

UNDER THE AUTHORITY OF THE PLANNING ACT

NOTICE OF COMBINED PUBLIC HEARING

On the date and at the time and location shown below, a **COMBINED PUBLIC HEARING**, will be held to receive representations from any persons who wish to make them in respect to the following matters:

**APPLICATION FOR A CONDITIONAL USE and a VARIATION
under the Municipality of Bifrost-Riverton Zoning By-law #04-2024**

HEARING LOCATION: Municipality of Bifrost-Riverton Council Chambers
329 River Rd, Arborg, MB

DATE & TIME: June 11, 2026
9:00 am

APPLICATIONS: MBR-26-04C
MBR-26-06V

SUBJECT PROPERTY: Pt. NE ¼ 33-23-2E, being
Lot 2, Plan 35658 and
Pt. Parcel A, Plan 49824
#8116 PR 326
Roll # 141360 & Pt. 141300

OWNER/APP: Vidir Machine / E. Remple

ZONE: "AG" Agricultural General Zone

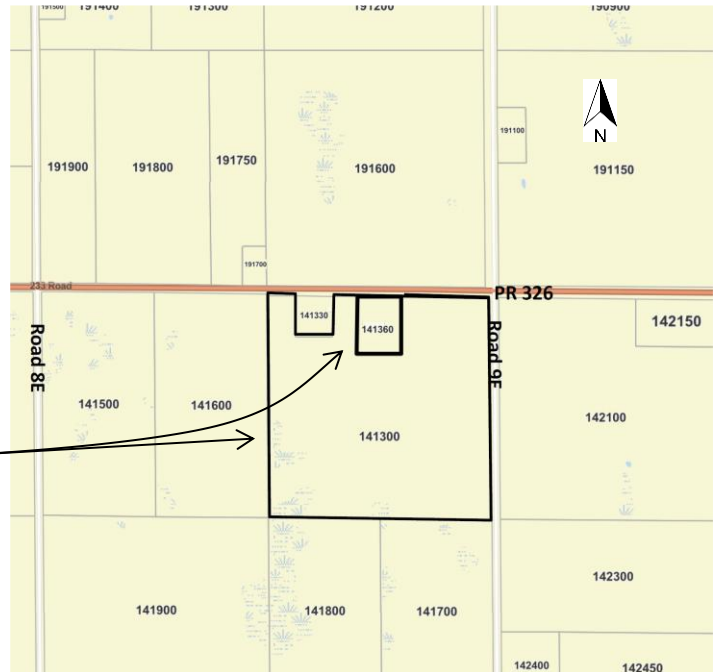
PROPOSALS:

Conditional Use: To permit for "*General Industrial (Light)*" for an existing business.

Variance: To reduce the minimum required side yard setback from 25' to 15' to the proposed new property line, for an existing building being a "shop."

AMENDED TO: Create a legal site under the Zoning By-law as per condition of subdivision approval.

CONTACT FOR INFORMATION: Nancy Thom, Chief Administrative Officer/Development Officer
Eastern Interlake Planning District 62 2nd Ave, 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 or viewed on our website.

