. Site Area	Min. Site Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Site Coverage	Max Height
		< As determined by Council >	< As determined by Council >	< As determined by Council >	< As determined by Council >	< As determined by Council >

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: [Signature] Date: July 8, 2021
 Address: Box 4452 Stonewall MB R0C 2Z0 Phone/ email: Gage.mukwa@gmail.com
 Signature of Applicant: [Signature] Date: July 8, 2021
 Address: Box 255 Stonewall MB R0C 2Z0 Phone/ email: hkinkead.mukwa@gmail.com

Application Received By: Chadler Date: July 8/21
 Application/Administration Fee: 275 Receipt #: 20211637



RURAL MUNICIPALITY OF WOODLANDS

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

OWNER: Mukwa Expert Inc. FILE NO. C21-21

APPLICANT: Holly Stuart ROLL NO. 15631

LEGAL DESCRIPTION OF PROPERTY: Lot 2 Plan 54376 WLTO

LOCATION OF PROPERTY: _____

PLEASE INCLUDE THE FOLLOWING, AS INDICATED:

- Site Plan
- Letter of Intent
- Survey Plan by M.L.S

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 4.4: "RG" Commercial General Zone Uses

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):
Conditional Use requested for the development of "ready-to-move (RTM) home sales and service, including on-site construction", as a "use deemed appropriate for the zone by Council".

REASONS IN SUPPORT:

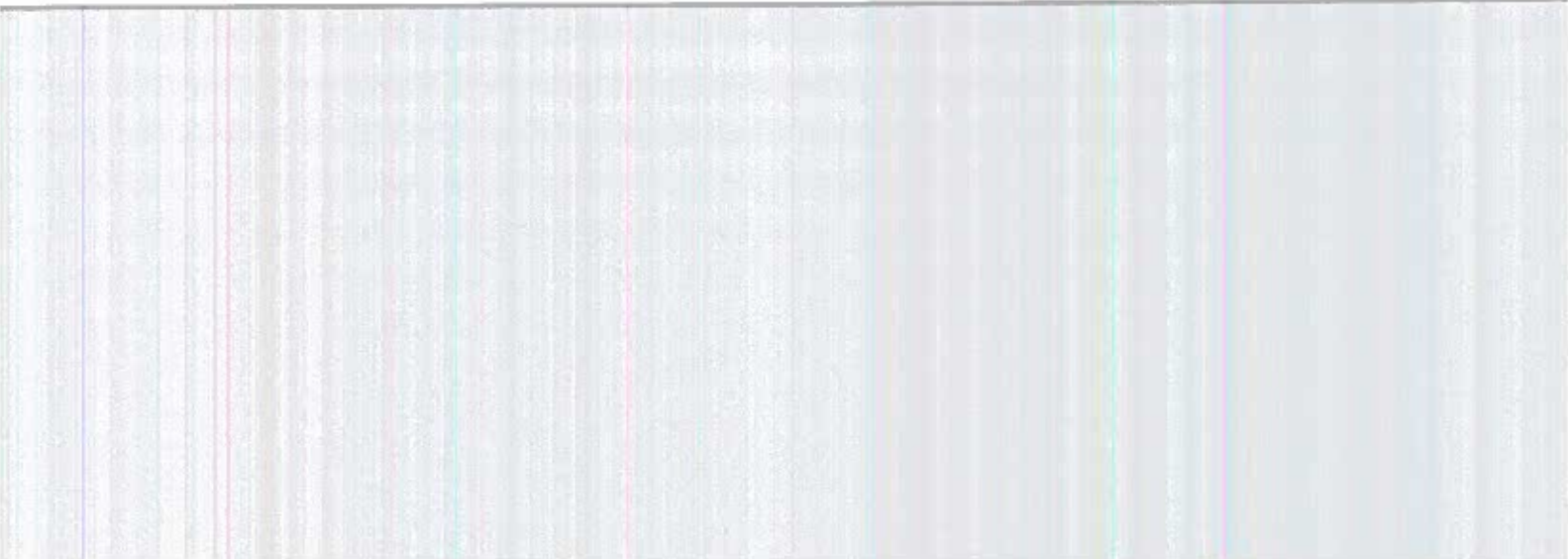
REQUIREMENTS FOR THIS TYPE OF DEVELOPMENT IN THIS ZONE:

