

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

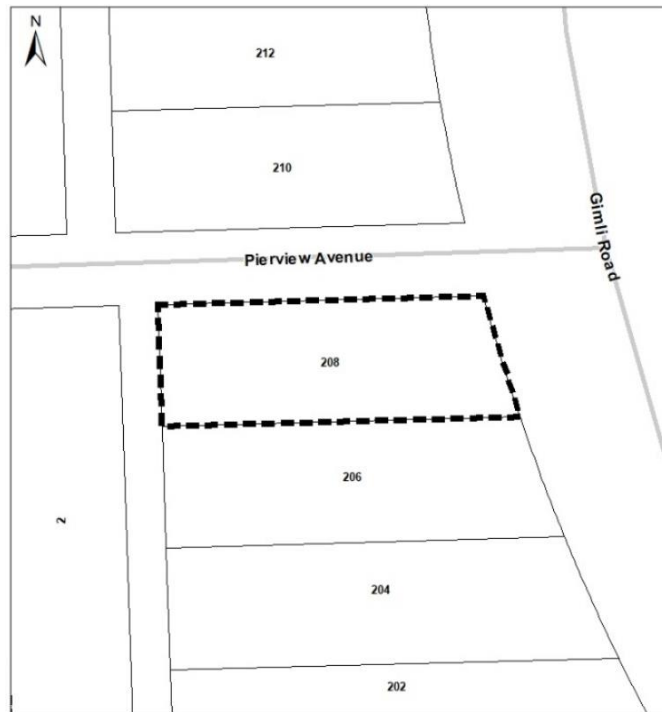
Application File: VO 96, 2025

Applicant: Ricki Lafreniere

Property Location: 208 Gimli Road, Village of Dunnottar
Roll # 109100
Legal: Lot 11, Plan 1247

Application Purpose:

The applicant proposes to reduce the front yard and corner side yard setbacks, in order to allow for a home to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front Yard Setback	20 feet (min.)	12 feet
Corner Side Yard Setback	15 feet (min.)	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

VARIANCE APPLICATION REPORT

Date	September 4, 2025
Application File	VO 96, 2025
Applicant	Ricki Lafreniere

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	208 Gimli Road, Village of Dunnottar
- Roll #	109100
- Legal	Lot 11, Plan 1247
Zoning	"R" Residential 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	7,021 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
Front Yard Setback (Table 9, Section 4.3.3)	20 feet (min.)	12 feet
Corner Side Yard Setback (Table 9, Section 4.3.3)	15 feet (min.)	6 feet

Application Purpose

The applicant proposes to reduce the front yard from 20 feet to 12 feet and reduce the corner side yard setback from 15 feet to 6 feet, in order to allow for a home to be constructed on the subject property.

The applicant is proposing to construct a new home to replace the existing cottage on the property. The existing cottage is over 70 years old and has a 6-foot corner side yard setback. Therefore, the proposed home would have the same corner side yard setback as the existing cottage. The front yard setback variance would accommodate an attached deck for the proposed home. The proposed home is a

bungalow and would not exceed 22.5 feet in height; the existing cottage is also a bungalow of a similar height.

This application was circulated to the village of Dunnottar and no comments were received at the time this report was written.

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 96, 2025
208 Gimli Road, Village of Dunnottar
Designation: "SC" Settlement Centre
Zoning: "R" Residential

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

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

ADDITIONAL INFORMATION – LETTER OF INTENT

August 25, 2025

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

RE: 208 Gimli Road - Application for Variance

To Whom it May Concern,

We are cottage owners in the Village of Dunnottar at 208 Gimli Road, our cottage is a corner lot bordering on Gimli Road and Pierview Avenue. The cottage has been in our family for over 40 years.

We are currently looking to build a home on our lot. The house we intend to build will not obscure any site lines or block any views of our neighbours.

Our existing cottage is 6 feet from the side property line on Pierview Avenue and we would like to build the new home in the same location, noting that our southside neighbour is 4 feet from the property line and we would like to maintain a 9.25 foot side yard, therefore we are requesting a side variance from 15 feet to 6 feet to accommodate this. We believe that this placement will ensure space and safety in the case of fire and also note that the current cottage has had a 6 foot side yard for over 70 years.