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

CONDITIONAL USE and/or VARIANCE PROCESS

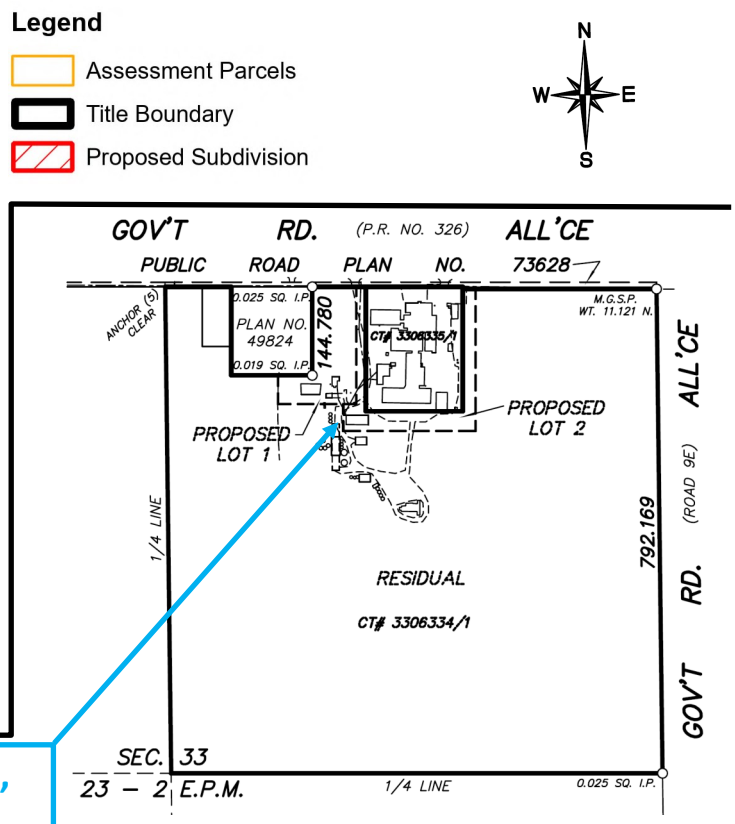
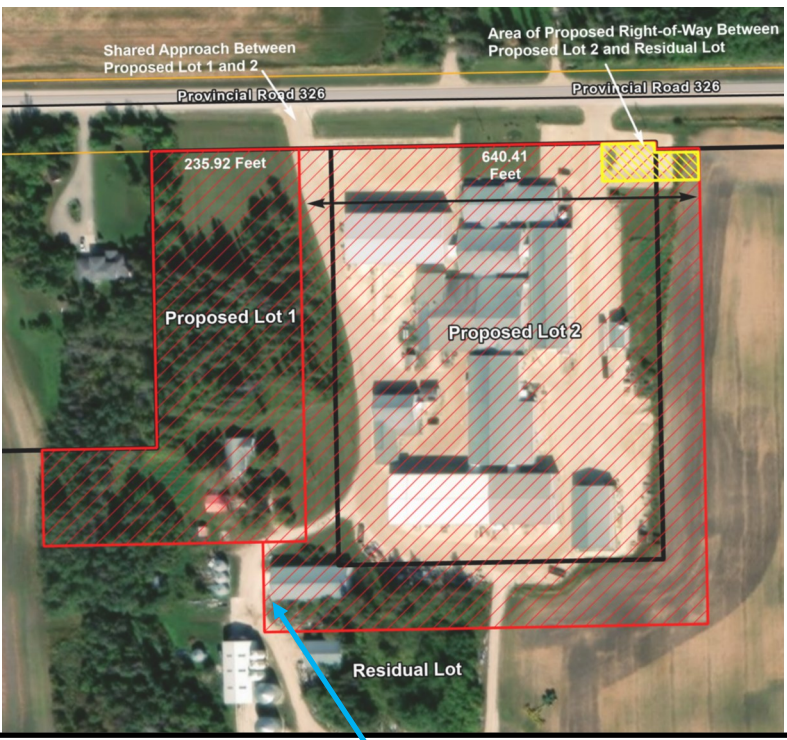
This is to notify you that an application has been made for a Conditional Use and/or Variance, which is a requirement of the Zoning By-Law, and governed by ***the Planning Act***.

THE FOLLOWING POINTS HIGHLIGHT THE PROCESS:

