

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 persons who wish to make them in respect to the following matter:

**APPLICATION FOR CONDITIONAL USE under the
Town of Winnipeg Beach Zoning By-Law #08-2012, as amended.**

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

**DATE &
TIME:** May 13, 2026
6:00 p.m.

APPLICATION: TWB-26-03C

**SUBJECT
PROPERTY:** Lot 12, Blk 12, PI 729
#218 6th Ave.
Roll No 159300

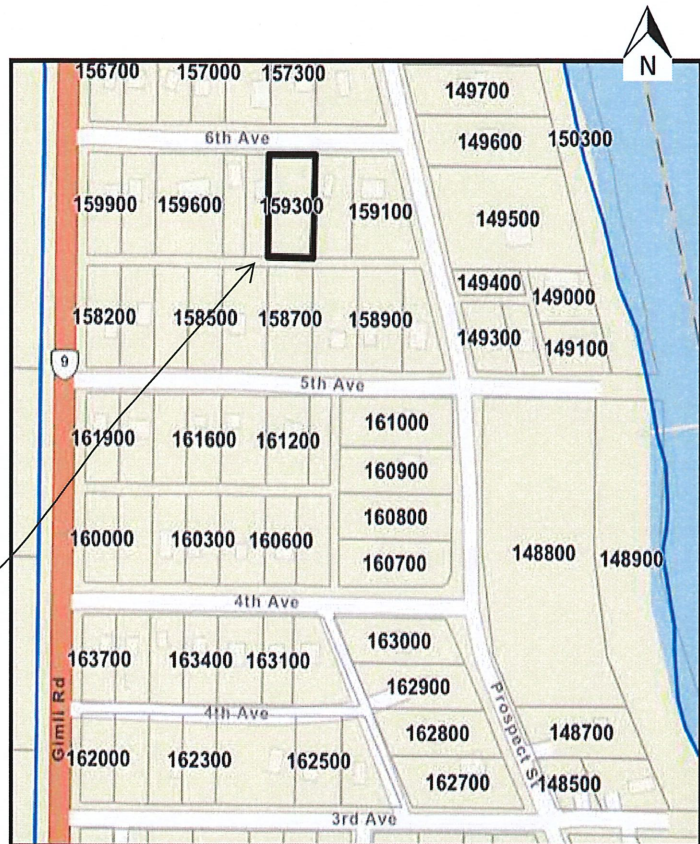
APP/OWNER: John Harrison

ZONE: "R1-12" Residential
Single Family Zone

PROPOSAL: To permit for a
Conditional Use
being a "Guest House".

AMENDED TO: Create a legal site under the Zoning By-Law.

**CONTACT FOR
INFORMATION:** Nancy Thom, Chief Administrative Officer/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.

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

CONDITIONAL USE and/or VARIANCE PROCESS

This is to notify you that an application has been made for a Conditional Use and/or Variance, which is a requirement of the Zoning By-Law, and governed by *the Planning Act*.

THE FOLLOWING POINTS HIGHLIGHT THE PROCESS:

1. Notices are sent to property owners within 100 meters of the affected property, setting out what the applicant is proposing.
2. If you have comments, for or against the application, you may attend the hearing as set out in the notice; and/or.
3. Send a letter to the Eastern Interlake Planning District **attention to the Municipal Council** as follows:
 - Send by regular mail, hand delivery 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 Council at the hearing.

*Please note that **Council is not to be contacted for information** regarding this application. They should remain impartial until all information has been submitted and reviewed at the hearing.

4. Council shall then, after all considerations, approve or reject the application.
5. As per *the Planning Act* the decision of Council is final and is not subject to appeal.

Sections 1 – 7: Operative and Interpretive Clauses

- 68) **Guest House** means an accessory detached dwelling located on the same site as a single family dwelling which is intended to be used as an extension to the residential use of the single family dwelling.

Sections 8 – 11: Residential Zones

10.0 **R1-12: Residential Single Family Zone**

10.1 **General Purpose**

To establish a Zone primarily for serviced Single Family Dwellings on minimum 12,000 sq. ft. sites as well as associated or compatible uses.

10.2 **Permitted Uses**

- | | |
|-------------------------------------|-------------------|
| 1) Dwelling, Single Family | 3) Public Park |
| 2) Protective and Emergency Service | 4) Public Utility |

10.3 **Conditional Uses**

- | | |
|---------------------------------|-----------------------------------------|
| 1) Bed and Breakfast Home | 8) Home Occupation |
| 2) Child Care Service | 9) Guest House |
| 3) Community Recreation Service | 10) Institutional Facility |
| 4) Dwelling, Manufactured Home | 11) Public Education Service |
| 5) Dwelling, Modular Home | 12) Public Library and Cultural Exhibit |
| 6) Dwelling, Semi-Detached | 13) Religious Assembly |
| 7) Dwelling, Two Family | 14) Utility Service |

Sections 51 – 56: Special Land Use Regulations

56.0 **Guest House**

A Guest House shall comply with the following regulations:

- 1) It shall comply with all site regulations applicable to the zone in which the Single-Family Dwelling is located;
- 2) The maximum building area allowed is 320 sq. ft.;
- 3) It shall only provide secondary and incidental accommodation for family members and guests of the occupants of the Single-Family Dwelling;
- 4) It is not intended for exclusive occupancy by a family living independent from the occupants of the Single-Family Dwelling;
- 5) It is not to be rented separately from Single-Family Dwelling;
- (BL 14-2015) 6) It is not allowed to contain cooking facilities; and
- 7) It is not allowed to be served by utilities that are independent of the Single-Family Dwelling.

Council may impose additional conditions on the development or use of a Guest House deemed necessary to protect adjoining properties and the public welfare. The Town of Winnipeg Beach has the right to inspect Guest Houses.

APRIL 8 2026
EAST INTERLAKE PLANNING DISTRICT
62-2ND 61ML MB.

ATTENTION

INGA ROBAK
ASSISTANT CAO

AS A PROPERTY OWNER WITHIN THE TOWN OF WINNIPEG BEACH, I WISH TO BUILD A 320 SQUARE FOOT "GUEST HOUSE". PLEASE SEE ATTACHED SITE PLAN.

THE BUILDING THAT I PROPOSE WOULD HAVE A DIMENSION OF 12 BY 24 FEET WITH A 4 BY 8 FOOT COVERED PORCH OVER THE ENTRANCE. TOTAL AREA THEN EQUALS 320 SQUARE FEET.

THE PURPOSE OF THIS GUEST HOUSE IS TO ACCOMMODATE FAMILY MEMBERS WHO WOULD WISH PERSONAL SPACE. THE UNIT WOULD NOT BE RENTED OR LOANED OUT.

THERE IS A PARKING PAD WITH ACCESS OFF THE LANE WAY WHICH CAN ACCOMMODATE TWO EXTRA CARS.

THE PROPERTY, WHICH I OWN, IS HEAVILY TREED ALONG BOTH LOT LINES TO A DEPTH OF APPROXIMATELY 20-30 FEET. I WILL NOT BUILD INTO THIS FORESTED AREA. INSTEAD I WILL USE THIS BUFFER TO SECLUDE THE BUILDING FROM MY NEIGHBOURS.

I HOPE I HAVE MADE MYSELF CLEAR AND HOPE THAT IF ANYTHING ELSE IS REQUIRED I WOULD BE PLEASED TO PROVIDE IT.

Sincerely

John Han

Applicant's proposed site plan:

Proposed placement of guest house in rear yard

