

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 Whytewold Road, Matlock
Village of Dunnottar, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

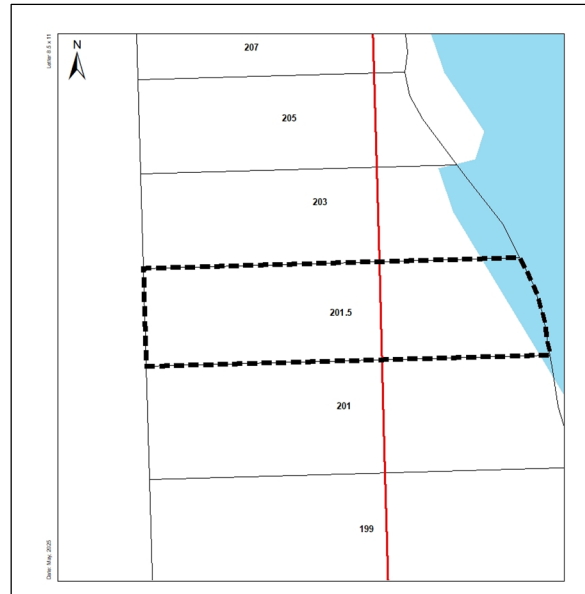
Application File: VO 53/2025

Applicant: Matt Toews-Geller’s

Property Location: 201.5 Gimli Rd
Village of Dunnottar
Roll # 90150
Lot 1, Plan 70148

Application Purpose:

The applicant proposes to allow for an accessory structure to be permitted in front yard, in order to allow for an inground fiberglass swimming pool to be installed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Lakefront yard (accessory-other) (Table 9 – 4.3.3 “Residential zones bulk table”)	Not permitted in front yard	To allow an accessory structure (inground pool) 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

VARIANCE APPLICATION REPORT

Date	May 22, 2025
Application File	VO 53/2025
Applicant	Matt Toews-Geller's

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	201.5 Gimli Rd, Village of Dunnottar
- Roll #	90150
- Legal	Lot 1, Plan 70148
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	0.25 acres in area (+/-) 52.1 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
Lakefront yard (accessory-other) (Table 9 – 4.3.3 "Residential zones bulk table")	Not permitted in front yard	To allow an accessory structure (inground pool) in front yard

Application Purpose

The applicant proposes permitting the installation of an inground fiberglass swimming pool in the front yard of the subject property. It should be noted that there haven't been any similar applications in the area which the subject property is located.

