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
2026-11-16
10:00 a.m.

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

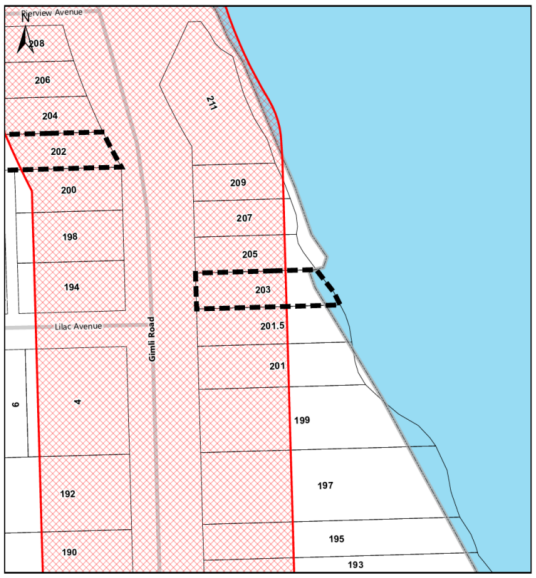
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **VO-2026-117**

Applicant: Geller's Design | Build | Landscape

Property Location: 203 GIMLI RD
Roll # : 90100.0
Legal: *14-11691L



Application Purpose:

- Pool equipment Side Yard: 5.08 ft. instead of the maximum permitted 10 ft.
- Two accessory structures located on site prior to principal building instead of the maximum permitted one.
- Fence height: 5 ft. instead of the maximum permitted 4 ft..

Variance Request	Zoning By-law Requirement	Proposed by Applicant
• Reduce pool equipment side yard setback • Locate two accessory structures prior to principal building • Increase maximum permitted fence height	• Related pool equipment such as filters, pumps and heaters or the like shall be located a minimum setback distance of 10 feet from a side site lines • Maximum one accessory building or structure may be constructed prior to principal building • Maximum fence height 4 ft. in front yard	• Pool equipment Side Yard: 5.08 ft. • Two accessory structures located on site prior to principal building • Fence height: 5 ft.

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

RED RIVER
PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880

VARIANCE APPLICATION REPORT

Date	2026-10-29
Application File	**VO-2026-117**
Applicant	Geller's Design | Build | Landscape

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	203 GIMLI RD, Village of Dunnottar 90100.0 *14-11691L
Zoning	RESIDENTIAL LAKEFRONT ZONE Village of Dunnottar - Zoning By-Law No. 858-08
Development Plan Designation	RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	NA
Property Size	9,276 sq. ft. 50 ft. *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
• Reduce pool equipment side yard setback • Locate two accessory structures prior to principal building • Increase maximum permitted fence height	• Related pool equipment such as filters, pumps and heaters or the like shall be located a minimum setback distance of 10 feet from a side site lines, 2 feet from the rear site line where there is a back lane, and 10 feet from the rear site line where there is no back lane. • Maximum one accessory building or structure may be constructed prior to principal building • Maximum fence height 4 ft. in front yard	• Pool equipment Side Yard: 5.08 ft. • Two accessory structures located on site prior to principal building • Fence height: 5 ft.

Application Purpose

- Pool equipment Side Yard: 5.08 ft. instead of the maximum permitted 4 ft..
- Two accessory structures located on site prior to principal building instead of the maximum permitted one.
- Fence height: 5 ft. instead of the maximum permitted 4 ft..

OPTIONS FOR COUNCIL'S CONSIDERATION

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

(a) reject the requested variance; or

(b) vary 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 effect 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.

