

EASTERN INTERLAKE PLANNING DISTRICT

UNDER THE AUTHORITY OF THE PLANNING ACT

NOTICE OF PUBLIC HEARING

On the date and at the time and location shown below, a PUBLIC HEARING will be held to receive representations from any person(s) who wish to make them in respect to the following matter:

THE EASTERN INTERLAKE PLANNING DISTRICT BY-LAW NO. 01-2026
being an amendment to the Eastern Interlake Planning District's
Development Plan By-law No. 01-2022

HEARING LOCATION: Town of Winnipeg Beach
Council Chambers
39 Robinson Street
Winnipeg Beach, MB

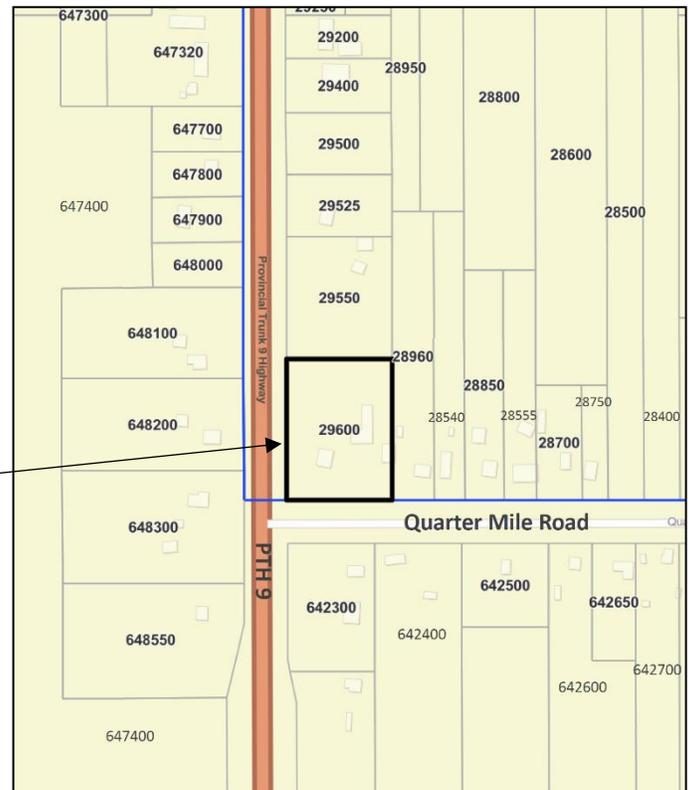
DATE & TIME: April 2, 2026
5:00 pm

APPLICATION: TWB-26-01A

AREA AFFECTED: Pt. NW ¼ 27-17-04 EPM,
Being Lot 7, Blk 1, PI 16624
#287 Quarter Mile Road
Roll 29600

GENERAL INTENT: To re-designate an area in the
Town of Winnipeg Beach from
"Urban Residential Area" to
"Commercial General Area".

CONTACT FOR INFORMATION: Nancy Thom, CAO/Development Officer
Eastern Interlake Planning District
62 2nd Avenue, P.O. Box 1758, Gimli, MB R0C 1B0
Phone: 204-642-5478 Fax: 204-642-4061
E-mail: eipd@eipd.ca Web: www.interlakeplanning.com



A copy of the circulation package may be provided/inspected at the location noted above during normal office hours,
Monday to Friday; alternatively, a copy may be emailed upon request.

Please note, if you have received this notice in the mail, it includes the circulation package.

E.I.P.D. recommends that property owner's notify lessee/renter if applicable.

