

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 22nd, 2025
10:00 AM

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

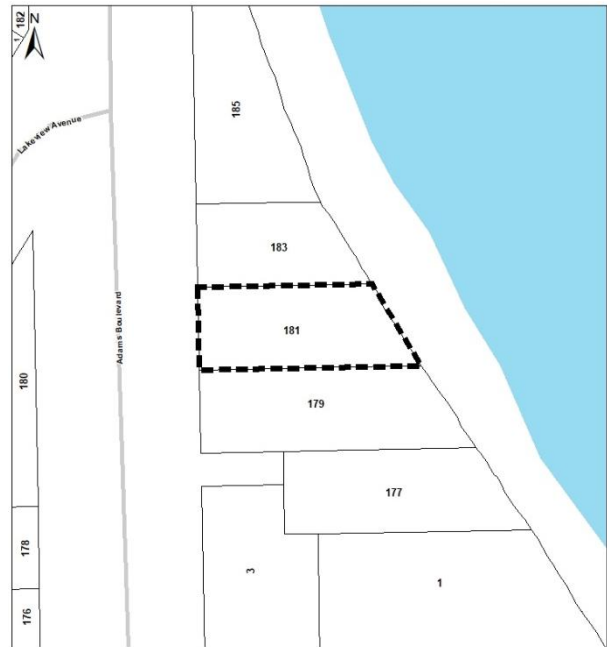
Application File: VO 86, 2025

Applicant: Matthew and Anastasia Walters

Property Location: 181 Adams Boulevard,
Village of Dunnottar
Roll # 25800
Legal: Lot 6, Block 3,
Plan 1948

Application Purpose:

The applicant proposes to reduce the lakefront yard setback for a Principal – Residential and reduce the permitted eave and eaves trough projection into both required interior side yards, in order to allow for a cottage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Lakefront Yard Setback for a Principal – Residential	25 feet (min.)	16 feet
Eave and Eaves Trough Permitted Projection into Required Interior Side Yard	1 foot (max.)	2 feet 3 inches (for both interior side yards)

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	September 2, 2025
Application File	VO 86, 2025
Applicant	Matthew and Anastasia Walters

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	181 Adams Boulevard, Village of Dunnottar
- Roll #	25800
- Legal	Lot 6, Block 3, Plan 1948
Zoning	"RL" Residential Lakefront zone Village of Dunnottar Zoning By-law 858/08
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	5,972 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
Lakefront Yard Setback for a Principal – Residential (Table 9, Section 4.3.3)	25 feet (min.)	16 feet
Eave and Eaves Trough Permitted Projection into Required Interior Side Yard (Table 1, Section 1.2.1.11.b)	1 foot (max.)	2 feet 3 inches (for both interior side yards)

Application Purpose

The applicant proposes to reduce the lakefront yard setback for a Principal – Residential and reduce the permitted eave and eaves trough projection into both required interior side yards, in order to allow for a cottage to be constructed on the subject property.

The previous cottage on the subject property received approval for multiple variances (VO 19, 2024) for building height, site coverage, yard setbacks, eave projections, and separation distance. They are reapplying for a variance because said cottage burnt down and they are looking to rebuild a cottage.

This application was circulated to the Municipality, and at the time this report was written, no comments were received.

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 86, 2025
181 Adams Boulevard, Village of Dunnottar