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

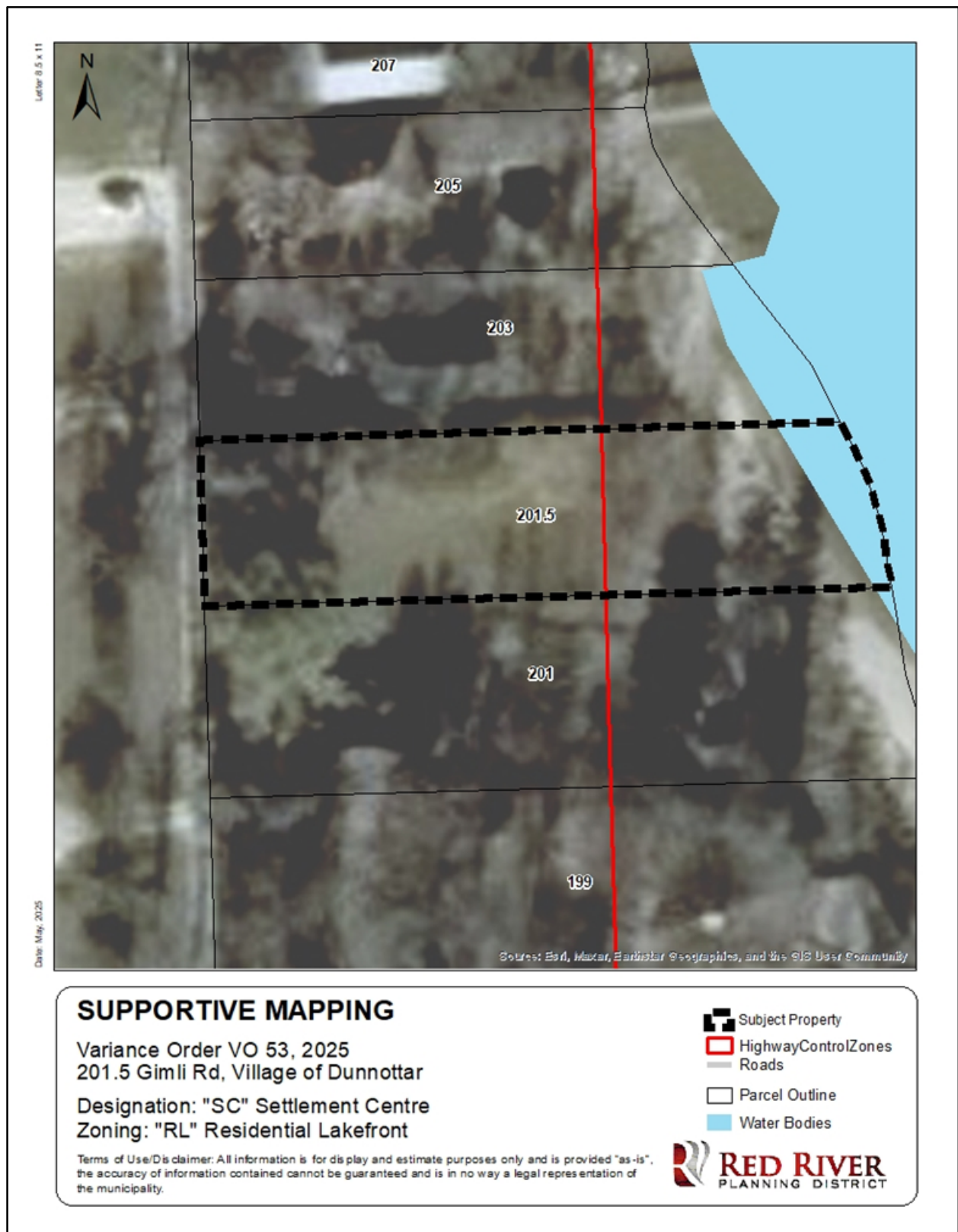
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
- (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare 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



ADDITIONAL INFORMATION



Geller's | Design | Build | Landscape
604-63 Albert St. Winnipeg, MB
R3B 1E7

Letter Of Intent

To Whom It May Concern,

Please accept this letter as formal notice of intent regarding the submission of a variance application on behalf of our client, Mr. Mark James.

We are requesting consideration and approval for a variance to allow for the installation of an inground fiberglass swimming pool on the property legally described as 201.5 Gimli Road, located within the Village of Dunnottar.

We appreciate your attention to this matter and respectfully request that this application be reviewed in accordance with all applicable zoning bylaws and regulations. Should any additional information or documentation be required to complete or further support this application, please do not hesitate to contact us directly.