DEVELOPMENT PLAN AMENDMENT PROCESS

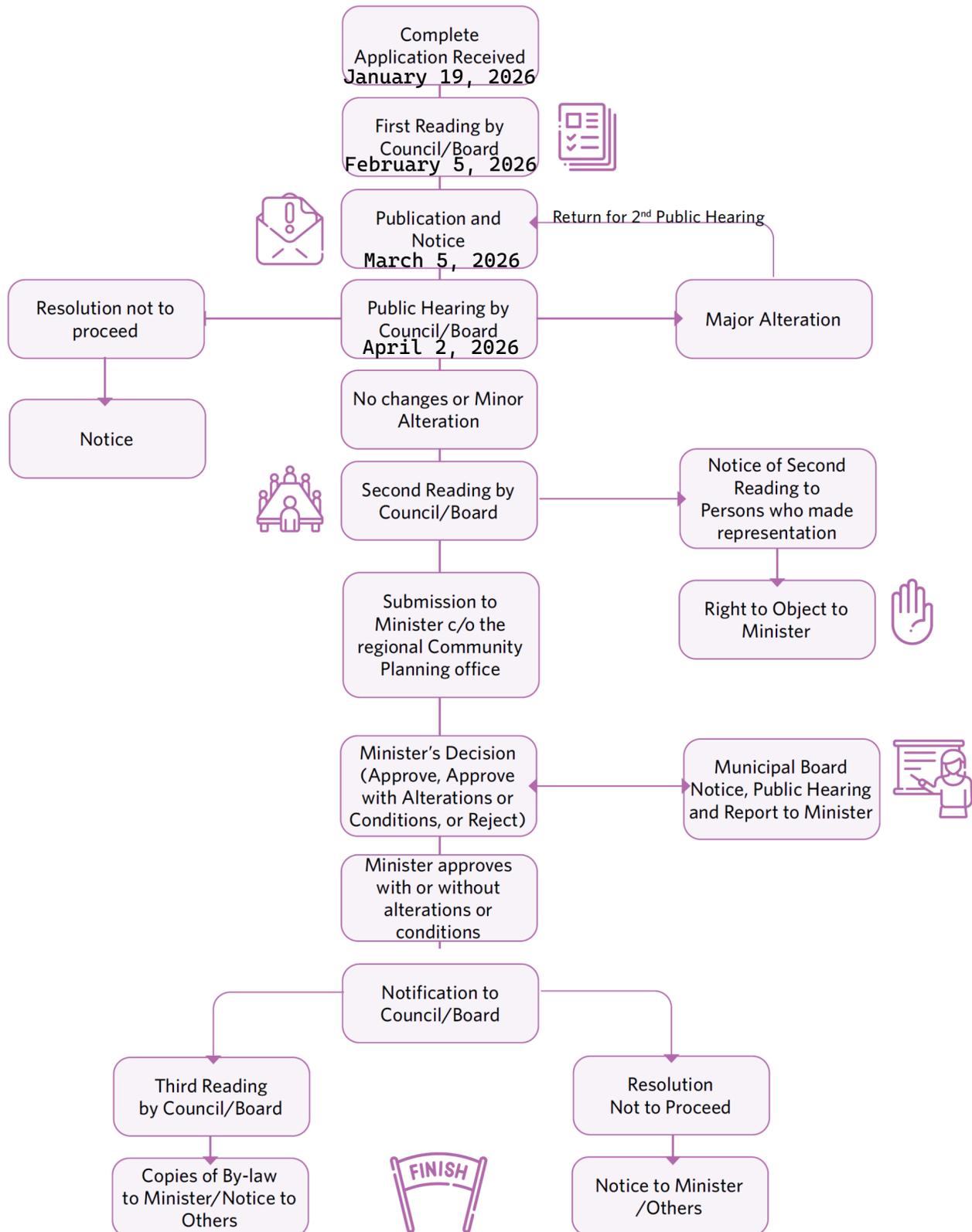
This is to notify you that a request has been made to amend a portion or portions of the Eastern Interlake Planning District's Development Plan By-Law, through the **amendment process**, as specified under **Part 4 of the Planning Act**.