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

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

 Subject Property

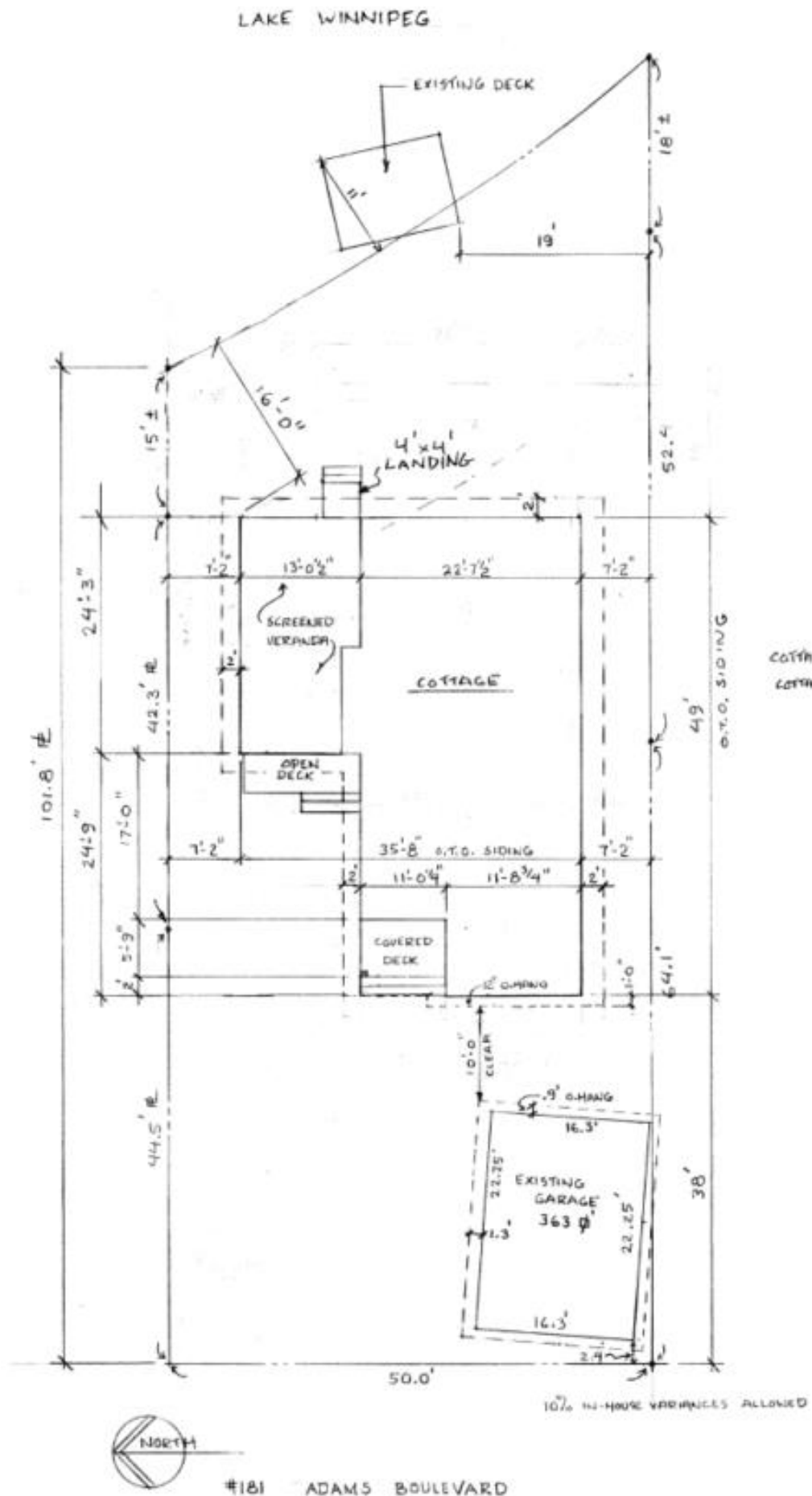
 Roads

 Parcel Outline

 Water Bodies

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTERS OF INTENT

RE: 181 Adams



Calvin So

To Tyler Keats

Cc Matt Walters; Valentina Esman

Reply Reply All Forward

Thu 6/19/2025 9

Hi Tyler,

I can confirm the following calculations:

Height – 26 ft 10 in. Given lot width of 50 ft, this is below the 30 ft requirement in the new zoning bylaw, therefore no Variance required

Site coverage of principal building – $1034/5925 = 17.4\%$, this is below the 20% site coverage requirement, therefore no Variance required

Site coverage of accessory structure – $363/5925 = 6.1\%$, this is below the 10% site coverage requirement, therefore no Variance required

Side yard setback for principal building of 7 ft 2 inches meet the 7 ft requirement in the new zoning bylaw, therefore no Variance required

Rear yard setback for principal building of 38 ft meet the 25 ft requirement, therefore no Variance required

Front yard setback for principal building of 8 ft does not meet the 25 ft requirement, therefore a **Variance is required**. While the deck can project to 0 ft from the front yard property line, section 3.1.2(2) of the Dunnottar zoning by-law states as follows:

“Where the accessory building or structure is attached to the principal building by a roof, floor (except slab on grade or foundation), or an open or enclosed structure, the accessory building shall be located in compliance with the yard requirements for the principal building as specified in the bulk table for each zone.”

Separation distance between the garage and the principal building is 9 ft eave to eave as per the site plan. As you noted, you plan to increase it to 10 ft, which would meet this requirement. Upon receipt of an updated site plan, I will confirm then that no Variance is required.

So therefore instead of the Variance for site coverage, we can apply the Variance for the front yard setback. I will need manager’s approval for your fee to be waived, but I believe this shouldn’t be an issue.

Thanks,

<image001.png>

Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

181 Adams Boulevard Variance Orders



Gillian Kolody

To

You replied to this message on 8/11/2025 9:07 AM.

