

# NOTICE OF COMBINED PUBLIC HEARING

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

**APPLICATION FOR A CONDITIONAL USE and a VARIATION  
under the Town of Arborg Zoning By-law #6-2011, as amended**

**HEARING  
LOCATION:** Town of Arborg Council Chambers  
337 River Road, Arborg, MB

**DATE &  
TIME:** October 22, 2025  
10:00 am

**APPLICATIONS:** TA-25-09C  
TA-25-27V

**SUBJECT  
PROPERTY:** Lot \*1, Blk 1, Plan 2201  
261 St. Peter Street  
Roll No. 10300

**OWNER:** 7219351 MB Ltd.

**APPLICANT:** Brodie Ball

**ZONE:** "RG" Residential  
General Zone

**PROPOSAL:** Conditional Use: To permit for a "Secondary Suite".  
Variance: To allow for a separate detached dwelling to be permitted as a "Secondary Suite".

**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 2<sup>nd</sup> Ave, Box 1758, Gimli, MB R0C 1B0  
Phone: 204-642-5478 Fax: 204-642-4061  
E-mail: [eipd@mymts.net](mailto:eipd@mymts.net) Web: [www.interlakeplanning.ca](http://www.interlakeplanning.ca)

A copy of the circulation package may be provided/inspected at the location noted above during normal office hours, Monday to Friday.

Alternatively, a copy may be emailed upon request or viewed on our website.

**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 9:00 a.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.

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# THE TOWN OF ARBORG ZONING BY-LAW 6-2011

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## PART I: SECTIONS 1 - 8

### OPERATIVE AND INTERPRETIVE CLAUSES

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**Secondary Suite:** means a self-contained dwelling unit of a prescribed maximum total floor area that is part of a building containing not more than two dwelling units (including the secondary suite) and any common spaces such as common storage, common service rooms, common laundry facilities or common areas used for egress.

## PART III: SECTIONS 20 - 23

### RESIDENTIAL ZONES

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#### 21.0 RG: Residential General Zone

##### 21.1 General Purpose

The “RG” Residential General Zone is intended to provide for the establishment of single-family detached dwellings and may also include two-family dwellings.

<b>21.2 Permitted Uses</b>	
1) Accessory Use, Building and Structure	4) Institutional Facility for 4 or fewer persons under care
2) Single-Family Dwelling	
3) Parks, Playgrounds, Tot Lots and similar uses	
<b>21.3 Conditional Uses</b> ←	
1) Bed & Breakfast	7) Institutional Facility for 5 or more persons under care
2) Convenience Store	8) Religious Facility
3) Garden Suite	9) Secondary Suite ←
4) Guest House	10) Two-Family Dwelling
5) Home-Based Business	11) Tea Rooms and Gift Shop
6) Home Day Care	

## PART IV: SECTIONS 31 - 67

### GENERAL PROVISIONS

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#### 65.0 Secondary Suite

Secondary Suite (as defined) shall be required to comply with the regulations listed hereunder:

- (1) It shall typically be created within an existing single dwelling unit – commonly called a “house” – either constructed as an addition to an existing house or incorporated during the construction of a new house.
- (2) It may have more than one storey and may be on the same level as the principal dwelling unit of the house or be above or below it.
- (3) Where a building has multiple occupancies, the secondary suite can only be created in a portion of the building that is of residential occupancy. Apartment buildings have more than two dwelling units and are therefore not permitted to have secondary suites.
- (4) Neither dwelling unit in a house can be strata-titled or otherwise subdivide from the remainder of the house under the provincial or territorial legislation. This means both dwelling units are registered under the same title.

Variance to be  
a separate unit

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**Written Proposal – Secondary Suite (Variance & Conditional Use) Property:** 261 St. Peter Street **Zoning:** RG (Residential General) **Applicant/Owner:** 7219351 Manitoba LTD

**Project Summary** This application requests approval to designate the existing detached dwelling already located on the same parcel at 261 St. Peter Street as the property's *single* secondary suite. The variance sought is specifically to allow the secondary suite to be located at this property and designate the existing house as such. No other secondary suite will exist within the principal dwelling; there will be only one secondary suite on the property in total plus the main house.

## Suite Details

- Self-contained unit with bedroom, bathroom, kitchen, and living area.
- No change to the building footprint or massing beyond minor code/entry upgrades.

### Access & Parking

- Independent exterior entrance serving the detached suite.
- Four on-site stalls exist; one stall will be designated to the suite. No material impact to on-street parking.

## Building & Life Safety

- The detached suite will comply with applicable code requirements for secondary suites, including life-safety separation as applicable, smoke/CO alarm interconnection, ventilation, plumbing, and electrical compliance (verified/updated as required).

## Services

- Served by existing municipal water/sewer and utilities.

## Neighbourhood Fit

- Retains residential character and gently increases housing choice with minimal visual or traffic impacts.

