

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 VARIATION 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: December 11, 2025
9:30 am

APPLICATION: MBR-25-34V

OWNER/APP: John & Mary Janzen

AFFECTED AREA: S½ of the SW¼ of 30-21-4E
18013 Road 124 NE
Roll No. 12300

ZONE: "AG" Agricultural General Zone

PROPOSAL: To reduce the minimum required site area from 80 acres to 67.61 acres. As per condition of subdivision approval.

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.

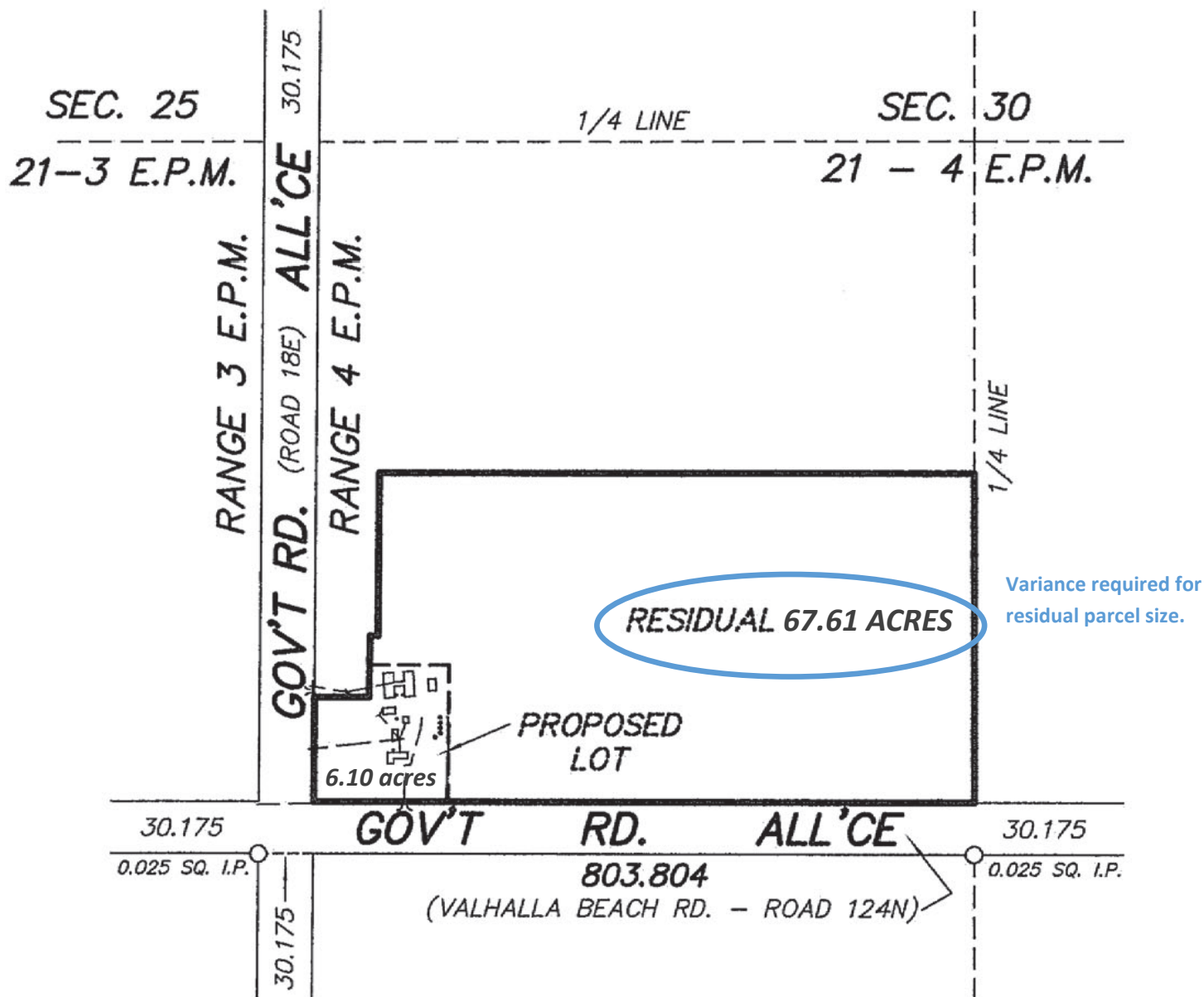
CONDITIONAL USE and/or VARIANCE PROCESS

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.



Zone: "AG" Agricultural General

Existing: ± 73.71 Acres

Proposed: 6.10 Acres

Residual: ± 67.61 Acres

Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

Proposed Subdivision- Municipality of Bifrost-Riverton



The applicants propose to subdivide the farmstead from the surrounding agricultural land. The proposed lot contains a dwelling and several farm outbuildings. The dwelling is serviced by a septic field and an individual well. It is accessed from an existing approach onto Road 124N, a municipal road. The residual lot is cultivated and has frontage on Road 124N.



MUNICIPALITY OF BIFROST-RIVERTON

BY-LAW NO. 04-2024

2.10 Non-Conformance

2.10.11 Despite the previous subsections noted herein, as per *The Planning Act*, a non-conformity may be altered by way of variation order by Council.

Table 9-1: Dimensional Standards - Principal Agricultural Buildings and Structures

| Zone | Use Type | MINIMUM STANDARD | | | | | | MAXIMUM STANDARD |
|------|----------------------|------------------|------------------|------------------|-----------------|-----------------|-------------------------|-----------------------|
| | | Lot Area (ac.) | Site Width (ft.) | Front Yard (ft.) | Side Yard (ft.) | Rear Yard (ft.) | Dwelling Area (sq. ft.) | Building Height (ft.) |
| AG | Agricultural Related | 80 | 600 | 100 | 25 | 25 | 600 | 35 |
| | Farmstead Site | 2 | 198 | 75 | 15 | 25 | 600 | 35 |
| | All other uses | 2 | 198 | 100 | 25 | 25 | 600 | 35 |
| AL | Agricultural Related | 40 ¹ | 300 | 75 | 25 | 25 | 600 | 35 |
| | Farmstead Site | 2 | 198 | 50 | 15 | 25 | 600 | 35 |
| | All other uses | 2 | 198 | 50 | 15 | 25 | 600 | 35 |