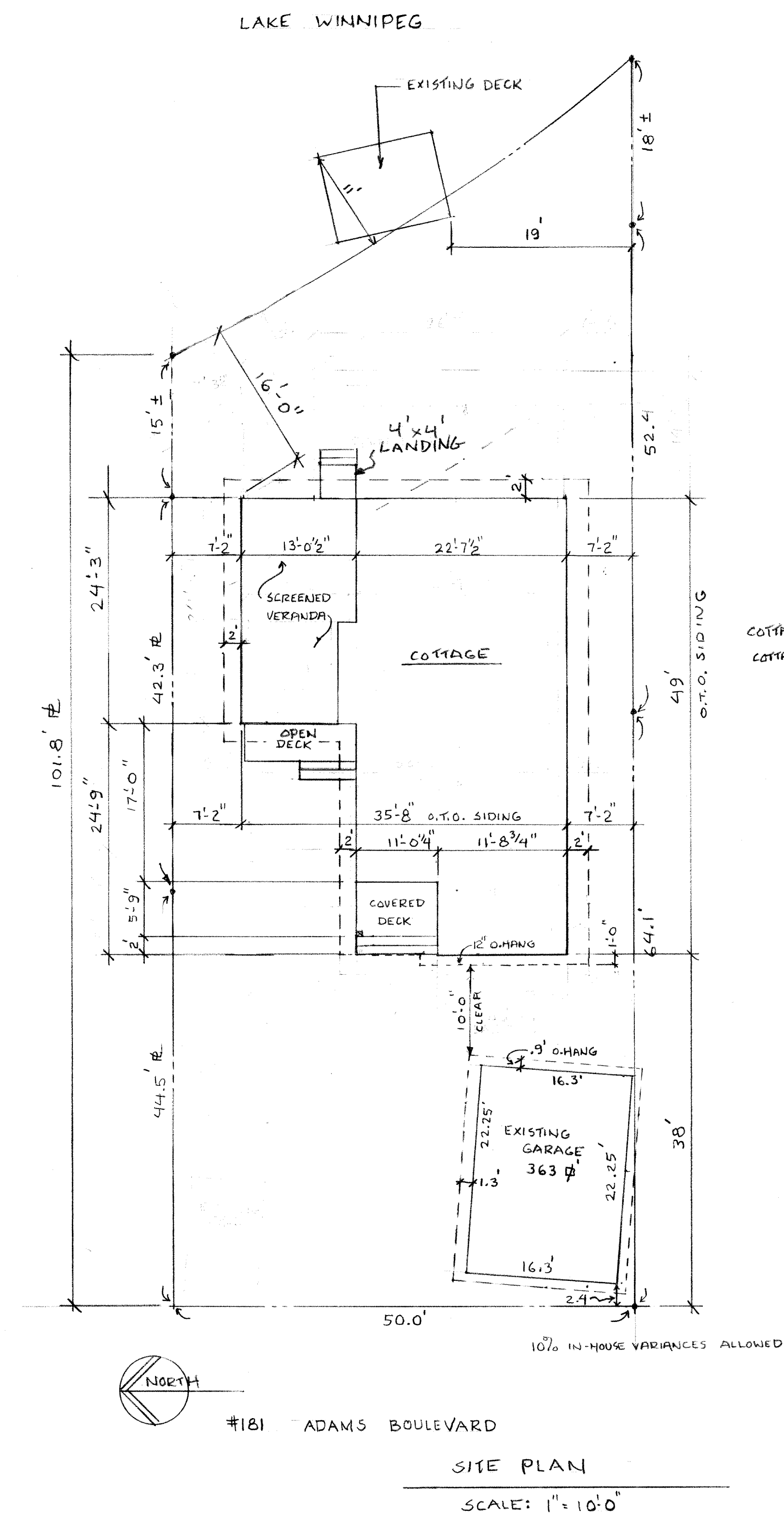
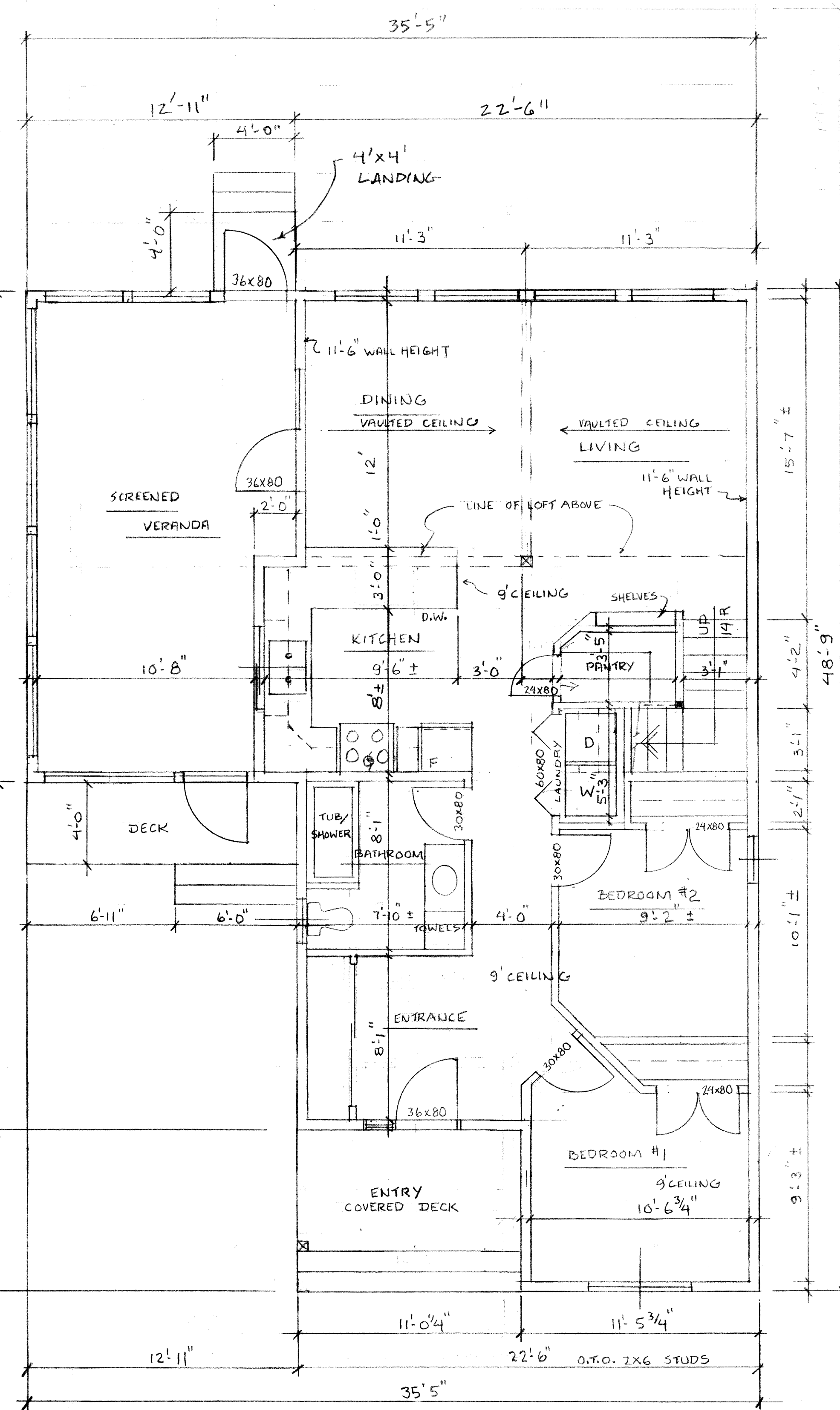