THE FOLLOWING POINTS HIGHLIGHT THE PROCESS:

1. An amendment may be initiated by the Planning District, Council or an owner of property.
2. Adoption and any subsequent amendments of a Development Plan By-Law requires three readings and approval from the Provincial Minister of Municipal and Northern Relations.
3. Before or after the Board gives first reading of the development plan by-law, the Board must hold a public hearing to receive representations from any person on the proposed development plan, and give notice of the hearing in accordance with *the Planning Act*.
4. If you have concerns or comments, for or against the amendment, you may attend the hearing as set out in the notice and/or send a letter outlining your concerns/comments for or against the application:
 - By regular mail or by e-mail to the Eastern Interlake Planning District (contact information above in our letterhead).
 - All letters must contain your name(s) and civic address, for a fair portrayal of submissions. Note that submissions are deemed public documents and may be disclosed during the process.
 - Letters shall be received in our office **no later than 4:00 p.m.** on the day of the hearing. Letters not meeting this minimum time will have to be submitted directly to the Board of the Eastern Interlake Planning District at the hearing.
5. After all considerations, the Planning District Board shall then make a decision to:
 - Pass a resolution not to proceed with the by-law, essentially rejecting the application; or.
 - Pass a resolution giving the By-Law second reading. Notice of second reading must be sent to the Minister of Municipal and Northern Relations for a decision.
 - Third reading of the By-Law may only be provided with ministerial approval.

The Planning Act

Adoption Process for Development Plans and Development Plan Amendments



EASTERN INTERLAKE PLANNING DISTRICT

BY-LAW NO. 01-2026

BEING a By-law of the Eastern Interlake Planning District Board to amend the Eastern Interlake Planning District’s Development Plan By-law No. 01-2022, as amended;

WHEREAS Section 56 of *The Planning Act* provides that a Development Plan By-law may be amended in accordance with the *Planning Act*;

NOW THEREFORE the Board of the Eastern Interlake Planning District, in a meeting duly assembled, enacts as follows:

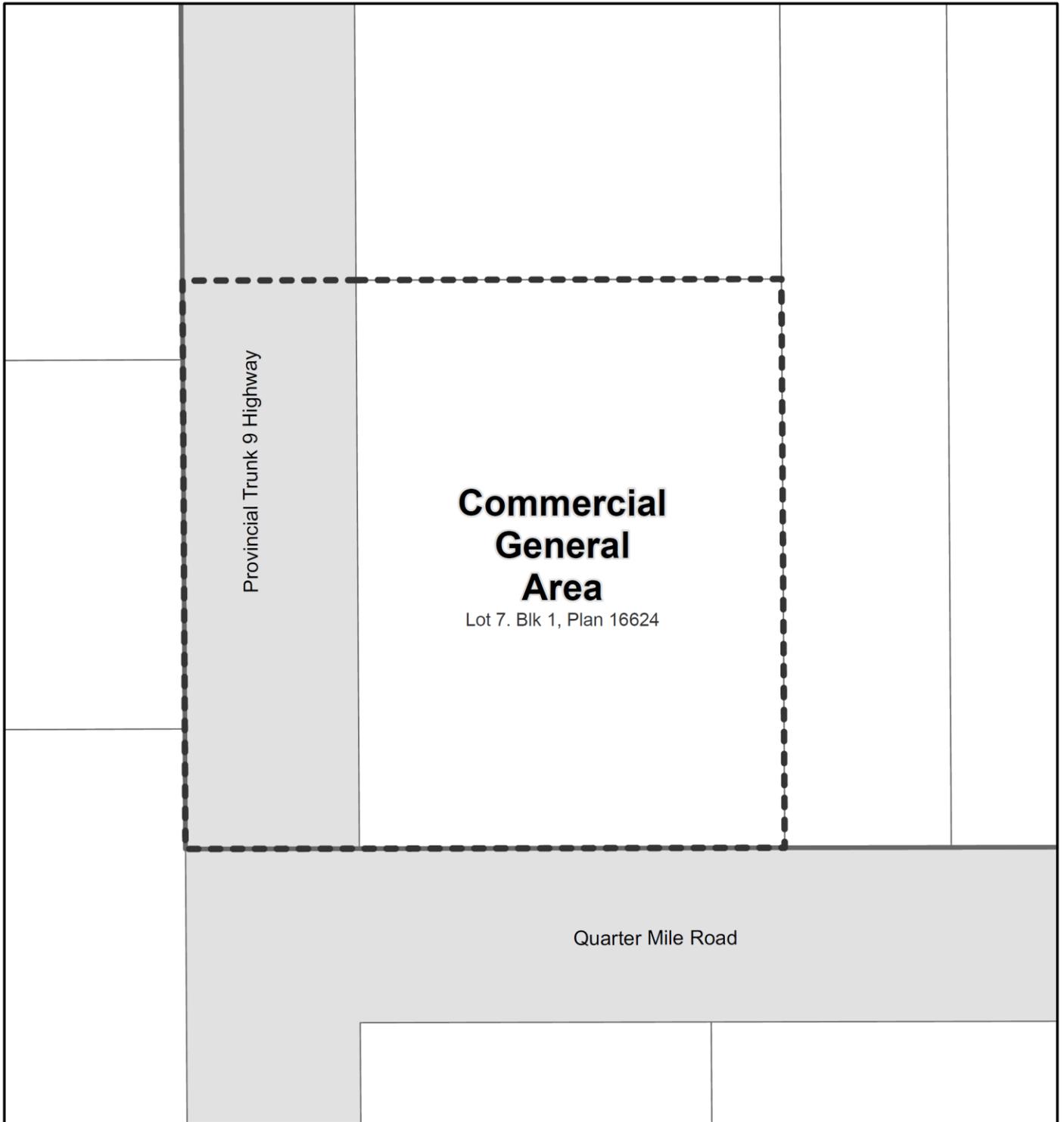
That Schedule “A”, Section “7 Maps”, subsection “7.2 Land Use Designation Maps” and “Map 7.2.6 Town of Winnipeg Beach” attached to and being part of the Eastern Interlake Planning District Development Plan By-law No. 01-2022, is hereby amended by re-designating Pt. NW ¼ 27-17-04 EPM1, Being Lot 7, Block 1, Plan 16624 WLTO from “Urban Residential Area” to “Commercial General Area” as shown outlined in heavy dashed line on the map attached hereto and marked as Schedule “A” to this By-law.

