

# 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**  
**September 22<sup>nd</sup>, 2025**  
**10:00 AM**

**Council Chambers**  
**44 Whytefold Road, Matlock**  
**Village of Dunnottar, MB**

*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

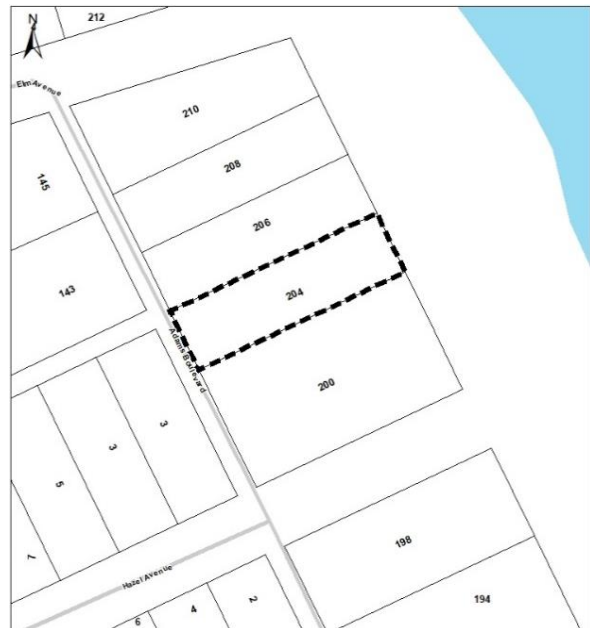
**Application File:** VO 81, 2025

**Applicant:** Elias and Vera Cholakis

**Property Location:** 204 Adams Boulevard,  
Village of Dunnottar  
Roll # 16200  
Legal: Lot 6, Block 2,  
Plan 40885

**Application Purpose:**

The applicant proposes to increase the maximum fence height, in order to allow for a fence to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Height for a Fence in the “RL” zone	4 feet (max.) in all yards of the “RL” zone	6 feet

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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	August 11, 2025
<b>Application File</b>	<b>VO 81, 2025</b>
<b>Applicant</b>	Elias and Vera Cholakis

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	204 Adams Boulevard, Village of Dunnottar
- Roll #	16200
- Legal	Lot 6, Block 2, Plan 40885
<b>Zoning</b>	"RL" Residential Lakefront zone Village of Dunnottar Zoning By-law No. 858/08
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	8,746 square feet in area (+/-) 50 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Height for a Fence in the "RL" zone (Note 6, Section 4.3.3, Table 9)	4 feet (max.) in all yards of the "RL" zone	6 feet

#### Application Purpose

The applicant proposes to increase the maximum fence height in the "RL" Residential Lakefront Zone, in order to allow for a fence to be constructed on the subject property.

MIT Water Review has no concerns for this application.

At the time this report was written, the village of Dunnottar did not send comments on this application.

## **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 81, 2025  
204 Adams Boulevard, Village of Dunnottar

Designation: "SC" Settlement Centre  
Zoning: "RL" Residential Lakefront 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
-  Water Bodies



