

# 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

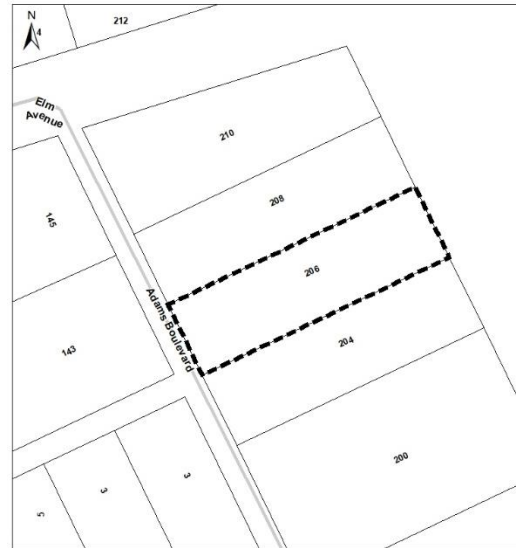
**Application File:** VO 84, 2025

**Applicant:** Jane and Matt Johnston

**Property Location:** 206 Adams Boulevard,  
Dunnottar  
Roll # 16300  
Legal: Lot 7, Block 2,  
Plan 40885

**Application Purpose:**

The applicant proposes multiple variances, in order to allow for a fence to be constructed and a cottage with an attached deck and shed to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Height for a Fence in the “RL” zone	4 feet (max.)	6 feet
Interior Side Yard Setback for Principal – Residential	5 feet (min.)	0.5 feet
Interior Side Yard Setback for Accessory Building at Rear of Principal Building	2 feet (min.)	1 foot
Separation Distance from Principal Building to Detached Accessory Building	10 feet (min.)	1.5 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>	July 29, 2025
<b>Application File</b>	<b>VO 84, 2025</b>
<b>Applicant</b>	Jane and Matt Johnston

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	206 Adams Boulevard, Dunnottar
- Roll #	16300
- Legal	Lot 7, Block 2, Plan 40885
<b>Zoning</b>	"RL" Residential Lakefront zone Village of Dunnottar Zoning By-law 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>	8,751 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 (Section 4.3.3, Table 9)	4 feet (max.)	6 feet
Interior Side Yard Setback for Principal – Residential (Section 4.3.3, Table 9)	5 feet (min.)	0.5 feet
Interior Side Yard Setback for Accessory Building at Rear of Principal Building (Section 4.3.3, Table 9)	2 feet (min.)	1 foot
Separation Distance from Principal Building to	10 feet (min.)	1.5 feet

Detached Accessory Building (Section 3.1.2.3.b)		
--	--	--

### **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.

The applicant also proposes to reduce the interior side yard setback for a principal building, reduce the interior side yard setback for a detached accessory building, and reduce the separation distance from a principal building to a detached accessory building, in order to allow for a shed and cottage with an attached deck to remain on the subject property.

At the time this report was written, the village of Dunnottar and MIT Water Review 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 84, 2025  
206 Adams Blvd, Village of Dunnottar

