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-2026-123**

Applicant: Dave Demarco

Property Location: 202 GIMLI RD
Roll # : 108800.0
Legal: Lot 8, Plan 1247

Application Purpose:

The applicant proposes to increase the maximum height for a fence in the front yard from 4 ft (max) in the front yard to 6 ft.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Fence Height	4 ft (max) in front yard	6 ft in front yard

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-2026-123**
Applicant	Dave Demarco

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	202 GIMLI RD, Village of Dunnottar 108800.0 Lot 8, Plan 1247
Zoning	RESIDENTIAL Village of Dunnottar - Zoning By-Law No. 858-08
Development Plan Designation	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	9,749 sq ft 55 feet *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Fence Height	4 ft. (max) in front yard	6 ft. in front yard

Application Purpose

The applicant proposes to increase the maximum height for a fence in the front yard from 4 ft (max) in the front yard to 6 ft.
The fence has already been constructed and the purpose of this Variance request is to retain the fence at its current location. The height of the fence would allow for the privacy, security, and enjoyment of the property.
This application was circulated to the Village of Dunnottar. No comments were received at the writing of this report.

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.

Variance Application – Existing Fence in Front Yard Setback

[Date]

To: Red River Planning District
and the Village of Dunnottar Planning Committee

Re: Variance application to retain an existing six-foot fence at 202 Gimli Rd.

Dear Members of the Red River Planning district and the Village of Dunnottar planning committee:

I am writing to request a variance to permit the existing six-foot fence at 202 Gimli Rd. to remain in its current location. Approximately 26 -feet of the fence extends into the required front yard setback.

The fence was constructed based on our good-faith but mistaken understanding that a six-foot fence could extend up to the 20-foot front yard setback line. We later learned that the fence was required to align with the building and that this portion of the installation therefore falls within the front yard setback. We acknowledge that the error was ours and are applying for the variance so the existing fence may be retained.

The fence is important to the reasonable privacy, security, and enjoyment of our property. We have experienced repeated incidents involving the occupants of the neighbouring property entering our property without permission, looking into our windows, and looking into our yard. Retaining the fence in its present configuration would provide a clear boundary and help reduce future unwanted access and privacy concerns.

We believe the requested variance would have little or no adverse effect on the neighbouring property or the surrounding area. The fence does not materially obstruct the neighbours' views because their home and front covered porch is elevated and their building is positioned farther forward on than the home on 202 Gimli road . The fence is located on our property and is intended to provide privacy and a clear separation between the properties rather than to interfere with anyone else's use or enjoyment of their land.