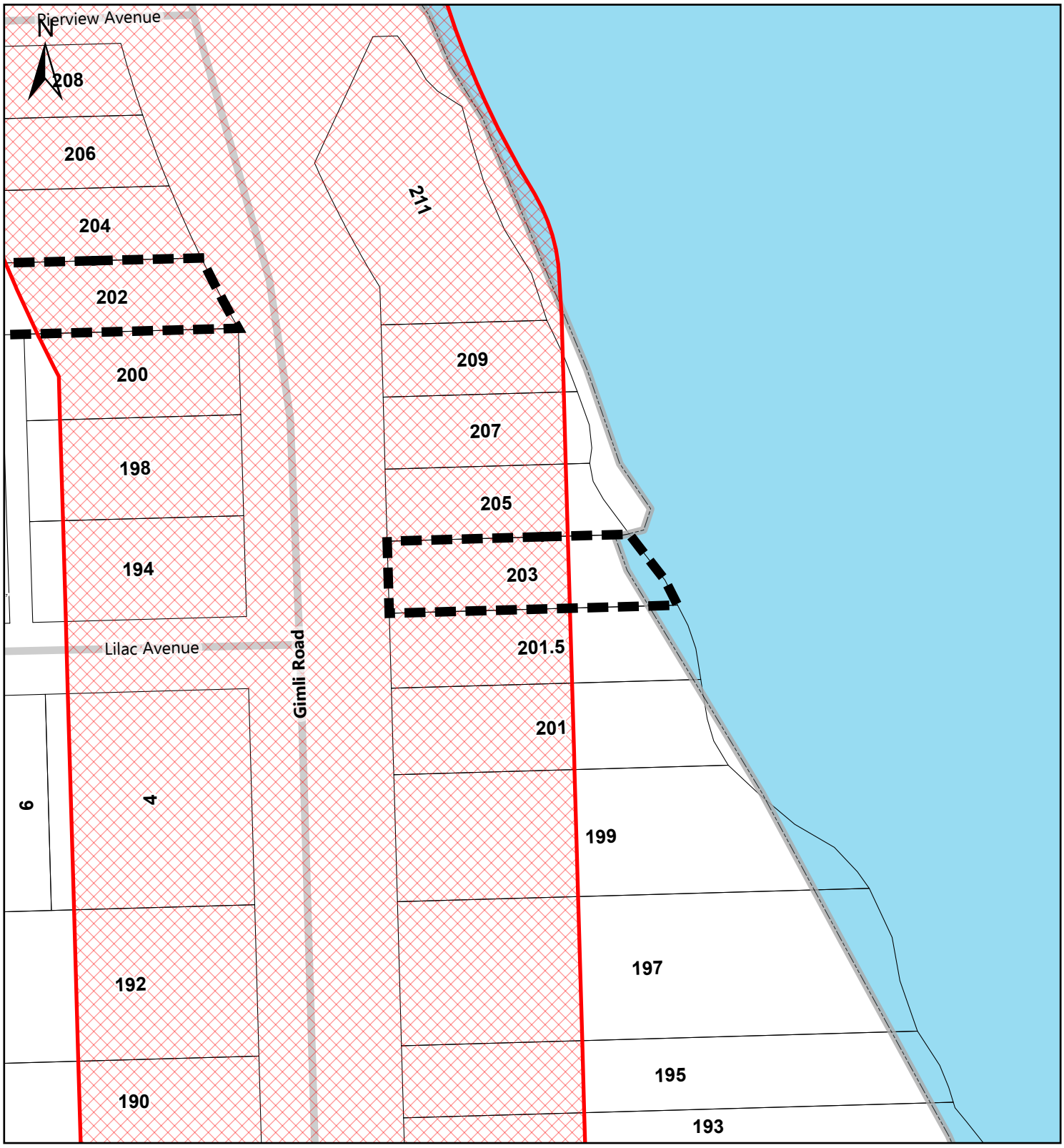
RECOMMENDED CONDITIONS OF APPROVAL

Should the Municipal Planning Commission approve the requested Variance, the following conditions are recommended:

1. This Variance is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval.

2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

Letter 8.5 x 11



Date: October 2026

SUPPORTIVE MAPPING

Variance Order VO-2026-116
203 Gimli Road, 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. Map content is not to scale.

- Subject Property
- Highway Control Zones
- Roads
- Parcel Outline
- Water Bodies