DONE AND PASSED by the Board of the Eastern Interlake Planning District assembled in the _____ in the **Province of Manitoba** this _____ day of _____ **20**_____.

Read a first time this _____ 5th _____ day of _____ February _____ A.D. 2026.
Read a second time this _____ day of _____ A.D. 202.
Read a third time this _____ day of _____ A.D. 202.

Robert Thorsteinson, Chair

Nancy Thom, CAO/Development Officer



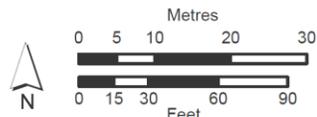
Schedule "A"

Attached to By-law No. 01-2026 of the Eastern Interlake Planning District amending Section "7 Maps", subsection "7.2 Land Use Designation Maps", and "Map 7.2.6 Town of Winnipeg Beach" of the Eastern Interlake Planning District Development Plan By-law No. 01-2022.

Pt. NW ¼ 27-17-04 EPM1
 Being Lot 7, Block 1,
 Plan 16624 WLTO

 Limit of area affected

FROM: Urban Residential Area
 TO: Commercial General Area



Date: January 23, 2026

Manitoba 
 Community Planning Services
 Municipal and Northern Relations

4.2 COMMERCIAL AREAS

A region's long-term economic viability and sustainability relies upon a supply of land suitable for commercial development. Generally, commercial development is concentrated in existing communities to strengthen their role as service centres, maximize existing investment and minimize public expenditure. The EIPD provides two commercial land use designations, focused on the communities of Arborg, Gimli urban area, Riverton and Winnipeg Beach, to accommodate various sizes and types of commercial development.

