

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

Village of Dunnottar

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-389-4962.

Wednesday	Council Chambers
November 19th, 2025	44 Whytewold Road, Matlock
10:00 AM	Village of Dunnottar, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: BL 985-25

Applicant: Village of Dunnottar

Property Location: N/A

Application Purpose:

The village is proposing to amend the Village of Dunnottar Zoning By-law No. 858/08 through refinements (improvements) aimed at aligning zoning regulations with recent amendments to the Building By-law. These changes support district-wide harmonization efforts across the Red River Planning District. These proposed updates include text amendments only. No changes to zoning designations or property rezoning are included. The proposed amendments include the topics of:

- Construction timing
- Permit application requirements
- Geotechnical Reports
- Pools and Hot Tubs

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

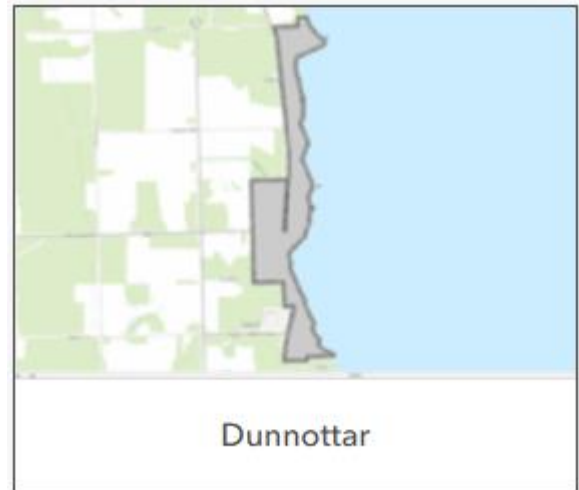


Date: October 31st, 2025

File: **BL 985-25**
Zoning By-law Amendment
(Public Hearing Report)

To: Council
R.M. of Village of Dunnottar

From: Valentina Esman,
Community Planner,
Red River Planning District



Properties: N/A

Issue:

To amend the Village of Dunnottar Zoning By-law No. 858/08 through refinements (improvements) aimed at aligning zoning regulations with recent amendments to the Building By-law. These changes support district-wide harmonization efforts across the Red River Planning District. These proposed updates include text amendments only. No changes to zoning designations or property rezoning are included.

SECTION 1: INTRODUCTION, TIMELINE AND BACKGROUND INFORMATION

Under this application, the Village of Dunnottar is proposing a set of text amendments to its Zoning By-law in response to recent updates made to the Building By-law. These changes are part of a coordinated effort across the RRPD to ensure consistency between municipal zoning regulations and the updated building by-laws and standards.

This alignment will improve clarity for users, reduce regulatory conflicts, and promote streamlined development processes throughout the district, by;

- Removing outdated references (e.g. Buildings and Mobile Homes Act)
- Removing outdated regulations
- Refining text to reflect current requirements and practices

The proposed amendments include the topics of:

- ❖ Construction timing
- ❖ Permit application requirements
- ❖ Geotechnical Reports
- ❖ Pools and Hot Tubs

These updates will not change the zoning designation of any properties. These updates will modernize and harmonize regulatory language in line with the updated Building By-law.

This By-Law amendment application was brought forward to the Council on May 21st, 2025 for First Reading consideration. Upon receiving First Reading, the By-Law amendment was circulated for comments to provincial departments/agencies on September 8th, 2025.

The By-Law amendment was sent to be advertised within the Selkirk Record newspaper on October 23rd 2025 and October 30th, 2025 publication dates.

SECITON 2: PLANNING ANALYSIS, DEVELOPMENT PLAN COMPATIBILIY AND SECONDARY PLANNING COMPATIBILITY

2.1 Subject Property and Surrounding Area

N/A

2.2 Compatibility with the Development Plan By-Law 272/19

Development Plan policies and objects can be implemented, in part, through s Zoning By-Law. The proposed Zoning By-Law amendments relate to construction and implementing some aspects of the Development Plan.

2.3 Compatibility with Secondary Plans

N/A

SECTION 3: CIRCULATION FOR COMMENTS

This Zoning By-law amendment application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities with instructions to forward any comments to the Red River Planning District prior to the public hearing, and, that no response by the date of the public hearing will be interpreted as having no concerns. The application has been circulated in order to afford Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to afford adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. To date, our office has received comments from the following departments which are summarized as follows in TABLE 1 – AGENCY REMARKS.