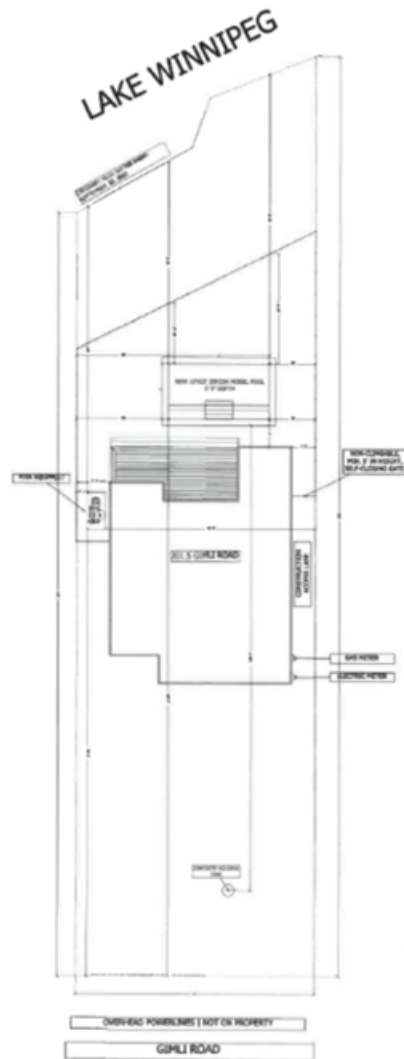
Sincerely,

Matt Toews

Business Development Manager

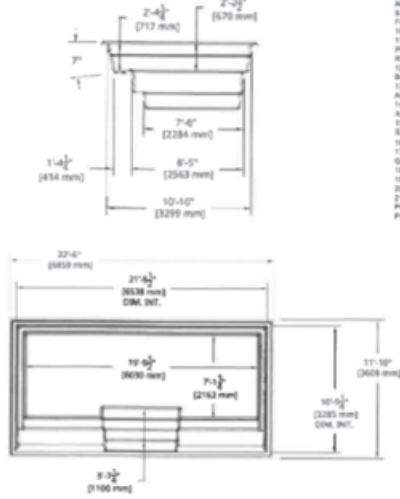
Geller's Design | Build | Landscape

LOT 1 PLAN 70148 W/TO
IN FRAC NW 1/4 OF 14-17-4 EPM
TITLE NUMBER 3230933/1



ZIRCON MODEL

DIMENSIONS	12' x 22'
DEPTH	5'
WEIGHT EMPTY POOL	1087 lbs - 779 kg
INTERIOR VOLUME	823.79 cu ft - 23.32 cu m
WATER VOLUME	23 325 L - 6 161 gal



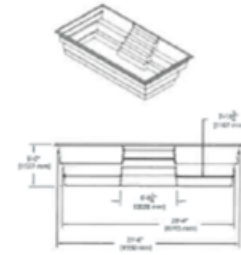
NOTES:

USE OF DIVING EQUIPMENT PROHIBITED

1. FIBERGLASS REINFORCED PLASTIC (FRP) POOL, AS DISTRIBUTED BY AQUARINO FIBERGLASS POOLS
2. FIBERGLASS REINFORCED LAMINATES TO COMPLY WITH NBS P5-15-45
3. FLEXURAL MODULUS OF FRP: 120,000 PSI AT 77°F
4. TENSILE STRENGTH OF FRP: MIN 21,500 PSI AT 77°F
5. SHEAR STRENGTH OF FRP: MIN 12,000 PSI AT 77°F
6. MINIMUM THICKNESS OF FIBERGLASS TO BE 5/16"
7. TYPE C POOL - NO DIVING SHOULD BE INSTALLED
8. CONTRACTOR TO VERIFY BURIED UTILITIES BEFORE INSTALLATION AREA
9. LOCATION OF POOL TO MEET CITY OF WINNIPEG REQUIREMENTS FOR DISTANCES AWAY FROM OVERHEAD POWER LINES
10. POOL AREA'S ANCHORAGE 5' MIN
11. SUB-BASE OF POOL TO BE COMPACTED 4" CLEAN LIMESTONE, PLAT OR OLIGOCENE BOLD CONDITIONS TO BE REMOVED AND REPLACED WITH 4" OF COMPACTED 3/4" CLEAN LIMESTONE
12. SUB-BASE TO BE PREPARED FLAT TO FULLY SUPPORT BOTTOM OF POOL
13. POOL SHELLS ARE DESIGNED TO REMAIN FULL OF WATER AT ALL TIMES. CONTACT DEALER IF NECESSARY TO DRAIN POOL
14. ANCHORAGE EQUIPMENT TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANCHORAGE 7 FOR ENTRAPMENT AVOIDANCE
15. CONCRETE: 30 MPa COMPRESSIVE STRENGTH AT 28 DAYS WITH 5-16" AIR ENTRAINMENT. SULPHATE RESISTANT IF LOCAL TOOLS REQUIRE
16. REINFORCEMENT TO MEET CAN-BUILD IN GRADE AND DEFORMED BULLETS BAR
17. SOIL CONDITIONS ASSUMED AS SAND-SILT-CLAY WITH ALLOWABLE BEARING GREATER THAN 10 KPa
18. INSTALL RAMP AS INDICATED
19. GROUND WATER LEVEL, ATTACHED AS 24" MIN BELOW BASE OF POOL
20. FINISHING TO BE CONSTRUCTED AROUND POOL USE BUILDING CODE
21. BONDING OF REBAR, METAL LADDERS AND OTHER METAL APPARATUS ON POOL WITH AN COPPER TO GROUND AND REQUIREMENTS OF LOCAL PROVINCIAL ELECTRICAL CODES

