

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
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
6:00 p.m.

APPLICATION:

TWB-25-24V

**AREA
AFFECTED:**

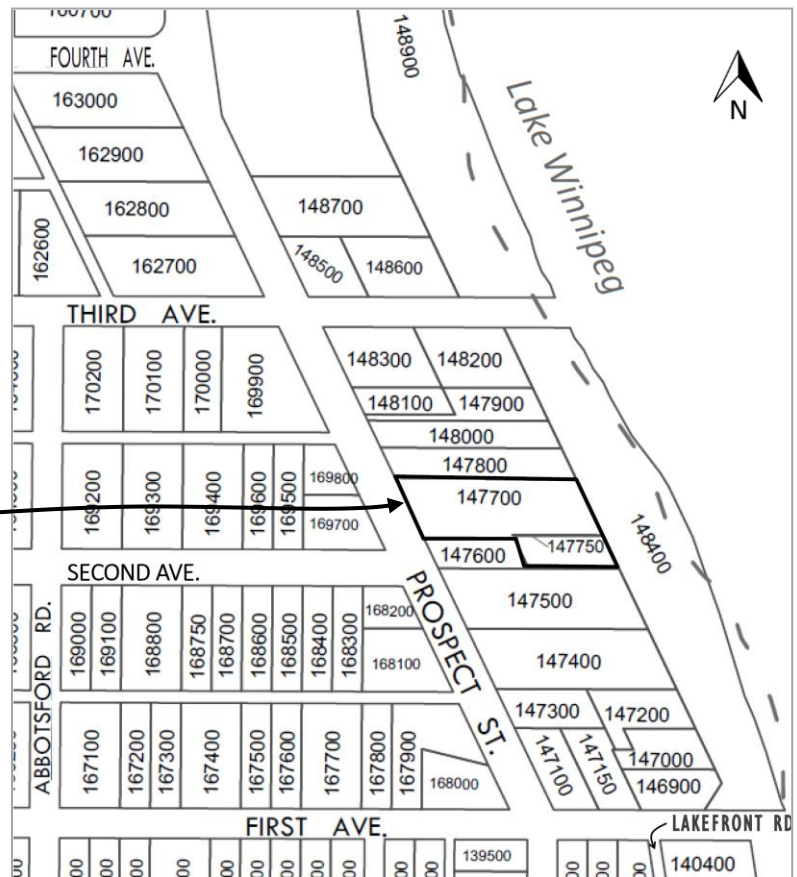
Lot *5/6, Block 1, Plan 729
#317 Prospect Street
Roll No. 147700 & 147750

ZONE:

"R1-12" Residential Single
Family Zone

PROPOSAL:

To increase the maximum
allowed building area from
1,200 sq.ft. to 1,560 sq.ft.
for the construction of a
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 1 – 7: Operative and Interpretive Clauses

6.0 Definitions

- 17) **Building Area** means the horizontal area measured within the outside of the exterior walls of the ground floor of all accessory buildings on a lot.

Sections 8 – 11: Residential Zones

10.0 R1-12: Residential Single Family Zone

10.1 General Purpose

To establish a Zone primarily for serviced Single Family Dwellings on minimum 12,000 sq. ft. sites as well as associated or compatible uses.

10.2 Permitted Uses

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

10.3 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 |

10.4 Site Regulations Permitted and Conditional Uses

Site Area	min. 12,000 sq.ft.
Site Width	min. 60 ft.
Front Yard	min. 25 ft.
Rear Yard	min. 25 ft.
Side Yard	min. 5 ft.
Corner Side Yard	min. 15 ft.
Site Coverage	max. 40%
Building Height	max. 25 ft. or 2 storeys
Dwelling Area	min. 800 sq. ft.
Dwelling Width	min. 20 ft.

10.5 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. 15 ft.
Site Coverage	max. 10%
Building Area	max. 1,200 sq. ft. (BL 14-2015)
Building Height	max. 20 ft.
Building Width	N/A
Spatial Separation	min. 6 ft.

APPLICANT'S PROPOSAL

The new homeowners are wanting to build a garage to park/store their boat.

The existing guest house/shed/playhouse in the corner will be taken down.

The new garage will be 24' x 24' with a 6' overhang on the front gable side closest to the driveway. The total area (garage slab) will be 24 wide by 30 deep.

Accessory Building Calculation:

Existing garage = 840 sq ft

New garage = 720 sq ft

Total Building Area = 1,560 sq ft

Thank you for your consideration,

Rob Furtado

Mar-Jess Construction Inc.