- The **Central Business District (CBD)** land use designation applies to the downtown areas, which is the heart and focus of a community. It is the most visible indicator of a community's economic vitality, as well as cultural identity and social well-being.
- The **Commercial General Area (CG)** land use designation accommodates commercial development at locations outside of the Central Business District, generally in clusters that benefit from larger lots and exposure to target markets.

OBJECTIVES

- | | |
|-----|--|
| CBD | To support commercial and community service provision, encourage civic vitality and strengthen community identity. |
| CG | To accommodate commercial development that complements the Central Business District. |

4.2.3
CG The Commercial General Area (CG) accommodates commercial facilities or services outside of the Central Business District where it is demonstrated the primary function or service is to serve:

- Distinct* (a) A distinct district or neighbourhood, where development is generally:
- (i) Clustered in form and served by collector or arterial streets; and
 - (ii) Complementary to the Central Business District, and does not duplicate or directly compete with the downtown.

The Commercial General Area may include larger developments with outdoor display and storage needs such as automobile sales, agricultural machinery sales, recreational vehicle sales, building supply centres or **garden centres**.

ZONING

4.2.7
Standards Development standards for commercial areas may be included to address matters such as active transportation and road network, parking area design, signage, streetscaping, and building siting, scale and character.

4.2.8
Zones The Central Business District Area and Commercial General Area shall correspond with appropriate commercial zones in the zoning by-laws. For example, a Highway Commercial zone shall be created under the Commercial General Area, where appropriate per [Policy 4.2.3](#).

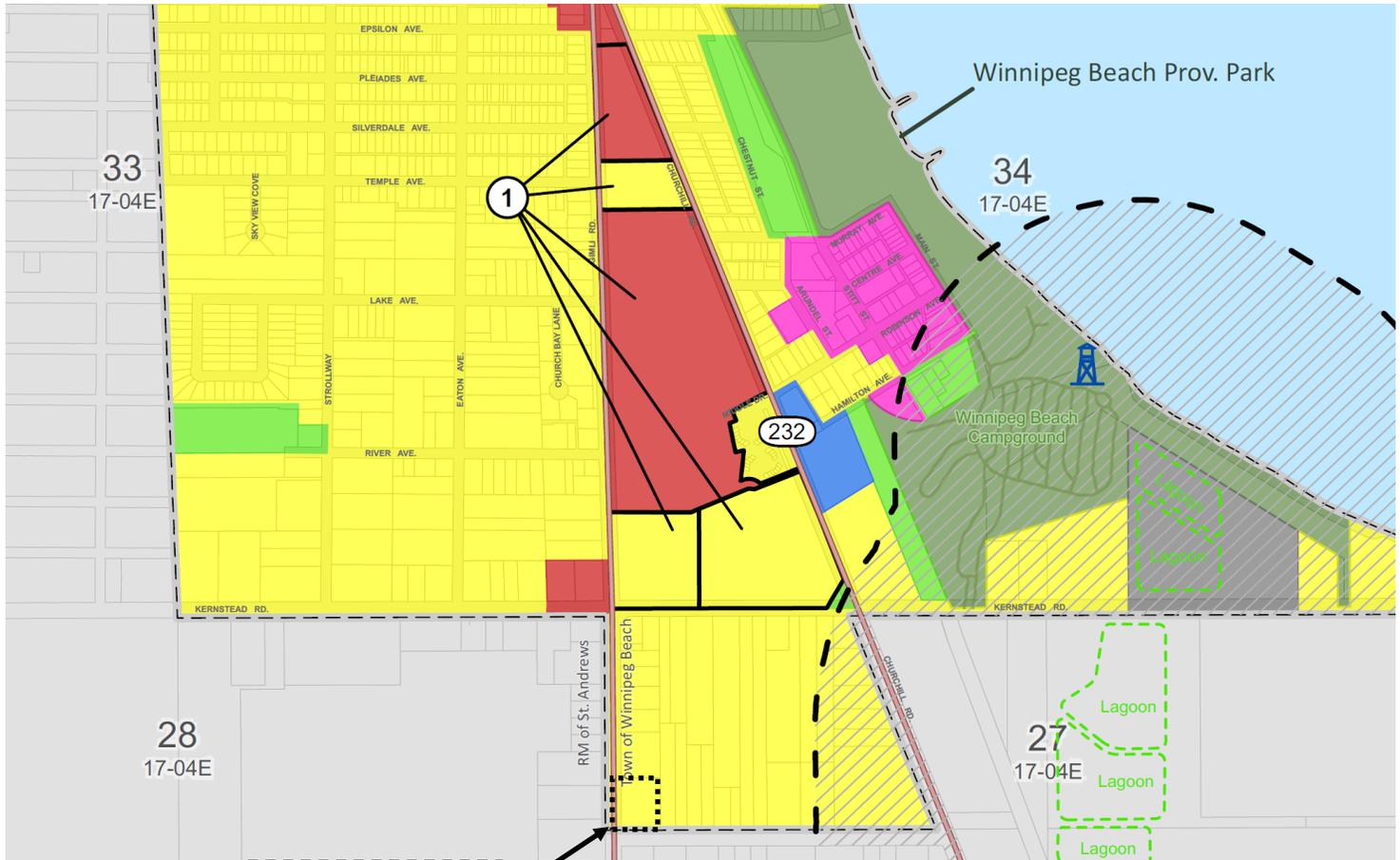
Notwithstanding the aforementioned, lands may be zoned to reflect current land use pending demand for development. Land shall be zoned appropriately at the time of subdivision and development.