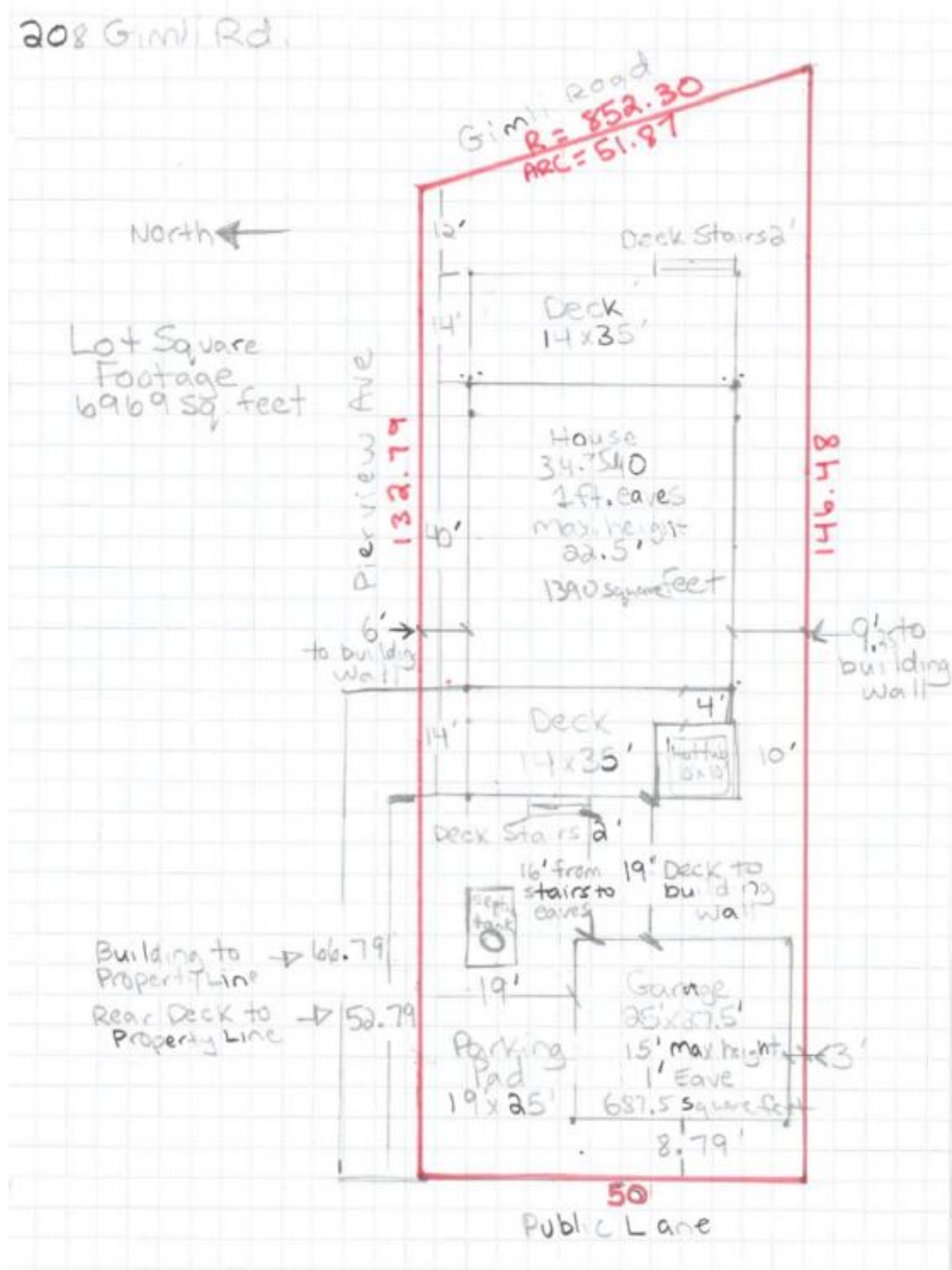
As you will see on our attached site plan we are requesting a front yard variance from 20 feet to 12 feet to accommodate our front deck. To note from our front property line to Gimli Road there is a Manitoba Highways greenspace of approximately 40 feet, supporting that there will not be any site lines impeded by this placement.