Please note: complete copies of the comments are attached (SEE APPENDIX A).

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch	We have reviewed the Village of Dunnottar ZBL textual amendment 985-25 and have no concerns.
Manitoba Infrastructure Water Management, Planning and Standards	No concerns
Manitoba Conservation and Climate Environmental Compliance and Enforcement	No concerns
Water and Drainage Control	The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation. Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works. Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.
Historic Resources Branch Manitoba Sport, Culture, Heritage and Tourism	No concerns (see full comments in Appendix A)
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	No concerns

Mines Branch	No concerns
Lands and Planning Branch Natural Resource Stewardship Division Department of Natural Resources and Indigenous Futures	No concerns
Manitoba Municipal Relations Community Planning Services	No concerns
MB Hydro and Gas	Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment.
BellMTS	No comments received
R.M. of East St. Paul	I have no comments regarding By-law Amendment BL 985-25 since it does not affect the RM of East St. Paul.
R.M. of Springfield	No concerns

Please note: a FULL set of comments are attached to the package report for Council's review and consideration.

SECTION 4 – RECOMMENDATIONS:

Based on the above-noted information, the proposed zoning by-law amendment is in compliance with the Development Plan, and **we recommend that 2nd Reading be given.**

Please note that if Council does decide to approve the application and if there are the minimum required amount of objections as per *the Planning Act*, Council may not give Third Reading to the by-law until the required time-frame has allowed for second objections to be confirmed, or until such time as an appeal hearing has denied the objection(s).

For the purposes of an amendment to a zoning by-law, objections must be received from at least 300 eligible people, in order to be considered sufficient to trigger an Appeal Hearing.

APPENDIX A: AGENCY COMMENTS

Archived: October 31, 2025 12:30:06 PM

From: [+WPG569 - Drainage](#)

Sent: September 11, 2025 1:16:49 PM

To: [Calvin So](#)

Subject: RE: BL 985-25 - Dunnottar

Importance: Normal

Sensitivity: None

The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer

Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: Calvin So <calvin@rrpd.ca>

Sent: September 8, 2025 11:24 AM

To: Chelsey McColl <accounts@dunnottar.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: BL 985-25 - Dunnottar

Hello,

On May 21st, 2025, the Village of Dunnottar Council gave First Reading to Zoning By-law Amendment BL 985-25.

This Zoning By-law Amendment proposes to amend the Village of Dunnottar Zoning By-Law 858-08 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

This application is not associated with a property.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **November 19th, 2025, at 6PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me. Thank you.

Best,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.

DATE: 2025-09-09

TO: Community & Regional Planning
Municipal Relations
select email

FROM: Environmental Compliance and Enforcement
Environment and Climate Change
EnvCEInterlake@gov.mb.ca

SUBJECT: BL 985-25 - Dunnottar

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned By-law revision and has no comments or concerns at this time.

Archived: October 31, 2025 12:30:08 PM

From: [DiNella, Jeff](#)

Sent: Mon, 29 Sep 2025 19:59:56

To: [Calvin So](#)

Subject: RE: BL 985-25 - Dunnottar

Importance: Normal

Sensitivity: None

Hi Calvin

We have reviewed the Village of Dunnottar ZBL textual amendment 985-25 and have no concerns.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*

Cell: (204) 430-7176

1420-215 Garry Street
Winnipeg, MB R3C 3P3



From: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

Sent: September 9, 2025 2:51 PM

To: Hong, Nhu <Nhu.Hong@gov.mb.ca>

Cc: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>

Subject: FW: BL 985-25 - Dunnottar

Hi,

For your review and comments,

Comments due October 6, 2025

Thank you,

Juanita Mowbray

Roadside Development Support Technician
Highway Design | Engineering and Technical Services
1420-215 Garry St, Winnipeg MB R3C 3P3



Transportation and Infrastructure

From: Calvin So <calvin@rrpd.ca>

Sent: September 8, 2025 11:24 AM

To: Chelsey McColl <accounts@dunnottar.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real EstateCanada@cpr.ca; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: BL 985-25 - Dunnottar

Hello,

On May 21st, 2025, the Village of Dunnottar Council gave First Reading to Zoning By-law Amendment BL 985-25.

