

NOTICE OF PUBLIC HEARING

VARIANCE 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.

Monday
June 16, 2025
10:00 am

Council Chambers
44 Whytefold Road, Matlock
Village of Dunnottar, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 47, 2025

Applicant: Walters

Property Location: 181 Adams Boulevard
Village of Dunnottar
Roll #25800
Lot 6, Block 3, Plan 1948

Application Purpose:

The applicant proposes to increase the site coverage for a principal building from 20% to 40% in the "RL" Lakefront Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum site coverage (Table 9: Section 4.3.3)	20%	40%

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



VARIANCE APPLICATION REPORT

Date	May 23, 2025
Application File	VO 47, 2025
Applicant	Walters

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	181 Adams Boulevard, Village of Dunnottar
- Roll #	25800
- Legal	Lot 6, Block 3, Plan 1948
Zoning	"RL" Residential Lakefront zone Village of Dunnottar Zoning By-law No. 858/08
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	5,972 sq ft in area 50 feet in width
<i>NOTE: Information is based on site plan provided by the applicant</i>	

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum site coverage (Table 9: Section 4.3.3)	20%	40%

Application Purpose

The applicant proposes to increase the maximum site coverage for a principal building from 20% to 40%. The increase in site coverage is due to the property owner proposing to rebuild the cottage that was torn down due to deficiencies.

This application was circulated to the Village of Dunnottar for comments, and none were received at the writing of this report.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of the *Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or

- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
- (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING


Variance Order VO 47, 2025
181 Adams Blvd, Village of Dunnottar

Designation: "SC" Settlement Centre
Zoning: "RL" Lakefront Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is".
the accuracy of information contained cannot be guaranteed and is in no way a legal representation of
the municipality.

 Subject Property

 Roads

 Parcel Outline

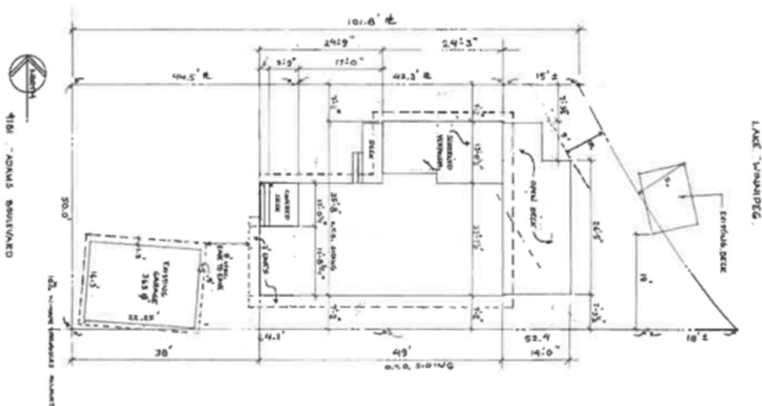
 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION

Anastasia + Matthew Walkers

intent on 181 Adams Blvd is to rebuild
the cottage that had to be torn
down due to deficiencies

April 25th



SURVEYAL 5975 0477.

WIND FLASH AREA:	1039	ft ²
SEALED FLOOR	568	ft ²
SEALED WASTEWATER	1825	ft ²
KNOW DANGER DECK	870	ft ²
KNOW DANGER DECK	87	ft ²

CERTAINLY ABOUT 1,343 ft²

TOTAL SURF SEALED CRACKS AND
OPEN CRACKS = 4107 ft².

**DESIGN AND DRAFTING
SERVICES**

BILSKY ENTERPRISES, L.L.C.
PO Box 27, Ste. 200
Eggen, Alaska, AK 99566
204-462-5361
204-705-3535
204-462-3799
<http://www.bilsky.com>

PROJECT TITLE	
WATERBURY COTTAGE	
OWNER	
WATERBURY	
CONTACT	
ALAN KENT	
SHEET TITLE	
SITE PLAN	
FLOOR PLAN	
DATE	SHEET NO.
NOV. 14, 1994	1 OF 2