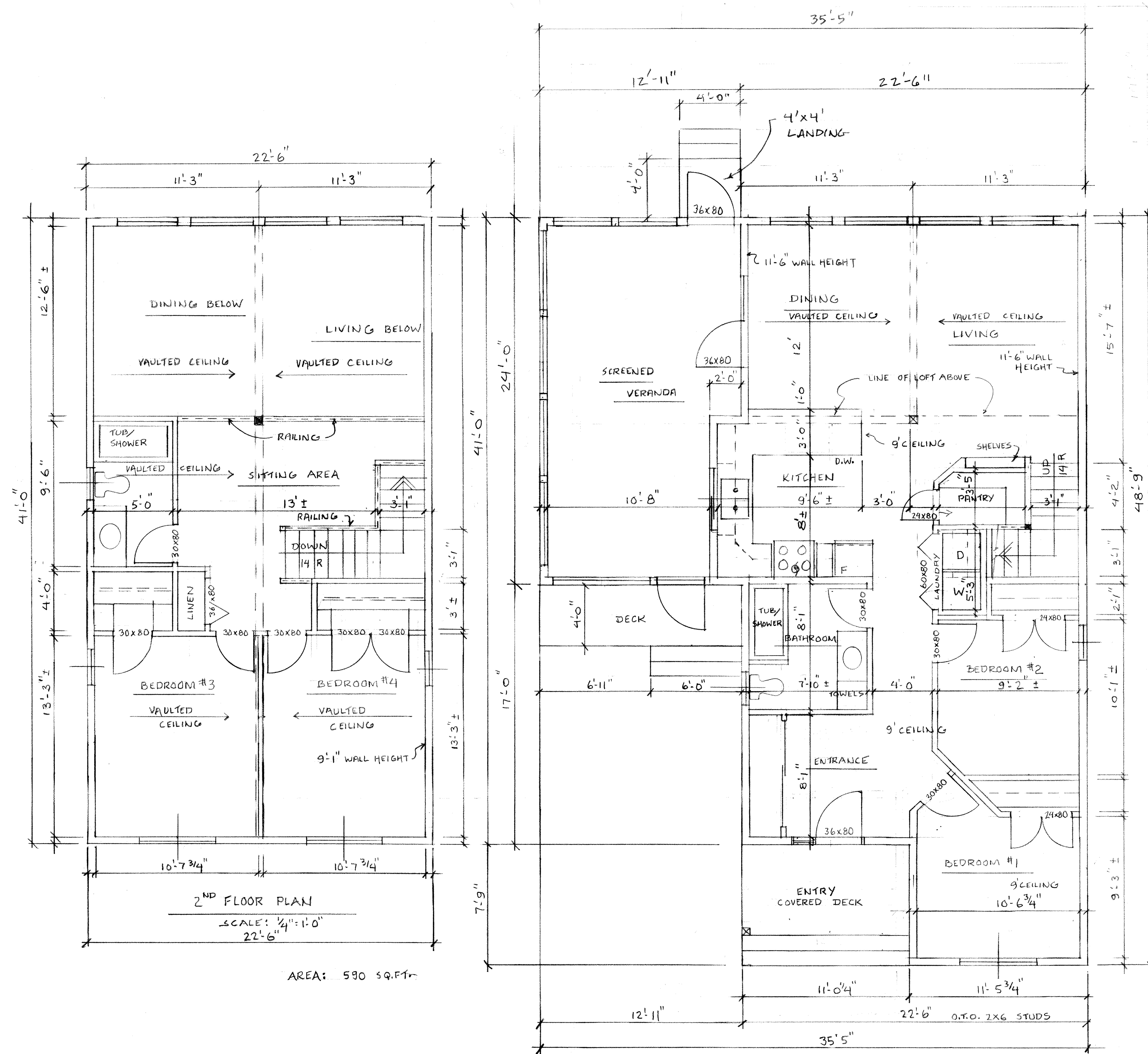
Reply Reply All Forward