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Signature of Owner: <u>[Signature]</u>	Date: <u>July 8, 2021</u>
Address: <u>Box 4452 Stonewall MB Roc 2Z0</u>	Phone/ email: <u>Gage.mukwa@gmail.com</u>
Signature of Applicant: <u>[Signature]</u>	Date: <u>July 8, 2021</u>
Address: <u>Box 255 Stonewall MB Roc 2Z0</u>	Phone/ email: <u>204-214-1130</u>

Application Received By: <u>[Signature]</u>	Date: <u>July 8/21</u>
Application/Administration Fee: _____	Receipt #: <u>20211637</u>



RURAL MUNICIPALITY OF WOODLANDS

APPLICATION FOR:

- VARIATION ORDER DEVELOPMENT PLAN AMENDMENT
 CONDITIONAL USE ZONING BY-LAW AMENDMENT

OWNER: Mukwa Expert Inc.

FILE NO: C21-22

APPLICANT: Holly Stuart

ROLL NO: 15633

LEGAL DESCRIPTION OF PROPERTY: Lot 4 Plan 54376 WLTO

LOCATION OF PROPERTY:

PLEASE INCLUDE THE FOLLOWING, AS INDICATED:

- Site Plan Other: _____
 Letter of Intent _____
 Survey Plan by M.L.S _____

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 4.4: "RG" Commercial General Zone Uses

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

Conditional Use requested for the development of "ready-to-move (RTM) home sales and service, including on-site construction", as a "use deemed appropriate for the zone by Council".

REASONS IN SUPPORT:

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Signature of Owner: [Signature]

Date: July 8, 2021

Address: Box 4452 Stonewall MB R0C 220

Phone: _____
email: gage.mukwa@gmail.com

Signature of Applicant: [Signature]

Date: July 8, 2021

Address: Box 255 Stonewall MB R0C 220

Phone: 204-214-1130
email: _____

Application Received By: [Signature] Date: July 8/21
Application/Administration Fee: _____ Receipt #: 20211637

RURAL MUNICIPALITY OF WOODLANDS

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

OWNER: Mukwa Expert Inc. FILE NO: C21-23

APPLICANT: Holly Stuart ROLL NO: 15637

LEGAL DESCRIPTION OF PROPERTY: Lot 3 Plan 54376 WLTO

LOCATION OF PROPERTY: _____

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 4.4: 'RG' Commercial General Zone Uses

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

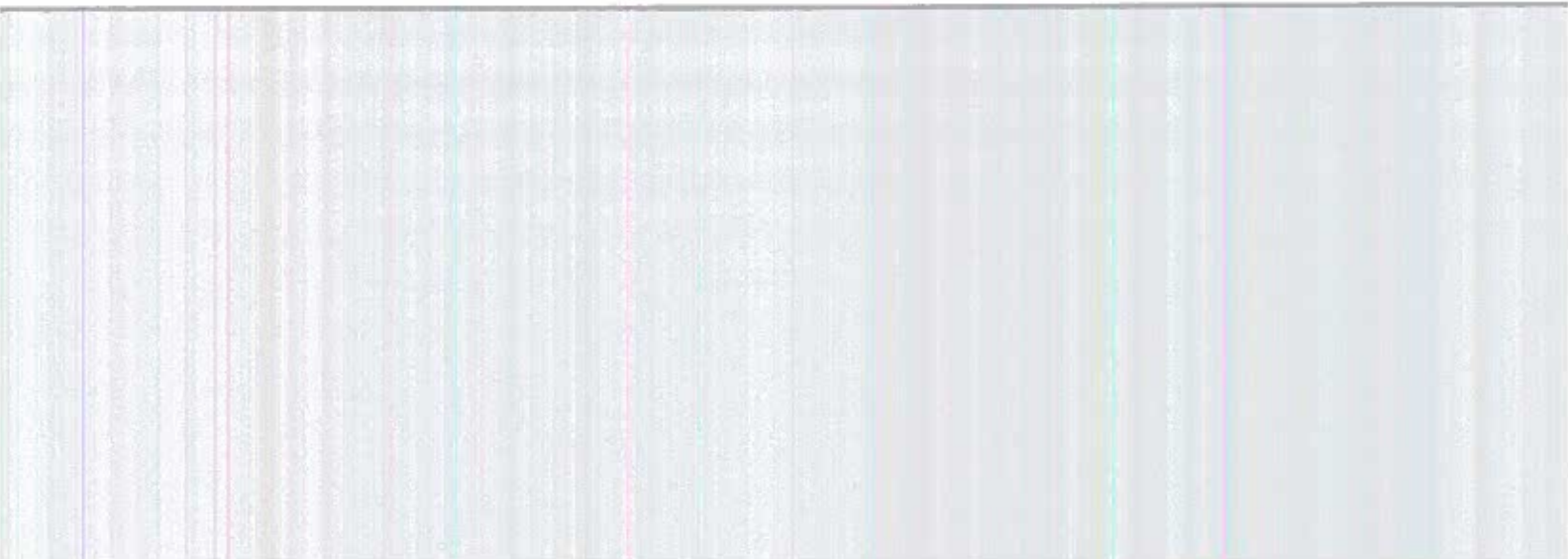
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Signature of Owner: [Signature] Date: July 8, 2021
 Address: Box 4453 Stonewall MB R0C 2Z0 Phone: _____
 email: gaye.mukusa@gmail.com
 Signature of Applicant: [Signature] Date: July 8, 2021
 Address: Box 255 Stonewall MB R0C 2Z0 Phone: 204-214-1130
 email: _____