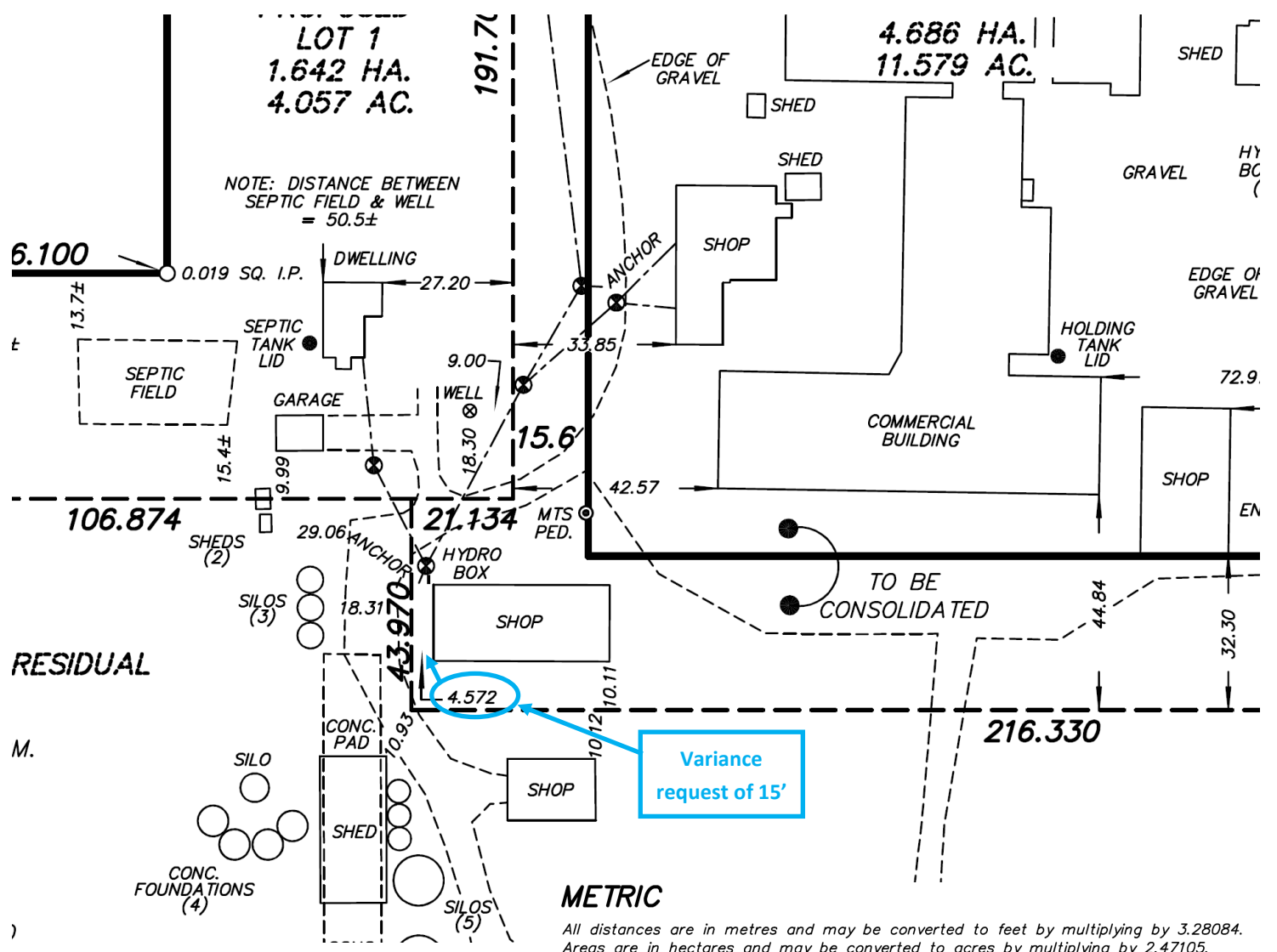
1. Notices are sent to property owners within 100 meters of the affected property, setting out what the applicant is proposing.
2. If you have comments, for or against the application, you may attend the hearing as set out in the notice; and/or.
3. Send a letter to the Eastern Interlake Planning District **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.** the day before 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.



Variance request of 15'



METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084. Areas are in hectares and may be converted to acres by multiplying by 2.47105.

The Municipality of Bifrost-Riverton Zoning Bylaw No. 04-2024

2.10.11 Despite the previous subsections noted herein, as per *The Planning Act*, a non-conformity may be altered by way of variation order by Council.

P = Permitted

C = Conditional

A value in the last column indicates that a Use Specific Standard applies

Table 8-1 Principal Use Table

Agricultural and Rural Zones				Residential Zones			Recreation Zones			Business Zones			Use Specific Standards
AG	AL	GD	RR	UR	RM	MHP	RCR	REC	OSI	CC	CH	MB	MG

Principal Uses	AG	AL	GD	RR	UR	RM	MHP	RCR	REC	OSI	CC	CH	MB	MG
Game Farm	P	P												
General Industrial (Heavy)											C		P	8.18
General Industrial (Light) (3)	C										C	P	P	
Golf Course			P					P	P					
Government Service			P						P	P	P			

Table 9-2: Dimensional Standards - Accessory Agricultural Buildings and Structures

Zone	Use Type	MINIMUM STANDARD					MAXIMUM STANDARD	
		Lot Area (ac.)	Site Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	Dwelling Area (sq. ft.)	Building Height (ft.)
AG	Accessory	-	-	75	25	25	-	35

The Planning Act, C.C.S.M. c. P80

Non-conformity may be altered by variance

92(1) The board or council may, on application by the owner, or a person authorized in writing by the owner, make a variance order authorizing...

(b) an increase in the intensity of an existing non-conforming use, other than a variance to increase the number of animal units in a non-conforming livestock operation; ...

Restriction on approvals

123 A subdivision of land must not be approved unless...

(b) the proposed subdivision conforms with

(i) the development plan by-law and zoning by-law, ...

Conditions of approval

135 A subdivision of land may be approved subject to one or more of the following conditions, which must be relevant to the subdivision:

1. Any condition necessary to ensure compliance with this Act or another Act, or the regulations made under them, or a development plan by-law, secondary plan by-law or zoning by-law...