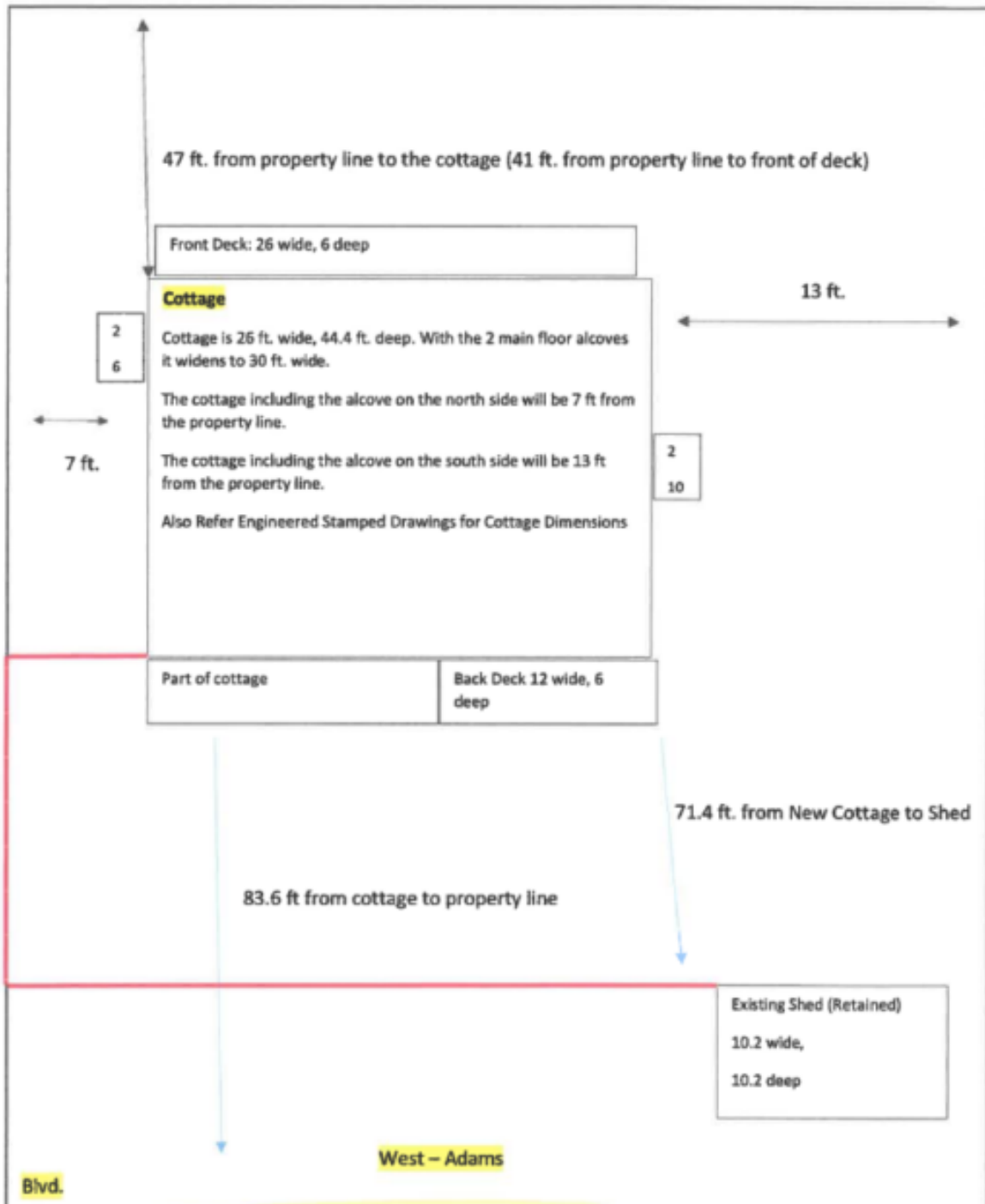
## ADDITIONAL INFORMATION – SITE PLAN

Site Plan

204 Adams Blvd., Matlock, MB

East – Lake Side

Lot Size: 50 ft. wide x 175 ft. deep — Proposed 6-foot fence



ADDITIONAL INFORMATION – LETTER OF INTENT

July 17<sup>th</sup>, 2025

To whom it may concern,

As owners of 204 Adams Blvd., along with our neighbours (Matt and Jane Johnston – 206 Adams Blvd) we wish to build six-foot fences in our backyards. Our property is zoned as “RL” Residential Lakefront which limits fence height to 4-feet despite having a large public green space in front of our cottages with a sidewalk and benches for sitting and viewing the lake. Community members utilize the lake front space at all times during the day, which is between our cottages and the lake. We do not feel that access to view or access to the waterfront would be affected in any way by building 6-foot fences in our backyards and dividing our property.

As an aside, the property would be better considered lakeview rather than lakefront based on the public green space in front of our properties. Note: the current fence height restriction is 6-feet for all other properties.

The proposed 6-foot fence would allow for a greater level of privacy based on the heavy cars/bike/foot traffic down our street. And provide an area for our dog to be active in our yard. Additionally, the public lakefront access has heavy dog walking traffic. A six-foot fence would ensure off-leash dogs do not enter our backyards. A 6-foot fence would also help to protect our gardens from larger wild animals.

Thank you for considering this request.

Yours truly,

A large black rectangular redaction box covering the signature area.

Elias & Vera Cholakis

A black rectangular redaction box covering contact information.