Thu 8/7/2025 10:42 AM

Hello,

Here is what we discussed on the phone:

- We will be adding two additional variances to your application for the next Dunnottar Planning Commission meeting (date is still TBA). There will be a variance for the lakefront yard setback (**from 25 feet to 16 feet**) as you already know, and we are adding **two** variances to vary the eave and eaves trough projections from **1 foot to 2 feet 3 inches** for both side yards. Your proposed cottage sits at 7 feet 2 inches from the side walls to side property lines, with a 2-foot overhang and 5-inch eaves troughs on top of that (I spoke with Tyler Keats to confirm the size of the eaves troughs).



SHE AREA: 5925 SQ.FT.

COTPAGE MAIN FLOOR AREA: 1034 \$
COTPAGE SECOND FLOOR 530 \$

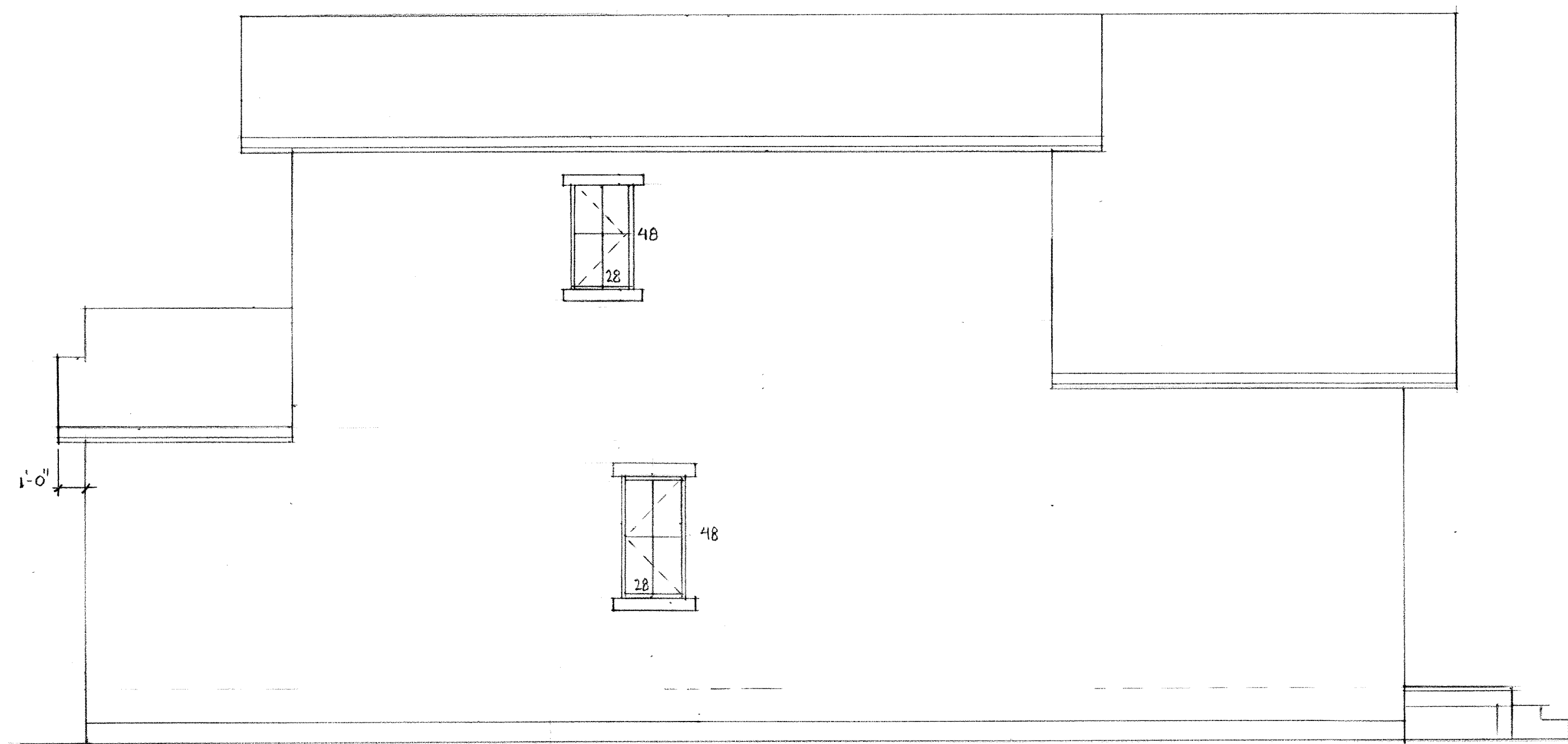
TOTAL: 1624 \$
SCREENED VERANDA: 290 \$
ENTRY COVERED DECK: 85 \$