For reference we have attached our site plan, status of title and survey certificate. Please feel free to reach out to me directly at [REDACTED] should you have any questions or require any additional information.

Thank you.

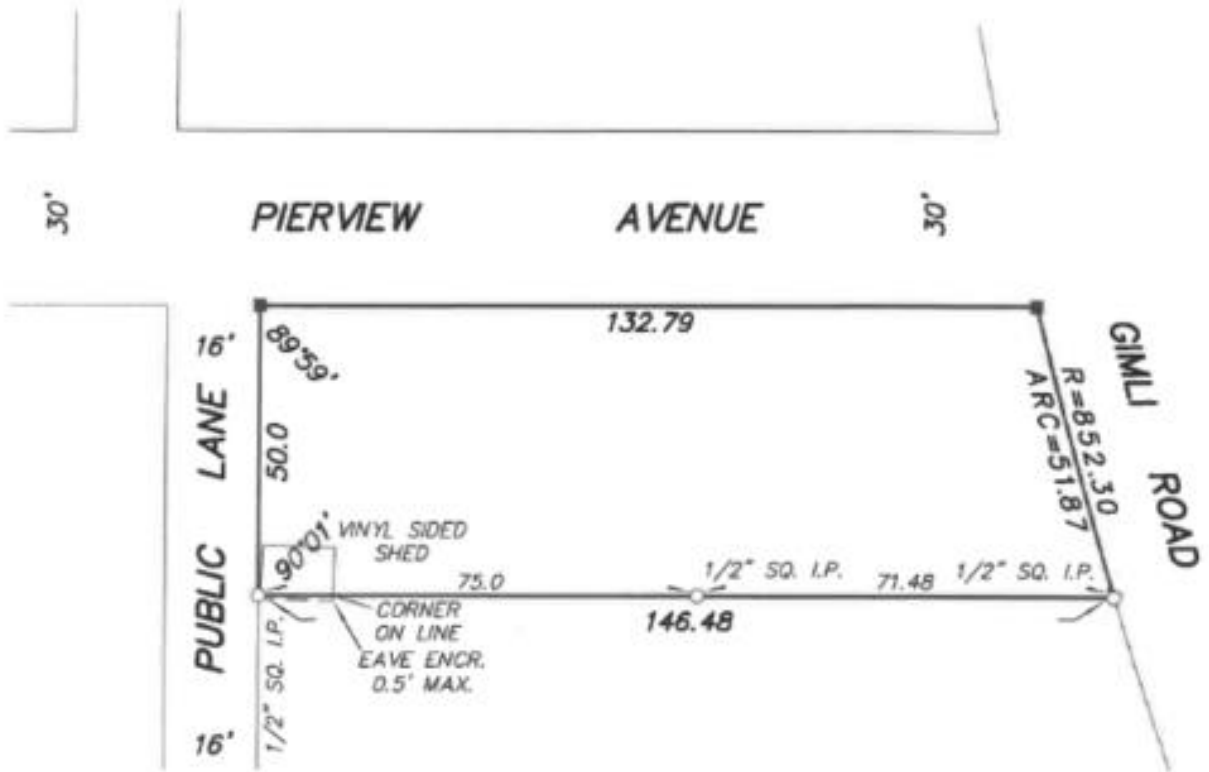
Sheri & Ricki Lafreniere



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – SURVEY

File No. 25-206



Dated this 27th day of June, 2025.
 All distances are in feet and decimals of a foot.
 Sketch attached to and forming part of the
 Surveyor's Staking Certificate of the above date.
 Iron posts found are described and shown thus 
 1/2" x 1/2" x 18" iron posts placed are shown thus 
 Title limits are shown thus _____

IMPERIAL

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