

NOTICE OF PUBLIC HEARING

On the date and at the time and location shown below, a **PUBLIC HEARING** will be held to receive representations from any persons who wish to make them in respect to the following matter:

**APPLICATION FOR VARIATION under the
Town of Winnipeg Beach Zoning By-Law #08-2012, as amended.**

**HEARING
LOCATION:** Town of Winnipeg Beach
Council Chambers
29 Robinson Street
Winnipeg Beach, MB

**DATE &
TIME:** October 8, 2025
6:20 p.m.

APPLICATION: TWB-25-25V

**AREA
AFFECTED:** Lot 1, Block 12, Plan 1146
#87 Lakefront Road
Roll No. 141600

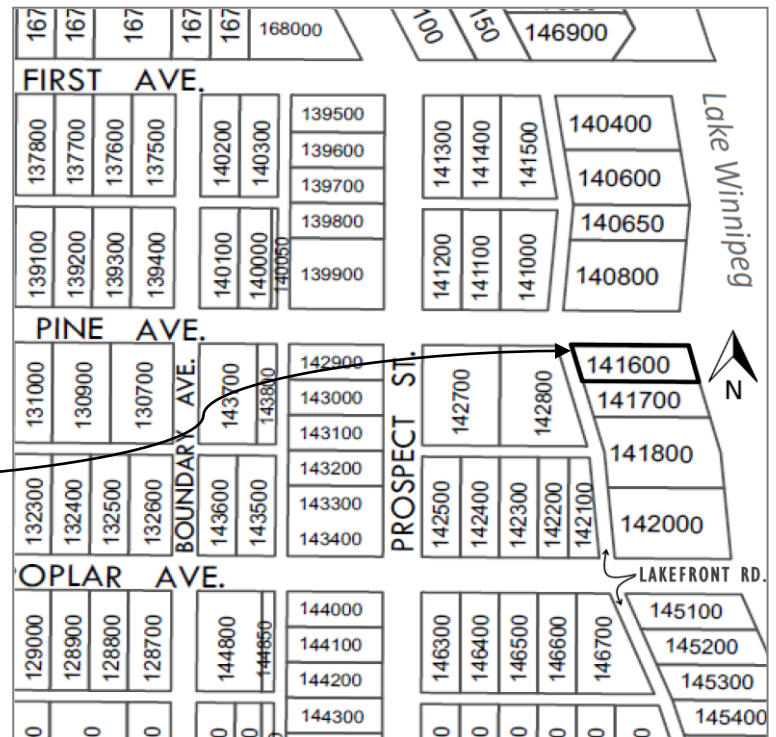
ZONE: "R1-5" Residential Single
Family Zone

PROPOSAL: To reduce the minimum
required property line
setback on the:

1. corner side yard from 10' to 3' for the construction of a new dwelling; and
2. front yard from 25' to 10' for the construction of a new detached garage.

AMENDED TO: Create a legal site under the Zoning By-Law.

**CONTACT FOR
INFORMATION:** Nancy Thom, Chief Administrative Officer/Development Officer
Eastern Interlake Planning District - 62 2nd Avenue, P.O. Box 1758, Gimli, MB R0C 1B0
Phone: 204-642-5478 Fax: 204-642-4061
E-mail: eipd@mymts.net Web: www.interlakeplanning.com



A copy of the by-law may be provided/inspected at the location noted above during normal office hours, Monday to Friday. Alternatively, a copy of the information may be emailed upon request.

Please Note: *E.I.P.D. recommends that property owner's notify lessee/renter if applicable.*

CONDITIONAL USE and/or VARIANCE PROCESS

This is to notify you that an application has been made for a Conditional Use and/or Variance, which is a requirement of the Zoning By-Law, and governed by ***the Planning Act***.

THE FOLLOWING POINTS HIGHLIGHT THE PROCESS:

1. Notices are sent to property owners within 100 meters of the affected property, setting out what the applicant is proposing.
2. If you have comments, for or against the application, you may attend the hearing as set out in the notice; and/or.
3. Send a letter to the Eastern Interlake Planning District **attention to the Municipal Council** as follows:
 - Send by regular mail, hand delivery or by e-mail to the Eastern Interlake Planning District (contact information above in our letterhead).
 - All letters must contain your name(s) and civic address, for a fair portrayal of submissions. Note that submissions are deemed public documents and may be disclosed during the process.
 - Letters shall be received in our office **no later than 4:00 p.m.** on the day of the hearing. Letters not meeting this minimum time will have to be submitted directly to Council at the hearing.