EXISTING GARAGE: 363 \$

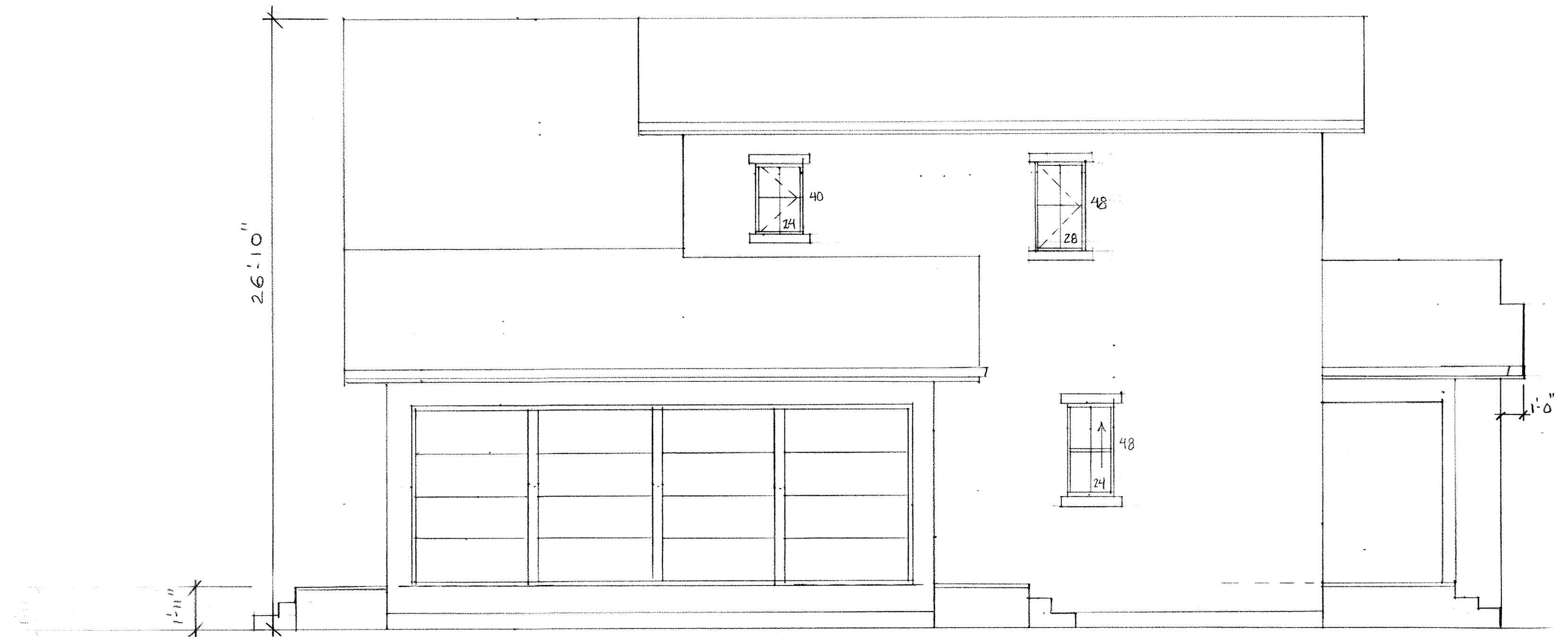
EXCLUDES SCREENED VERANDA & COVERED DECK