This Zoning By-law Amendment proposes to amend the Village of Dunnottar Zoning By-Law 858-08 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

This application is not associated with a property.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **November 19th, 2025, at 6PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me. Thank you.

Best,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.

DATE: 2025-09-17

TO: Red River Planning District
c/o Calvin So
Community Planning Assistant
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Manitoba Sport, Culture, Heritage and Tourism
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3

CC: SelkirkCRP@gov.mb.ca

T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: File: BL 985-25
AAS File: AAS-25-24015
Village of Dunnottar – Zoning By-law Amendment

No Concerns at this Time

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of [the Heritage Resources Act](#) (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

If you have any questions, please contact as above for proper assignment and queueing.

*Historic Resources Branch
Archaeological Assessment Services Unit*

Archived: October 31, 2025 12:30:09 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 2 Oct 2025 16:48:59

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#)

Cc: [+SEL1081 - Selkirk CRP PROPERTYACQUISITION@bellmts.ca](#) [Project Manager - Manitoba](#)

Subject: By-law #985-25 (Village of Dunnottar) - Email to Planning - Hydro File #2025-2290

Importance: Normal

Sensitivity: None



The Manitoba Hydro-Electric Board – Centra Gas Manitoba Inc.

RE: Application(s) **By-law #985-25 (Village of Dunnottar)**

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file :

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment.
2. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to review the file to determine if our concerns remain the same.
3. If there are existing Manitoba Hydro and/or Centra Gas easements on the titles, any building and/or construction affecting our easements will require approval prior to work beginning and can be applied for through [SecondaryLandUse@hydro.mb.ca](#).
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada



Archived: October 31, 2025 12:30:11 PM
From: [+WPG569 - Conservation Circulars](#)
Sent: September 10, 2025 10:42:11 AM
To: [Calvin So](#)
Cc: [+SEL1081 - Selkirk CRP](#)
Subject: RE: BL 985-25 - Dunnottar
Importance: Normal
Sensitivity: None

Good morning,

The Land Branch has no comments on the Village of Dunnottar Zoning By-law Amendment BL 985-25.

Thank you

Oladipo Akinpelumi
Resource Planning Specialist
Lands Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355



Natural Resources and Indigenous Futures

From: Calvin So <calvin@rrpd.ca>
Sent: September 8, 2025 11:24 AM
To: Chelsey McColl <accounts@dunnottar.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>
Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: BL 985-25 - Dunnottar

Hello,

On May 21st, 2025, the Village of Dunnottar Council gave First Reading to Zoning By-law Amendment BL 985-25.

This Zoning By-law Amendment proposes to amend the Village of Dunnottar Zoning By-Law 858-08 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current

requirements and practices.

This application is not associated with a property.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **November 19th, 2025, at 6PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me. Thank you.

Best,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.

Archived: October 31, 2025 12:30:12 PM

From: [+WPG1195 - Mines BR](#)

Sent: September 25, 2025 2:48:25 PM

To: [Calvin So](#)

Cc: [Gallagher, Shaun](#)

Subject: RE: BL 985-25 - Dunnottar

Importance: Normal

Sensitivity: None

Good afternoon,

No comments from Mines Branch.

Thanks,

-Sahej S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: Calvin So <calvin@rrpd.ca>

Sent: September 8, 2025 11:24 AM

To: Chelsey McColl <accounts@dunnottar.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: BL 985-25 - Dunnottar

Hello,

On May 21st, 2025, the Village of Dunnottar Council gave First Reading to Zoning By-law Amendment BL 985-25.

This Zoning By-law Amendment proposes to amend the Village of Dunnottar Zoning By-Law 858-08 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

This application is not associated with a property.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **November 19th, 2025, at 6PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me. Thank you.

Best,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.

Archived: October 31, 2025 12:30:14 PM

From: [+WPG1166 - MIT Water Review](#)

Sent: September 8, 2025 12:27:43 PM

To: [Calvin So](#)

Cc: [+WPG1166 - MIT Water Review](#)

Subject: RE: BL 985-25 - Dunnottar

Importance: Normal

Sensitivity: None

Hello Calvin,

We have no concerns with this file.