*Please note that **Council is not to be contacted for information** regarding this application. They should remain impartial until all information has been submitted and reviewed at the hearing.
4. Council shall then, after all considerations, approve or reject the application.
5. As per *the Planning Act* the decision of Council is final and is not subject to appeal.

Sections 8 – 11: Residential Zones

9.0 R1-5: Residential Single Family Zone

9.1 General Purpose

To establish a Zone primarily for serviced Single Family Dwellings on minimum 5,000 sq. ft. sites as well as associated or compatible uses.

9.2 Permitted Uses

- | | |
|-------------------------------------|-------------------|
| 1) Dwelling, Single Family | 3) Public Park |
| 2) Protective and Emergency Service | 4) Public Utility |

9.3 Conditional Uses

- | | |
|---------------------------------|---|
| 1) Bed and Breakfast Home | 8) Home Occupation |
| 2) Child Care Service | 9) Guest House |
| 3) Community Recreation Service | 10) Institutional Facility |
| 4) Dwelling, Manufactured Home | 11) Public Education Service |
| 5) Dwelling, Modular Home | 12) Public Library and Cultural Exhibit |
| 6) Dwelling, Semi-Detached | 13) Religious Assembly |
| 7) Dwelling, Two Family | 14) Utility Service |

9.4 Site Regulations Permitted and Conditional Uses

Site Area	min. 5,000 sq. ft.
Site Width	min. 50 ft.
Front Yard	min. 25 ft.
Rear Yard	min. 25 ft.
Side Yard	min. 5 ft.
Corner Side Yard	min. 10 ft. ←
Site Coverage	max. 40%
Building Height	max. 25 ft. or 2 storeys
Dwelling Area	min. 600 sq. ft.
Dwelling Width	min. 20 ft.

9.5 Site Regulations Accessory Uses and Buildings

Site Area	N/A
Site Width	N/A
Front Yard	min. 25 ft. ←
Rear Yard	min. 5 ft. (BL 10-2017)
Side Yard	min. 2 ft.
Corner Side Yard	min. 10 ft.
Site Coverage	max. 10%
Building Height	max. 20
Building Area	max. 1,200 sq. ft. (BL 14-2015)
Building Width	N/A
Spatial Separation	min. 6 ft.

38.3 Accessory Buildings in Residential Zones

In a Residential Zone:

- 1) An accessory building or structure shall not be used as a Dwelling.
- 2) Accessory Buildings and Structures shall be located on a site as follows:
 - a) where the accessory building is attached to a main building, it shall be subject to, and shall conform to, all regulations of this By-law applicable to the main building; and
 - b) where the accessory building is detached from the main building, it shall not be located closer than the front wall of the main building, this provision excludes lakefront properties.

APPLICANT'S PROPOSAL

To the Winnipeg Beach Council,

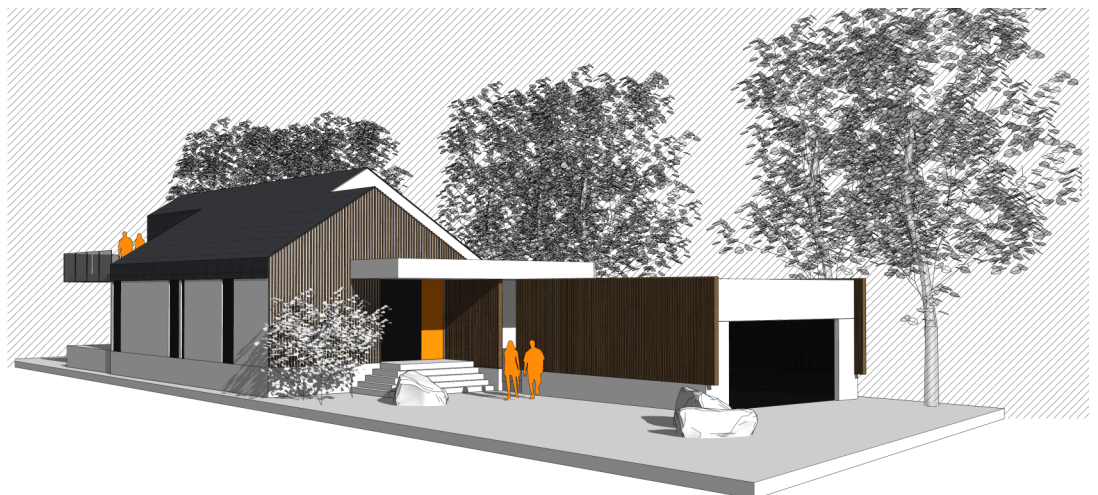
We would like to petition the Council to approve reducing the setbacks for the construction of a new house and a detached garage on our property. Below is the supporting information for your consideration:

