



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



No. V18-09

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 VARIANCE 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: 9:45 A.M., Tuesday, October 9, 2018

OWNER: Neill Matthews

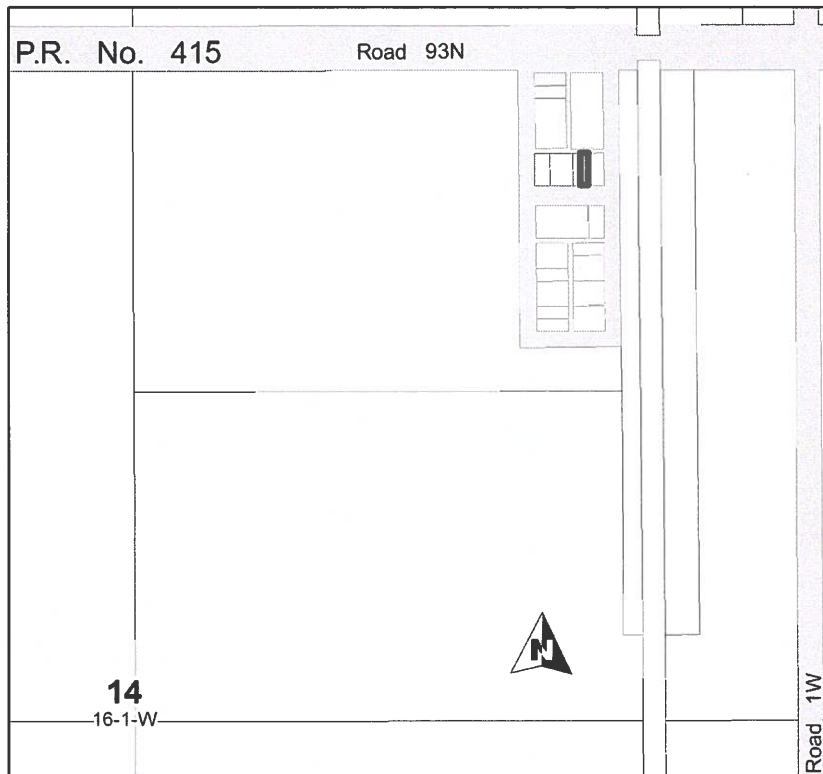
APPLICANT: Neill Matthews

PROPOSAL:

- Variance of clause 3.14, to allow the development of a 12'x11' shed prior to the development of the main residential use; and
- Variance of the bulk requirements, as follows:
 1. setbacks of the shed to equal those of an accessory structure in the "RG" zone;
 2. minimum site width to equal 30';
 3. minimum site area to equal 3900 square feet.

(Subject Provision Section 3.14 and Bulk Tables 4.6 & 4.7).

AREA AFFECTED: Lot 4 Block 1 Plan 2493 WLTO (Erinview), R.M. of Woodlands



FOR INFORMATION CONTACT: Kaitlyn Fleury, Planning Clerk

Phone: 204-383-5679; email: planning@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.

Mathews

V18-08, V18-09, C18-10

OWNER	OWNER2	MAIL_ADDR1	TOWN	PROV	POST_CODE
FRANK THORKELSON	AND JOAN HODGKINSON	BOX 454	TEULON	MB	ROC 3B0
NEILL MATTHEWS		640 MARTIN AVENUE EAST	WINNIPEG	MB	R2L OZ6
GREGORY STOJANOWSKI	AND MARTINA RICHTER	589 CASTLE AVENUE	WINNIPEG	MB	R2L 1C4
BRIAN BEAUCHEMIN		BOX 514	TEULON	MB	ROC 3B0
GARRY CHARTRAND	AND SANDRA CHARTRAND	17 TIMBER LANE	WEST PINE RIDGE	MB	R1C OH6
MTS INC./BELL CANADA	c/o BGIS GLOBAL INTEGRATED SOLUTIONS ALBERT	1630 NESS AVENUE SUITE 310	WINNIPEG	MB	R3J 3X1
CLIFFORD RICHARDSON	AND KATHLEEN RICHARDSON	BOX 434	TEULON	MB	ROC 3B0
PHILIPPE SROKA		BOX 223	STONEWALL	MB	ROC 2Z0
LANCE GOODMAN		BOX 926	TEULON	MB	ROC 3B0
JOHN SCHULTZ		BOX 704	TEULON	MB	ROC 3B0
LORI SCHULTZ		105-1804 HENDERSON HWY	WINNIPEG	MB	R2G 3V3
INTERLAKE PIONEER TRAIL INC.		BOX 10	RIVERTON	MB	ROC 2R0

*all roll nos checked
all mailed Sep 21/18 JF*

RURAL MUNICIPALITY OF WOODLANDS

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

OWNER: Neill Matthews FILE NO. V18-09
 APPLICANT: Neill Matthews ROLL NO. 250735

LEGAL DESCRIPTION OF PROPERTY: Lot 3 Block 1 Plan 2493 WLTO
 LOCATION OF PROPERTY: Erinview, MB

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:
Section 3.14, regarding Accessory Buildings and Uses Permitted
Bulk Tables 4.6 & 4.7, regarding "RA" Rural Area Zone Uses and Accessory Uses

PROPOSED CHANGES (VARIED TO ALLOW / CONDITIONAL USE REQUESTED / AMENDED TO):
Variance of the bulk requirements for the subject properties to equal those required for the "RG" Residential General Zone. (30' x 130'; 3900 sf)
Variance of section 3.14 to allow an accessory structure, measuring 12' x 11', on the property prior to development of the main residential use.

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
<u>2 acres</u>	<u>200'</u>	<u>75'</u>	<u>25'</u>	<u>30'</u>	<u>-</u>	<u>-</u>

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.

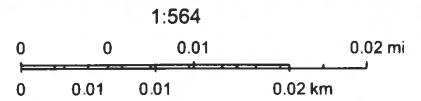
Signature of Owner: [Signature] Date: Sep 13/18
 Address: 640 Martin Avenue East, Winnipeg MB, R2L 0Z6 Phone: 204-663-0462
 Signature of Applicant: [Signature] Date: Sep 13/18
 Address: 640 Martin Avenue East, Winnipeg MB, R2L 0Z6 Phone: 204-663-0462

Application Received By: [Signature] Date: Sep 13/18
 Application/Administration Fee: WAIVED V18-08, C18-10 Receipt #: 201802148

SITE PLAN



Block 1, Plan 2493 WLTO (Erinview)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community