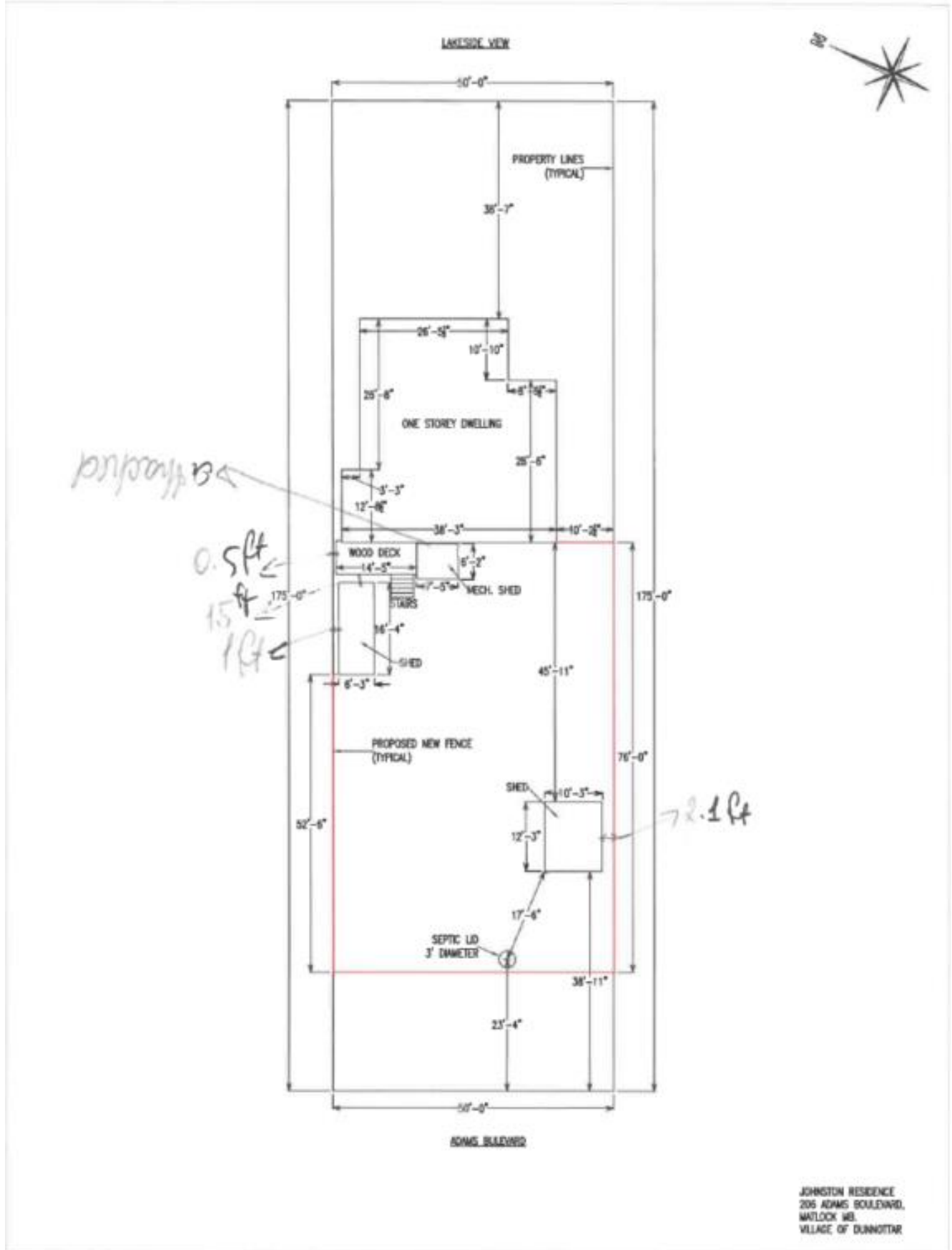
Designation: "SC" Settlement Centre  
Zoning: "RL" Residential Lakefront

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 – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

50ft wide

July 15<sup>th</sup>, 2025

To whom it may concern,

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

We would suggest that our property is lakeview rather than lakefront. The current fence height restriction is four feet for Residential Lakefront properties and six feet for all other properties.

The proposed six-foot fence would allow for a greater level of safety for our small children and provide additional privacy. Both of our neighbors have dogs, and a fence would allow their dogs to roam free in their yards. Additionally, the public lakefront access has heavy dog walking traffic. A six-foot fence would ensure off-leash dogs do not enter our backyard. A six-foot fence would also help to protect our gardens from larger wild animals.

We thank you for considering our request.

Sincerely,  
Jane & Matt Johnston

P.S. Addition for this variance a side yard of 0.5' from wood deck on East side and the side yard from the shed of 1 ft on the same side.

July 25/25

+ separation between main dr. to acc. st. - 1.5 ft