Thanks,

Matthew Sebesteny

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

From: Calvin So <calvin@rrpd.ca>

Sent: September 8, 2025 11:24

To: Chelsey McColl <accounts@dunnottar.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hpsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraher@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: BL 985-25 - Dunnottar

Hello,

On May 21st, 2025, the Village of Dunnottar Council gave First Reading to Zoning By-law Amendment BL 985-25.

This Zoning By-law Amendment proposes to amend the Village of Dunnottar Zoning By-Law 858-08 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

This application is not associated with a property.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **November 19th, 2025, at 6PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me. Thank you.

Best,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.

Archived: October 31, 2025 12:30:15 PM

From: [Cara Nichols](#)

Sent: September 17, 2025 11:00:29 AM

To: [Calvin So](#)

Subject: RE: BL 985-25 - Dunnottar

Importance: Normal

Sensitivity: None

Hi Calvin,

I have no comments regarding By-law Amendment BL 985-25 since it does not affect the RM of East St. Paul.



Cara Nichols B.Env.D, Architecture

Community Development Planner

Unit 1 - 3021 Birds Hill Road

East St. Paul, MB R2E 1A7

Office: (204) 668-8112 Fax: (204) 668-1987

Website: <http://www.eaststpaul.com/>

From: Calvin So <calvin@rrpd.ca>

Sent: Monday, September 8, 2025 11:24 AM

To: Chelsey McColl <accounts@dunnottar.ca>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; ConCirculars@gov.mb.ca; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca; cao@rmofbrokenhead.ca; gimli@rmgimli.com

Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: BL 985-25 - Dunnottar

Hello,

On May 21st, 2025, the Village of Dunnottar Council gave First Reading to Zoning By-law Amendment BL 985-25.

This Zoning By-law Amendment proposes to amend the Village of Dunnottar Zoning By-Law 858-08 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

This application is not associated with a property.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **November 19th, 2025, at 6PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me. Thank you.

Best,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.



Rural Municipality of Springfield

Planning & Development Department

Unit 1 – 686 Main Street

P.O. Box 219

Oakbank, Manitoba

R0E 1J0

Ph: (204) 444-3824

Fax: (204) 444-7440

September 16, 2025

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB, R2E 1J5

Email: calvin@rrpd.ca
cao@dunnottar.ca

RE: Zoning By-law Amendment By-law 985-25

Thank you for your circulation of the above noted proposal for comment.

Our office has reviewed the proposed Zoning By-law Amendment By-law 985-25, being considered on November 19, 2025, and would like to advise that we have no concerns.

Dan Doucet, C.E.T., C.B.C.O.
Director of Planning and Development
Development Officer
ddoucet@rmofspringfield.ca

Archived: October 31, 2025 12:30:17 PM

From: [Cook, Sheila](#)

Sent: September 17, 2025 11:49:06 AM

To: [Calvin So](#)

Cc: [+SEL1081 - Selkirk CRP +WPG139 - Provincial Planning Services +WPG112 - AGRLandUse](#)

Subject: RE: BL 985-25 - Dunnottar

Importance: Normal

Sensitivity: None

You don't often get email from sheila.cook@gov.mb.ca. [Learn why this is important](#)

Good morning,

I have reviewed proposed Zoning By-law Amendment BL 985-25 for the Village of Dunnottar on behalf of Manitoba Agriculture. No concerns from an agricultural perspective with amending Items 1 through 7 as proposed.

Regards,
Sheila

Sheila Cook, P.Ag.

Agricultural Planning Specialist

Sheila.Cook@gov.mb.ca

T: 204-365-0923

From: Calvin So <calvin@rrpd.ca>

Sent: September 8, 2025 11:24 AM

To: Chelsey McColl <accounts@dunnottar.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: BL 985-25 - Dunnottar

Hello,

On May 21st, 2025, the Village of Dunnottar Council gave First Reading to Zoning By-law Amendment BL 985-25.

This Zoning By-law Amendment proposes to amend the Village of Dunnottar Zoning By-Law 858-08 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

This application is not associated with a property.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **November 19th, 2025, at 6PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me. Thank you.

Best,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.

THE VILLAGE OF DUNNOTTAR
BY-LAW NO. 985-25

BEING A BY-LAW OF THE VILLAGE OF DUNNOTTAR TO
AMEND THE VILLAGE OF DUNNOTTAR
ZONING BY-LAW NO. 858/08, AS AMENDED.