Application Received By: [Signature] Date: July 8/21
 Application/Administration Fee: _____ Receipt #: 20211637



C 20-20, C 20-21, C 20-22, C 20-23

Property_Address	PrimaryOwner	SecondaryOwner	Mailing1	MailingCity	MailingProv	MailingPostal
2 ED PELTZ DR	MARQUETTE CONSUMERS CO-OP LTD		BOX 211	MARQUETTE	MB	ROH 0V0
4 ED PELTZ DR	FEDERATED CO-OPERATIVES LTD.	ATTN: PETROLEUM OP.SUPE	401-22ND STREET EAST	SASKATOON	SK	S7K 3M9
8 ED PELTZ DR	Alireza Avarzamani		Box 136	WINNIPEG	MB	R3R 0Z6
10 ED PELTZ DR	HEYRU CANADA INC	and ALLEARTEN CANADA INC	330 ST. MARY AVE	WINNIPEG	MB	R3C 3Z5
12 ED PELTZ DR	MUKWA EXPERT INC		623 C MAIN MARKET RD	FAIRFORD	MB	ROC 0X0
DESC SW28-13-1W	Gary Tait		BOX 171	WARREN	MB	ROC 3E0
18 BALDWIN AVE	Gregory Ginter		BOX 61	WARREN	MB	ROC 3E0
20 BALDWIN AVE	Lonnie Debin	and Cristina Debin	BOX 574	WARREN	MB	ROC 3E0
24 BALDWIN AVE	Virginia Holden		BOX 431	WARREN	MB	ROC 3E0
28 BALDWIN AVE	Kirk Cassidy	and Martha Cassidy	BOX 627	WARREN	MB	ROC 3E0
32 BALDWIN AVE	Brendon Burnett		BOX 131	WARREN	MB	ROC 3E0
32 BALDWIN AVE	Gordon Burnett	and Moncia Burnett	Box 82	WARREN	MB	ROC 3E0
8 FORSTER DR	Neil Park	and Sharon Sikora	BOX 497	WARREN	MB	ROC 3E0
12 FORSTER DR	Christopher Radley	and Maria Radley	BOX 495	WARREN	MB	ROC 3E0
100 RAILWAY AVE	SOUTH INTERLAKE RECREATION CENTRE INC		BOX 468	WARREN	MB	ROC 3E0
251 RAILWAY AVE	VINTAGE LOCOMOTIVE SOCIETY INC.		BOX 33021 RPO Polo Park	WINNIPEG	MB	R3G 3N4

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CA

July 9/2021

Emailed to LUD members July 9, 2021