DESIGN AND DRAFTING
SERVICES
BILSKY ENTERPRISES LTD.
BOX 21 GRP 27 RRI
EAST SELKIRK, MB. R0E2M0
204-482-9381
204-785-3536
204-485-3799
bilskyentltd@gmail.com

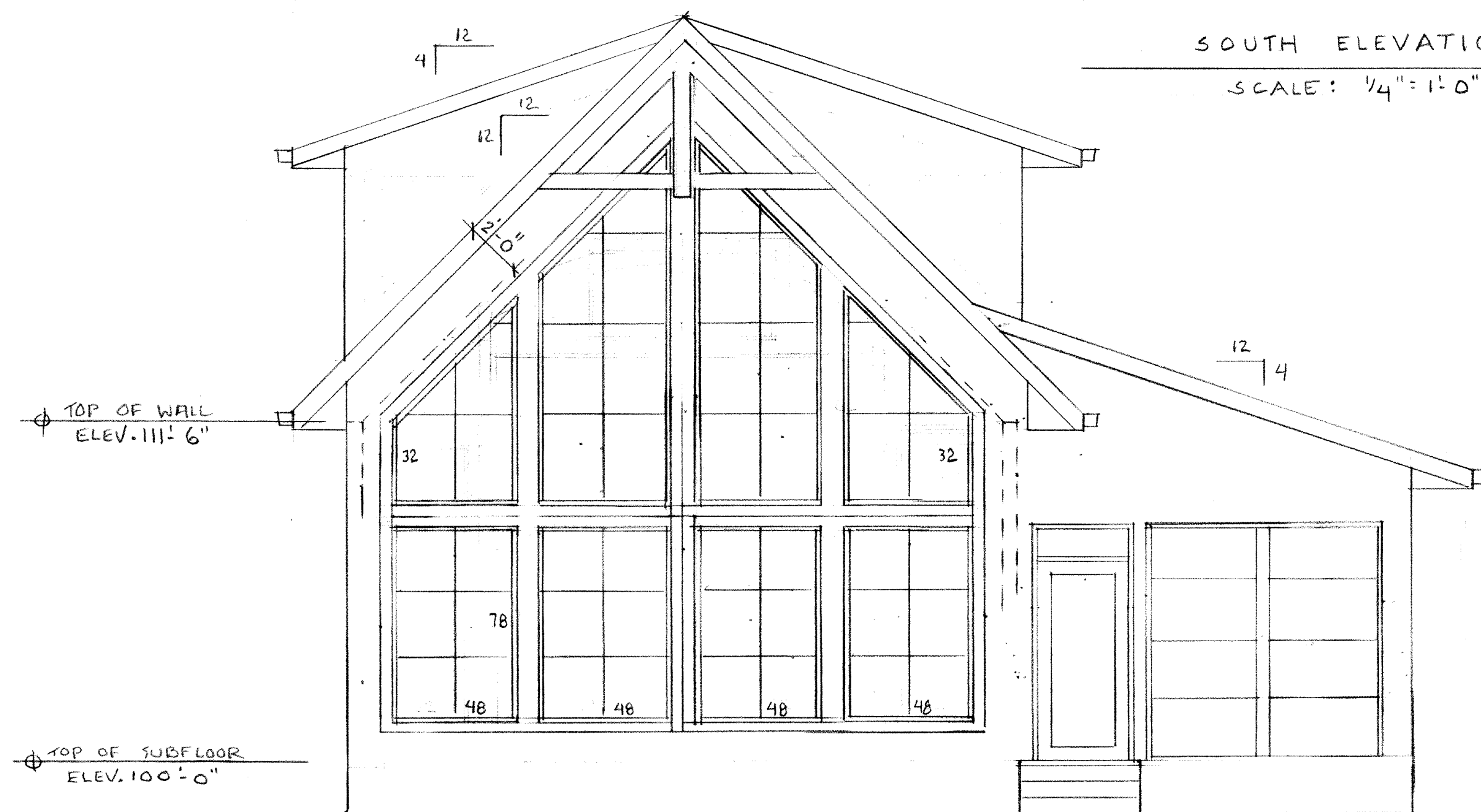
PROJECT TITLE	
WALTERS COTTAGE	
OWNER	
MATT WALTERS	
CONTACT	
TYLER KATES	803-0306
SHEET TITLE	
SITE PLAN FLOOR PLANS	
DRAWN BY: D.K.BILSKY	DATE: JULY 10/2025
SHEET. NO. 1 OF 2	