1. We are trying to save old-growth trees on the east and south sides of our property. These trees are likely 70+ years old, and we want to avoid removing them or damaging their root systems. They provide shade and visual appeal not only for us but also for our neighbours' cottages.
2. By reducing the corner side yard to 3', we can move the new dwelling farther from the neighbours on the south side, ensuring increased privacy and fire safety for both them and us.
3. The 3' corner side yard will place the new building in approximately the same location as the original cottage, so it will not create any new sightline issues or other obstructions for the public access lane to the north of our site. We have submitted a survey that shows the location of the original cottage.
4. The new dwelling placement will allow us to remove the original garage/workshop in the northwest corner of the property, greatly improving visibility and public safety at the Lake Front Road and Pine Street intersection.
5. The new detached garage will be set 14' to 20' back from the back lane edge (the back lane runs diagonally to our property lines), ensuring safe approaches. Most other cottages on Lake Front Road, both north and south of us, have garages placed closer to the back lane than the current setback regulations require. In 2016, the Council approved a variance for the large shed/workshop (referred to in #4 above) on our property with a zero setback.
6. We are new members of the Winnipeg Beach community but have extensive ties to it through immediate family and friends and we are really looking forward to being a part of this vibrant community.

We hope the above information will assist Council members in approving our variance application.

Sincerely,

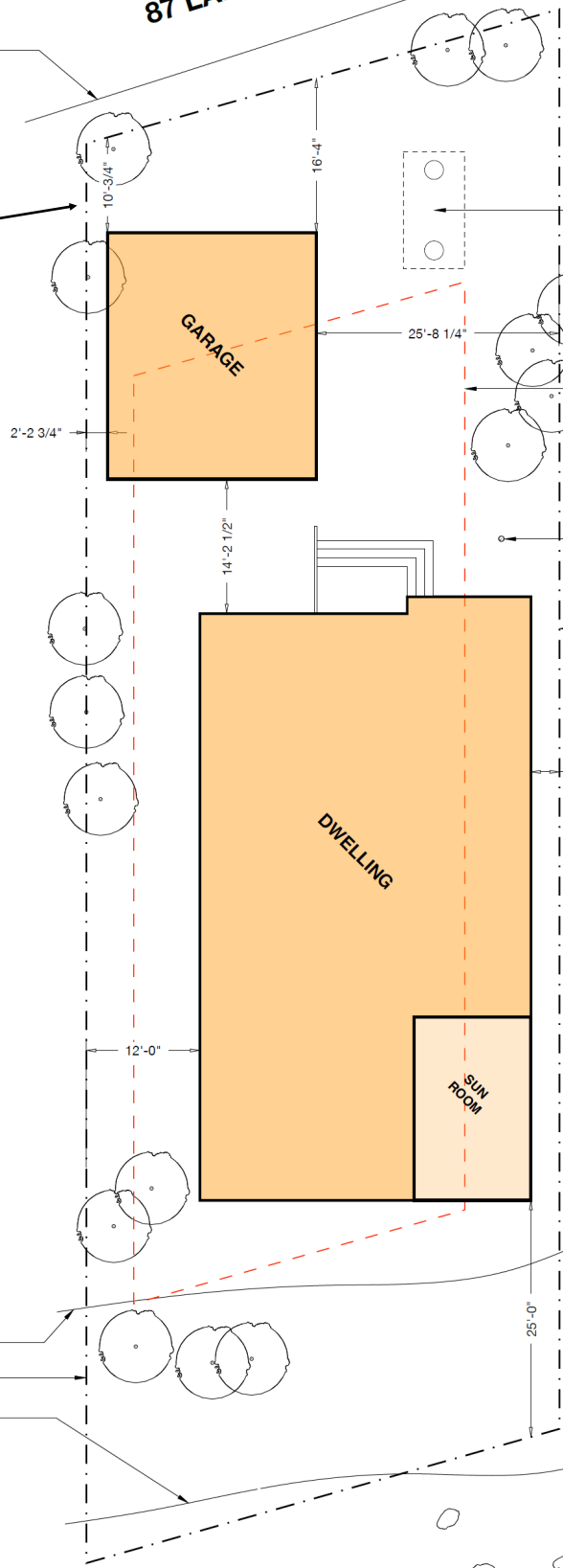
Dmitry & Alla Kirshner



87 LAKE FRONT ROAD

ROAD EDGE

Front yard setback variance request from 25' to 10'



Corner side yard setback variance request from 10' to 3'

PINE AVENUE

LAKE