

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
July 14, 2025
10:00 am

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

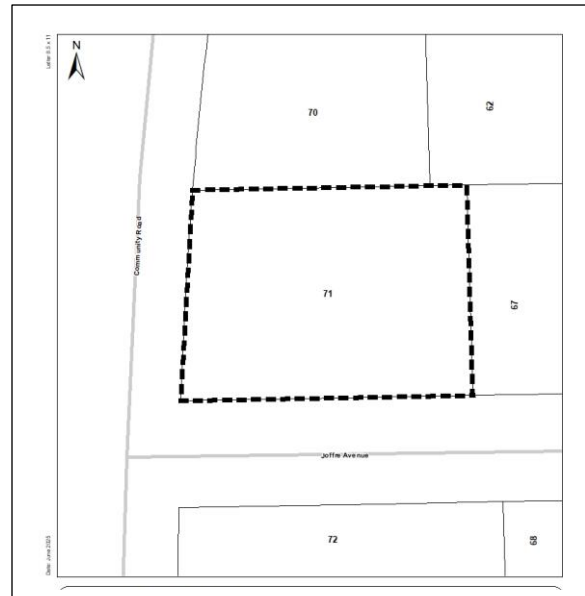
Application File: VO 65/2025

Applicant: Wendy Emerson and
Theodore Arnoldus

Property Location: 71 Joffre Ave
Village of Dunnottar
Roll # 40800
Lot 4, Block 6, Plan 2615

Application Purpose:

The applicant proposes to increase the number of detached accessory structures allowed before the construction of a principal building in a Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Construction of accessory building before principal building [Section 3.1.2 (3a)]	The number of accessory buildings or structures being limited to 1 before construction of the principal building	2 accessory buildings before the construction of a principal building

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	June 20, 2025
Application File	VO 65/2025
Applicant	Wendy Emerson and Theodore Arnoldus

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	71 Joffre Ave, Village of Dunnottar
- Roll #	40800
- Legal	Lot 4, Block 6, Plan 2615
Zoning	"R" Residential 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	0.52 acres in area (+/-) 130.5 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
Construction of accessory building before principal building [Section 3.1.2 (3a)]	The number of accessory buildings or structures being limited to 1 before construction of the principal building	2 accessory buildings before the construction of a principal building

Application Purpose

The applicant proposes to construct a new accessory building, a 24' x 28' garage, to serve as storage and shelter prior to the construction of their main dwelling. Currently, there is already an existing 24' x 12' shop on the property. Therefore, adding the new garage will result in two accessory structures on the property before the principal dwelling has been built.

This application has been circulated to the Village of Dunnottar, with no comments received as of date 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 65, 2025
71 Joffre Avenue, Village of Dunnottar

Designation: "SC" Settlement Centre Designation

Zoning: "R" Residential Zone

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



ADDITIONAL INFORMATION



June 10, 2025

Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

RE: Variance Application – Village of Dunnottar – Roll No. 40800.00

To Whom it May Concern:

We purchased and took possession of the vacant lot at 71 Joffre Ave. in Matlock this spring privately from the previously owners who's original dwelling burnt down in summer of 2023. They were unable to rebuild so the lot has been left vacant since that time and we feel extremely fortunate that we were able to purchase this beautiful lot.

We have several friends that live in Matlock and we absolutely love the community. Our plan has always been to retire in Matlock and our dream is finally coming true.

The property currently has a well, septic tank and hydro services (currently disconnected however we have a request/application into Manitoba Hydro to reconnect services). We are requesting a variance to build a new garage to provide some storage and shelter until we build our permanent dwelling. At that time, Matlock will become our year round residence.

We greatly appreciate your consideration of our request for a variance.