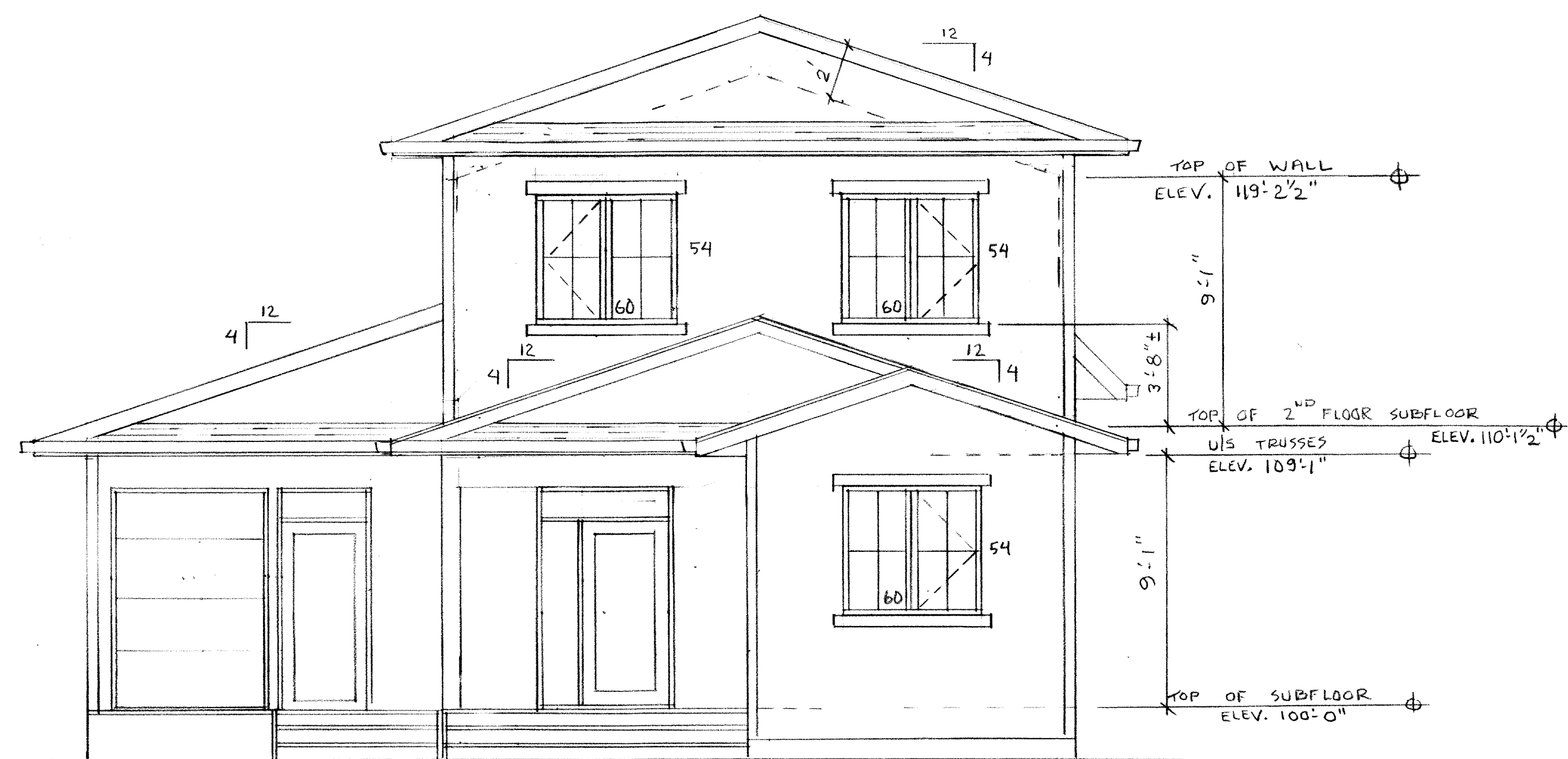
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN AND DRAFTING
SERVICES
BILSKY ENTERPRISES LTD.
BOX 21 GRP 27 RR1
EAST SELKIRK, MB. R2E2M0
204-482-9381
204-785-3536
204-485-3799
bilskyentltd@gmail.com

PROJECT TITLE		
WALTER'S COTTAGE 181 ADAMS BLVD. MATLOCK, MB.		
OWNER		
MATT WALTERS		
CONTACT		
TYLER KEATS 803-0306		
SHEET TITLE		
EXTERIOR ELEVATIONS		
DRAWN BY:	DATE:	SHEET. NO.
D.K.BILSKY	JULY 10/2025	2 OF 2