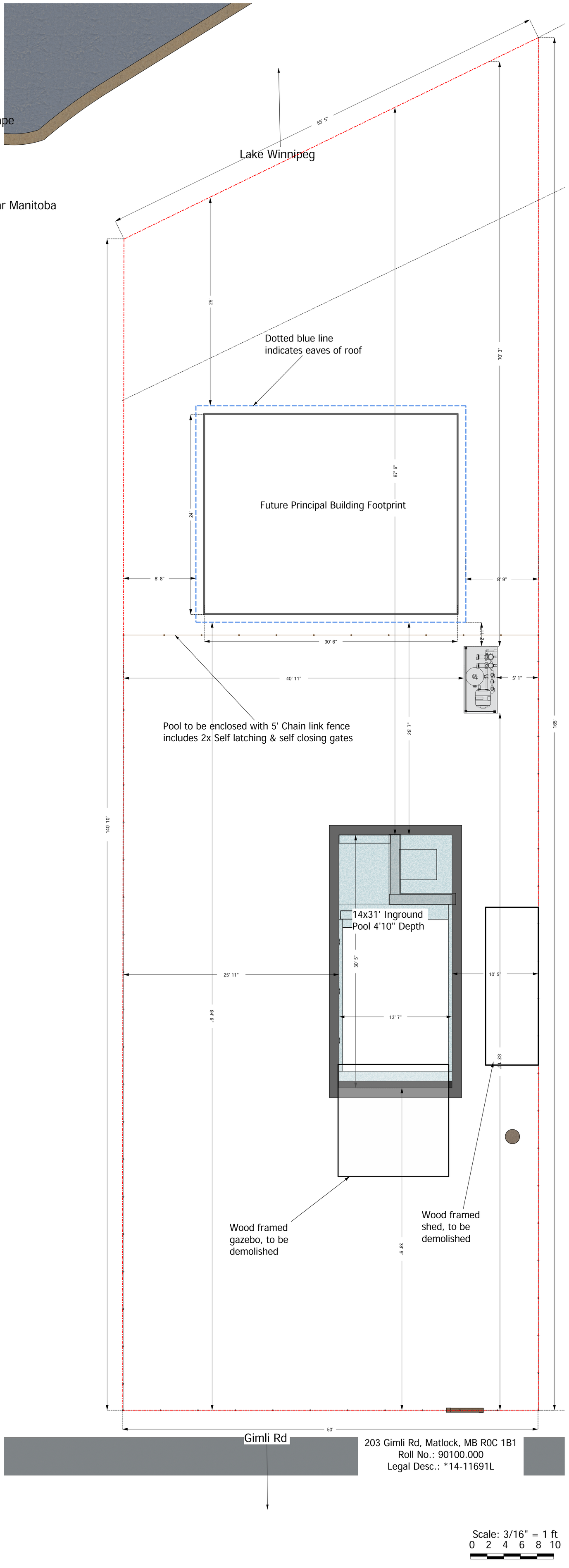
RED RIVER PLANNING DISTRICT

Site Plans

Geller's DESIGN | BUILD | LANDSCAPE

Contractor: Gellers Design, Build, Landscape
Contact: Alyssa Lambkin-Anderson
lambkina@gellerswinnipeg.ca
204-558-7890

Owner: Mark James & Kate Blackie
Address: 203 Gimli Rd, Village of Dunnotar Manitoba



203 Gimli Rd, Matlock, MB R0C 1B1
Roll No.: 90100.000
Legal Desc.: *14-11691L

Scale: 3/16" = 1 ft
0 2 4 6 8 10

Letter of Intent

To whom it may concern,

I am requesting a variance for project address 203 Gimli Rd in the Village of Dunnottar. The homeowner at this address will be installing an inground pool at this property. In order to meet the requirements of the Manitoba Building code (and to ensure the safety of all individuals/pets/wildlife in the area) an inground pool must have a 5’ non climbable fence. The by-laws for the Village of Dunnottar only allow for a 4’ fence so in order for these homeowners to have a pool which will add value to their property and to the area we are applying for a variance that the 5’ fence in this case would be allowed.

Additionally since the pool equipment is considered permanent and therefore an accessory structure we are also applying for a variance related to the pool equipment. We are requesting that two accessory structures be permitted on the property prior to the principal building being built. It is not possible to install an inground pool and operate it without also installing pool equipment. In terms of typical sizes of accessory structures a pool equipment pad comparatively is very small (less than 35 sqft) and it will also be screened from view by a small wood fence so it will not significantly impede the views of the area. In addition our pool equipment is very quiet, less quiet than an air conditioning unit, so it will not have a significant impact on the auditory experience of the area either.

Finally, we are applying for a variance that the pool equipment be permitted 5 feet from the side property line instead of 10 feet. We will be installing a small wood fence around the pool equipment in order to have less of an impact on the view from the street. Having the pool equipment 5’ from the side property line will provide a much more functional space for the property.

Thank you for taking the time to consider our variance application and we look forward to hearing from you.

Regards,
Gellers Design Build Landscape