

UNDER THE AUTHORITY OF THE PLANNING ACT

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 A CONDITIONAL USE under the
Municipality of Bifrost-Riverton Zoning By-Law #04-2024.**

HEARING LOCATION: Municipality of Bifrost-Riverton
Council Chambers
329 River Road, Arborg, MB

DATE & TIME: November 13, 2025
9:00 am

APPLICATION: MBR-25-10C

OWNER/APP: R. & M. Kornelsen / J. Kornelsen

AFFECTED AREA: Lot 11, Block 1, Plan 44454
Spruce Street
Roll No. 195601.060

ZONE: "GD" General Development Zone

PROPOSAL: To permit a Conditional Use for a
"Multi-Unit Dwelling".

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



FOR INFORMATION CONTACT: Nancy Thom, CAO/Development Officer, Eastern Interlake Planning District
62 2nd Avenue, Box 1758 Gimli, MB R0C 1B0
Ph: 204-642-5478 Fax: 204-642-4061
Email: eipd@mymts.net Website: www.interlakeplanning.com

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.
Please note, if you have received this notice in the mail, it includes the circulation package.

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.** the day before 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.

BIFROST – RIVERTON ZONING BY-LAW No. 04-2024

4.2 Definitions

Dwelling, Multi-Unit means one or more buildings containing three (3) or more dwelling units, arranged in a vertical or horizontal manner, either served by separate entrances or common corridors and entrances. Typical uses include apartment buildings or townhouses.

Table 5-1: Minimum Parking Requirements

Use Class Minimum Vehicle Parking Spaces Minimum Bike Parking Spaces

Residential Uses

→ **Multi-Unit Dwelling** 1.25 spaces / dwelling unit 0.5 spaces / dwelling unit

P = Permitted
C = Conditional
A value in the last column indicates that a Use
Specific Standard applies

Agricultural and Rural Zoning

AG AL GD I

Principal Uses				
Game Farm	P	P		
General Industrial (Heavy)				
General Industrial (Light) (3)	C			
Golf Course			P	
Government Service			P	
Greenhouse, Plant or Tree Nursery	P	P	P	
Gun Club or Shooting Range	C	C	C	
Heavy Equipment Sales, Rental and Service	C	C	P	
Hospital, Clinic or Health Service Facility			P	
Hotel or Motel			C	
Institutional and/or Care Facility	P	P	P	
Landscaping or Garden Contractor			C	
Library, Museum or Gallery			P	
Livestock Operation (up to 100 AU)	P	P		
Livestock Operation (up to 300 AU)	P	C		
Livestock Operation (300 or more AU)	C	C		
Marina				
Mill or Forestry Service	P	P	C	
Mobile Home Dwelling	P	P	P	
Mobile Home Park				
Mobile Home Sales and Construction				
→ Multi-Unit Dwelling			C	
Outfitter Camp	C	C		
Parking Lot			P	
Parks, Playgrounds and Recreation Trails			P	

8.25 Multi-Unit Dwelling

8.25.1 Where approved, an owner or applicant for a multi-unit dwelling may be required to enter into a development agreement to cover such matters as:

- Maximum building sizes;
- Maximum allowable density;
- Design requirements including but not limited to, exterior finished and materials;
- Parking requirements;
- Waste storage and removal requirements;
- Emergency access requirements; and
- Any other matter deemed necessary or relevant by Council.

Table 9-3: Dimensional Standards - Principal and Accessory Rural Residential Structures and Buildings

Zone	Use Type	MINIMUM STANDARD						MAXIMUM STANDARD	
		Lot Area (ac.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Corner Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	Building Height (ft.)
GD	Principal	20,000 sq. ft.	100	25	10	15	25	600	30
	Accessory	-	-	25	5	10	10	-	20

¹ The maximum site coverage for principal uses in the GD Zoning District is 40%.

² The maximum site coverage for accessory uses in the GD Zoning District is 15%.



APPLICANT'S PROPOSAL

Okno Multiplex

I, Jeffrey Kornelsen, am applying for a conditional use for Roll # 195601.060. The reason is to see if council would approve the construction of a multiplex on that property.

I, along with the property owners and other members in the community, believe that the community would benefit from a building like this. The current plan would be to build a building with 6-8 long term rental units. These units would be built to attract the senior population, although they could also be used for single individuals or young couples. This would allow the seniors to move into a smaller house/property reducing their property maintenance work-load. This would then open up yards and farms in the community for growing families who are also looking for housing options.

We see there is a need for more housing in the community and this would be a way to provide for that need.

- Jeffrey Kornelsen