SOIL EXPANSION

1. The area adjacent to the pool or spa walls must be excavated to a minimum width of 12" on all sides. Backfill the pool bottom a minimum of 12" must be excavated.
2. Any soil or loose soils exposed by step 1 must be removed and replaced with compacted soil. If the soil is still soft and loose, the upper 8 inches (152 mm) of all horizontal excavation surfaces must be excavated and compacted with mechanical equipment. The compacted surface and the excavated soil surface must be equipped in a moist condition until the first 10% of backfill or fill is placed against the surface. The term compacted implies any method necessary to consolidate the native and fill materials to keep the pool or structure from settling.
3. The excavated bottom area of the pool or spa must be backfilled with granular inert material to approximately 8" (152 mm) below the bottom of the pool or spa, wetted and compacted.
4. The pool or spa must be filled with water as backfilling progresses to a level equivalent to that of the backfill. The backfill must be placed in compacted layers of approximately 8 inches (152 mm) while a uniform height of backfill is maintained around the pool or spa.
5. Positive surface drainage away from the perimeter of the pool and surrounding deck is required and critical to installation in highly expansive soils. Surface water inlets and surface drainage inlets or inlets must be placed as needed to prevent ponding or saturation of the soil around the perimeter and vicinity of the pool to prevent excessive shrink-swell or volume changes in the soil.



Project Information

201.5 GIMLI ROAD,
VILLAGE OF
DUNNOTTAR, MB
LOT 1 PLAN 70148
WLTO
IN FRAC NW 1/4 OF
14-17-4 EPM
TITLE NUMBER
3230933/1

Notes

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Geller's
DESIGN • BUILD • LANDSCAPE

FIG. 1
TYPICAL CORNER DETAIL

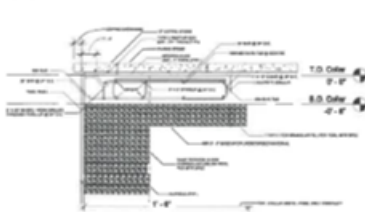


FIG. 2
REBAR CONNECTION

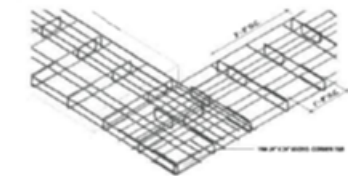


FIG. 3
TYPICAL WOOD BEAM WITH GPM

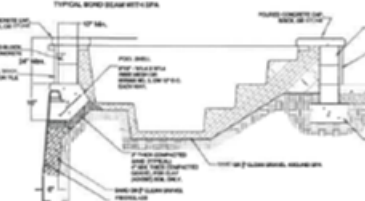


FIG. 4
DRAIN PUMP

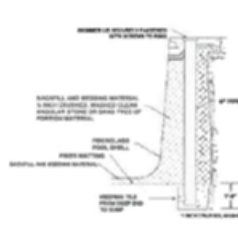


FIG. 5
RESIDENCE



FIG. 6
ANGLE OF REPOSE
(NO INCREASED PRESSURE ON POOL
WALLS FROM ADJACENT STRUCTURE)
(3.5 FT PER FOOT OF DEPTH OF POOL FOR
SHORT NON-LOAD-BEARING WALLS USED AS
PROPERTY BARRIER, 9' MIN FROM WALL TO
WATERS EDGE)



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