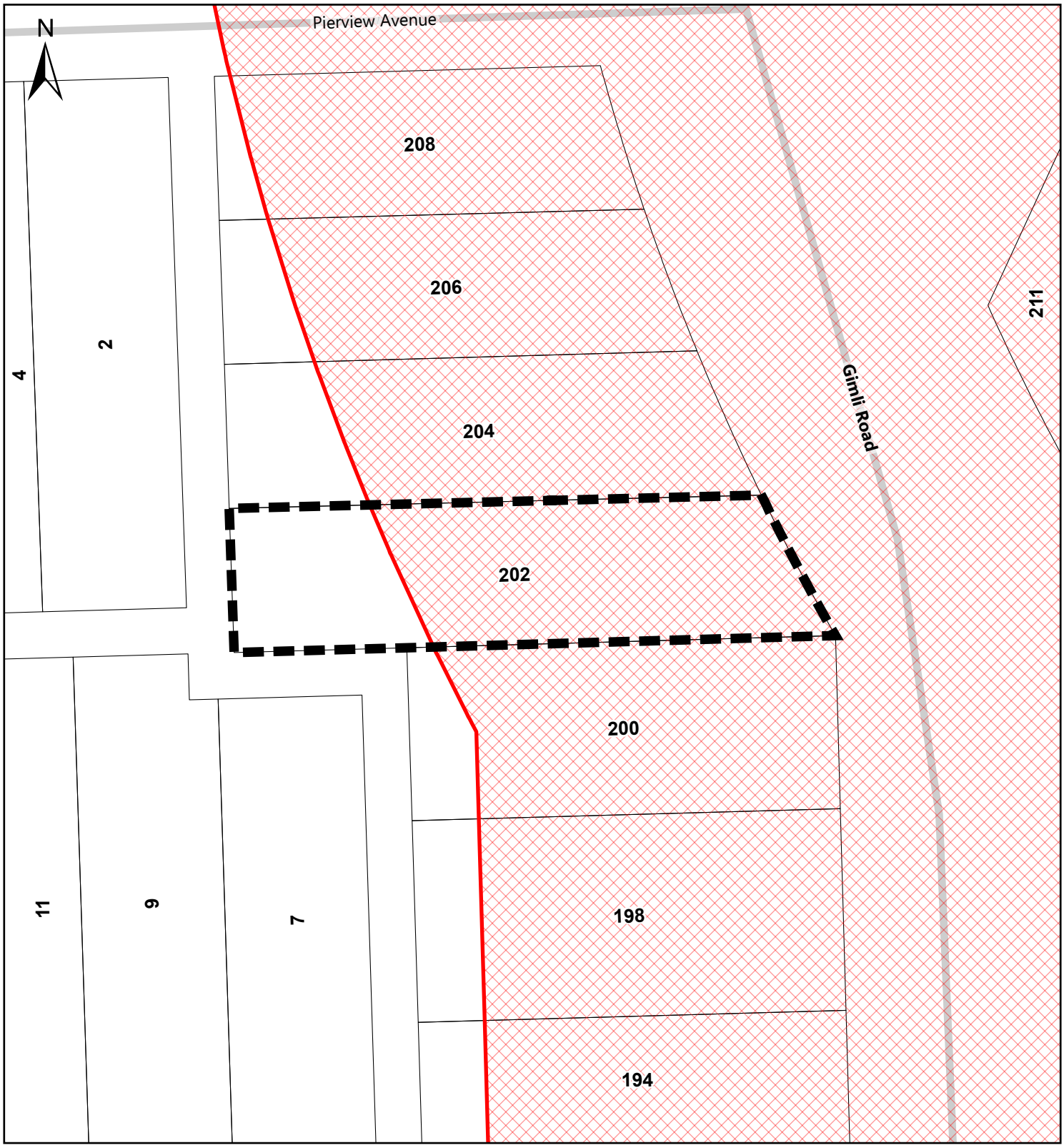
For these reasons, we respectfully request approval of the variance to allow the existing portion of the six-foot fence that extends 26-feet into front yard setback, to remain as constructed. We are prepared to provide any other information required to assist with the review of this application.

Thank you for considering our application.

Sincerely,

Dave DeMarco
1209-21 Roslyn Rd.
Winnipeg, MB R3L 2S8

Letter 8.5 x 11



Date: October 2026

SUPPORTIVE MAPPING

Variance Order VO 2026-123
202 Gimli Road, Village of Dunnottar

Designation: "SC" Settlement Centre
Zoning: "R" 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

RED RIVER PLANNING DISTRICT

4' fence

6' fence

GIMLI ROAD

4' fence
20' long from front property line

55.1' ARCH

29'–0" SETBACK

26' of 6' fence in front yard set back
asking for varriance

225'–0" TO CLAIRMONT AVENUE

186'–0"

209'–0"

LOT #9

LOT # 8

LOT 5 PLAN 778

16'

12'x12'deck

stairs
5 rise 11" treads
4' wide

107'-5 5/16"

77' 5 5/16" to building from deck
76' 5 5/16"to facia from deck

158" 5 5/16"

8' from wall
7' from facia

24'x24'
1' overhang

18' to building
17' to facia

50'–0"

6' to building and 5' to facia

16'–0" PUBLIC LANE

Articulated Design Union
673 Mulvey Ave Winnipeg, MB. R3M 1G2
Phone: (204) 330-3276
email: ken @designunion.ca

PROJECT NAME	PROPOSED COTTAGE FOR 202 GIMLI ROAD WHYTEWOLD, MANITOBA
SHEET TITLE	SITE PLAN

REVISION:

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Drawn by:	K. LESCHUK
Date:	MAY 15 2025
Scale:	NTS
PAGE NO.	A-100