

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 41/2025

Applicant: Anastasia Walters

Property Location: 11 Mansfield Ave
Village of Dunnottar
Roll # 29000
Lot 11/15, Block 2, Plan
2822

Application Purpose:

The applicant proposes reducing the rear yard setback (accessory building) requirement to allow for a garage to be reconstructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Rear Yard (accessory-garage) (Table 9 – 4.3.3 “Residential zones bulk table”)	5 ft (min)	3 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



VARIANCE APPLICATION REPORT

Date	May 26, 2025
Application File	VO 41/2025
Applicant	Anastasia Walters

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	11 Mansfield Ave, Village of Dunnottar
- Roll #	29000
- Legal	Lot 11/15, Plan 2822
Zoning	"R" Residential zone and "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	0.97 acres in area (+/-) 150.6 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
Rear Yard (accessory-garage) (Table 9 – 4.3.3 "Residential zones bulk table")	5 ft (min)	3 ft

Application Purpose

The applicant proposes reducing the rear yard setback requirement in order to allow for a garage to be reconstructed on the subject property. The subject property is zoned both "R" Residential and "RL" Residential lakefront. The rear yard setback requirement for the Residential zone was used in this application due to location of the proposed garage on the subject property.

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 41, 2025
11 Mansfield Ave, Village of Dunnottar

Designation: "SC" Settlement Centre

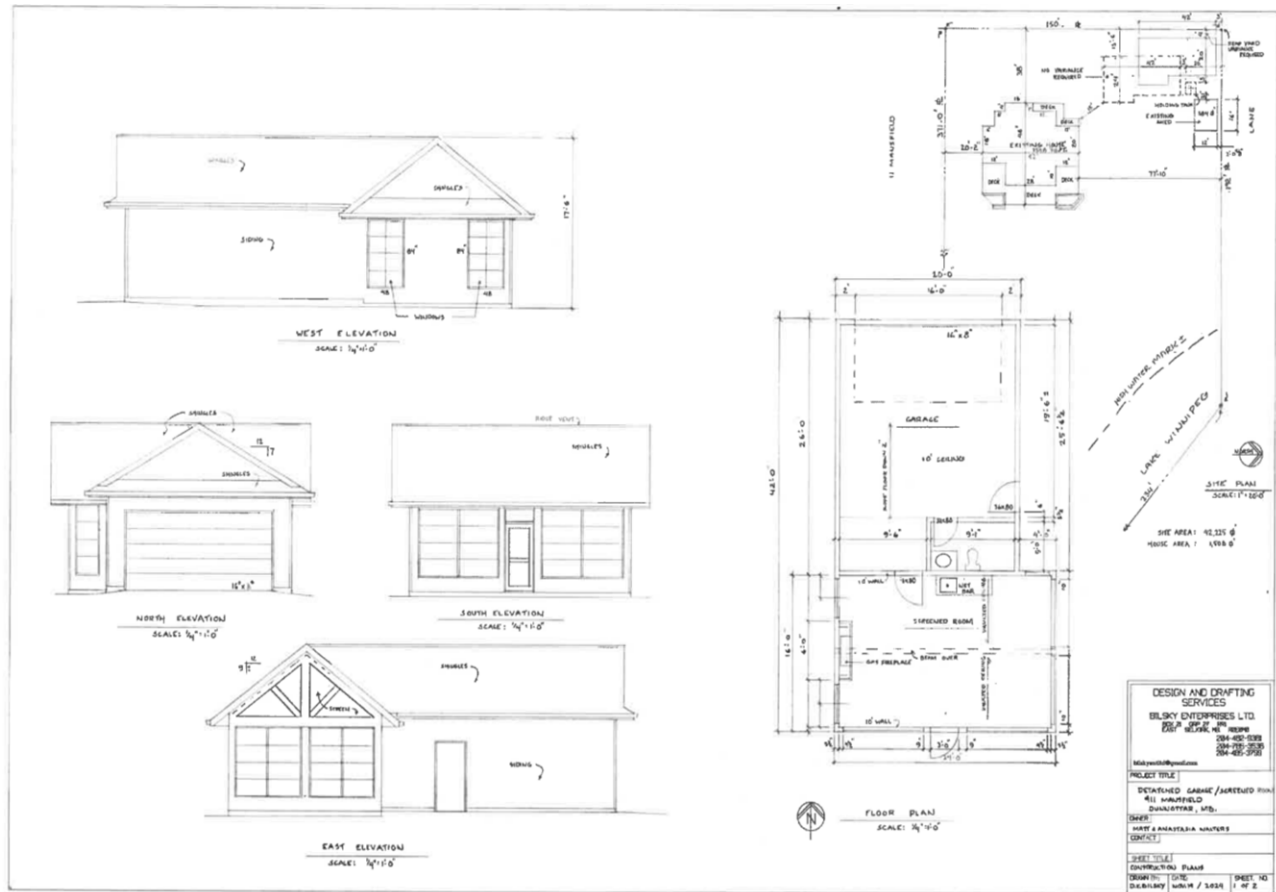
Zoning: "R" Residential, "RL" Lakefront Residential

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only

-  Subject Property
-  Roads
-  Parcel Outline
-  Water Bodies



ADDITIONAL INFORMATION



Anastasia + Matthew Walters

intent on 11 Mansfield is to re-do the
garage as it is sinking.

April 25th

A handwritten signature in dark ink, consisting of a stylized, cursive 'A' followed by a long horizontal line extending to the right.