EIPD Admin Note: If the re-designation amendment to "Commercial General Area" is approved, there will be a future proposed re-zoning amendment to "CH" Commercial Highway Zone.

EASTERN INTERLAKE DEVELOPMENT PLAN

BY-LAW 01 - 2022

Map 7.2.6 Town of Winnipeg Beach LAND USE DESIGNATION MAP BY-LAW 01-2022



Lot 7, Block 1,
Plan 16624
Area of re-designation

Land Use Designations

- Agriculture Rural - Limited Area
- Central Business District
- Commercial General Area
- Industrial Area
- Institutional Area
- Parks, Recreation and Open Space Area
- Lake Residential Area
- Urban Residential Area
- Restricted Development Overlay

Crown and Provincial Lands

- Provincial Park

Other features

- Provincial Trunk Highway
- Provincial Road
- Town Boundary
- Water body
- Assessment Parcels



Manitoba
Department of Municipal Relations
Community Planning



GRT Consulting Ltd o/a
Georgetown Acres & Interlake Garden Centre



**RE: Redesignation of Roll 29600
(103081 A PTH 9, 287 Quarter Mile Rd)**

January 18, 2026

To Whom it May Concern;

Please accept our proposal to redesignate Roll 29600 from Urban Residential Area to Commercial General Zone.

This proposal requests the rezoning of the subject property from Residential to Commercial General to better align with the current and anticipated operational scope of our business. Please note the following in accordance with our intent:

- Our intent is not to enhance or capitalize on the physical property itself, nor to increase any developmental intensity, building scale, or site usage beyond its existing form.
- The rezoning is sought to place the business within a more appropriate and encompassing regulatory framework that accurately reflects its evolving range of activities. As such, the operation of the business has the potential to extend beyond the limitations of residential zoning and are more suitably categorized under a Commercial designation.
- Rezoning will provide regulatory clarity, ensure compliance with applicable bylaws, and support efficient business administration under a single, consistent zoning umbrella.
- The proposed change is administrative and functional in nature; it does not introduce new impacts related to traffic, noise, or neighborhood character, and the existing use and physical conditions of property continue.
- Approval of this rezoning will allow the business to operate transparently and responsibly within the appropriate zoning classification, while maintaining compatibility with surrounding land uses.

We appreciate your consideration with great regard, and anticipate a positive outcome for our request. Should you require further clarification, please contact Michelle and/or Rayme Thomson [REDACTED]

Best Regards,

Rayme & Michelle Thomson (Owners)