WHEREAS Section 80(1) of *The Planning Act*, and amendments thereto (the “Act”) provides that a Zoning By-Law may be amended;

AND WHEREAS it is deemed necessary and expedient to amend the VILLAGE OF DUNNOTTAR ZONING BY LAW 858/08, as amended;

NOW THEREFORE, the Council of the Village of Dunnottar, in a meeting duly assembled, enacts as follows:

1. Amend *Section 1.1.4 Intent and Purpose* by replacing:

4. A zoning by-law may contain provisions prohibiting or regulating any of the following:

- a) the *use* of land;
- b) the *construction* or *use* of *buildings*;
- c) the dimensions and area of *lots, parcels* or other units of land;
- d) the number, *lot* coverage, *floor area*, *yard* size, dimension and location of *buildings* on parcels of land;
- e) the design details of *buildings* and *building* sites and the establishment of committees to approve design details;

with the following revision:

4. A zoning by-law may contain provisions prohibiting or regulating any of the following:

- a) the *use* of land;
- b) the *use* of *buildings*;
- c) the dimensions and area of *lots, parcels* or other units of land;
- d) the number, *lot* coverage, *floor area*, *yard* size, dimension and location of *buildings* on parcels of land;
- e) the design details of *buildings* and *building* sites and the establishment of committees to approve design details;

2. Amend *Section 2.2.1 Application for a Development Permit* by replacing:

Development Permit Required

1. A development permit is required for the following:

- a) construction, location or relocation of any building or structure greater than 100 feet² in area and/or greater than 15 feet in height. Temporary tents that are over 900 square feet, used for special events only, and erected for not more than 14 consecutive days or 45 days per calendar year per site will require engineered stamped drawings and a development permit. Meanwhile, temporary tents that are under 900 square feet, used for special events only, and erected for not more than 14 consecutive days or 45 days per calendar year per site do not require a development permit or engineered drawings. Please note temporary tents are exempt from all zoning requirements (e.g. site coverage, height, setbacks, etc.) (BL 934/16)
- b) structural alteration, extension, addition or conversion of any building or structure greater than 100 feet² in area and/or 15 feet in height;
- c) removal or demolition of any building or structure greater than 100

- feet² in area and/or 15 feet in height;
- d) use or change of use of land, or of a building or structure greater than 100 feet² in area and/or 15 feet in height;
- e) substantial deposit, removal, alteration or disturbance of any material, including shoreline protection works, or substantial alteration of surface or subsurface drainage, diversion of a natural watercourse such as a river, stream or creek or waterway such as a channel in flood prone or hazard lands (permits are not required for landscaping, where grade and drainage are not materially altered, except where works form part of a larger development);
- f) construction of fences, landscaping walls, gates or the like greater than 3 ½ feet in height (permits are not required for driveways and patios or the like);
- g) construction of decks excluding decks under 2 feet of the ground (BL 934/16); and
- h) location of signs, except as listed below:
 - bulletin boards of community or religious organizations less than 18 feet² in area;
 - construction signs when located on construction sites and less than 25 feet² in area;
 - directional signs for the direction and convenience of the public including signs to identify rest rooms, freight entrance, parking entrance or exit or the like, less than 5 feet² in area;
 - election signs that are non-illuminated and less than 18 feet² in area;
 - flags or emblems of a civic, educational, philanthropic or religious organization;
 - memorial signs or tablets of non combustible materials such as bronze or brass that are incorporated or attached to the building or structure walls to commemorate a building, event, site or person(s);
 - real estate signs that are non-illuminated, less than 6 feet² in area and located on the subject property;
 - temporary signs announcing campaigns, drives or events; and
 - traffic regulation or directional signs, legal notices, railway crossing signs, danger or other emergency signs or the like.

with the following revision:

Development Permit Required

1. A development permit is required for the following:

- a) construction, location or relocation of any building or structure greater than 120 feet² in area and/or greater than 15 feet in height.
- b) temporary tents that are over 900 square feet, used for special events only, and erected for not more than 14 consecutive days or 45 days per calendar year per site will require engineered stamped drawings and a development permit. Meanwhile, temporary tents that are under 900 square feet, used for special events only, and erected for not more than 14 consecutive days or 45 days per calendar year per site do not require a development permit or engineered drawings. Please note temporary tents are exempt from all zoning requirements (e.g. site coverage, height, setbacks, etc.) (BL 934/16)
- c) structural alteration, extension, addition or conversion of any building or structure greater than 120 feet² in area and/or 15 feet in height;
- d) removal or demolition of any building or structure greater than 120 feet² in area and/or 15 feet in height;
- e) use or change of use of land, or of a building or structure greater than 120 feet² in area and/or 15 feet in height;
- f) substantial deposit, removal, alteration or disturbance of any

- material, including shoreline protection works, or substantial alteration of surface or subsurface drainage, diversion of a natural watercourse such as a river, stream or creek or waterway such as a channel in flood prone or hazard lands (permits are not required for landscaping, where grade and drainage are not materially altered, except where works form part of a larger development);
- g) construction of decks excluding detached decks under 1.97 feet of the ground (BL 934/16); and
 - h) location of signs, except as listed below:
 - bulletin boards of community or religious organizations less than 18 feet² in area;
 - construction signs when located on construction sites and less than 25 feet² in area;
 - directional signs for the direction and convenience of the public including signs to identify rest rooms, freight entrance, parking entrance or exit or the like, less than 5 feet² in area;
 - election signs that are non-illuminated and less than 18 feet² in area;
 - flags or emblems of a civic, educational, philanthropic or religious organization;
 - memorial signs or tablets of non combustible materials such as bronze or brass that are incorporated or attached to the building or structure walls to commemorate a building, event, site or person(s);
 - real estate signs that are non-illuminated, less than 6 feet² in area and located on the subject property;
 - temporary signs announcing campaigns, drives or events; and
 - traffic regulation or directional signs, legal notices, railway crossing signs, danger or other emergency signs or the like.

3. Amend *Section 2.2.2 Review of Application for a Development Permit* by replacing:

Review Period

1. The designated employee may review an application for a development permit for a period of not longer than 60 days after it is submitted to determine if the proposed development generally conforms to the applicable provisions of the development plan, this zoning by-law and any applicable secondary plan by-law.

- a) The designated employee may withhold issuing a development permit for a further 125 days after the initial 60 day review period if, at the time the application was made, Council had authorized the preparation of a development plan by-law, zoning by-law or secondary plan by-law or an amendment to any of the aforementioned; and the proposed development does not generally conform with the proposed development plan by-law, zoning by-law or secondary plan by-law or the proposed amendment to any of the aforementioned, in accordance with *The Planning Act*.

with the following revision:

Review Period

1. The designated employee may review an application for a development permit for a period of not longer than six (6) months after it is submitted to determine if the proposed development conforms to the applicable provisions of the development plan, this zoning by-law and any applicable secondary plan by-law.

4. Amend *Section 2.2.3 Decision on Application for a Development Permit*, by replacing:

Shoreline Erosion Protection

i) Where the proposed shoreline erosion protection has not been reviewed and approved by the Shoreline Erosion Technical Committee (SETC).

with the following revision:

Shoreline Erosion Protection

i) where the proposed shoreline erosion protection has not been confirmed by a geotechnical engineer through the submission of a geotechnical report.

5. Amend *Section 3.1.6 Construction* by removing:

5. Upon completion of removal of a building from a site, the old foundation shall be removed, any excavation shall be filled, the ground shall be leveled and the site shall be put in a safe condition, to the satisfaction of a designated employee.

6. Amend *Section 3.1.24 Swimming Pool, Hot Tub and Decorative Pond*, by removing:

Security

5. A private swimming pool shall be enclosed by fences equipped with self-closing gates that lock in accordance with provincial building code in effect at the date of the application for a development permit.

6. A private hot tub or spa shall be secured against entry by individuals other than the owner or tenant and their guests when not in use.

7. Amend table of contents, policy, illustration, and table numbering or ordering throughout, to maintain sequential system, as required.

DONE AND PASSED in Council assembled in the Council Chambers of the Village of Dunnottar, in the Province of Manitoba, this ____ day of _____, A.D., 20__.

THE VILLAGE OF DUNNOTTAR

MAYOR

CAO

GIVEN First Reading this	day of _____, A.D., 20__.
GIVEN Second Reading this	day of _____, A.D., 20__.
GIVEN Third Reading this	day of _____, A.D., 20__.