

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 A CONDITIONAL USE under the
Town of Arborg Zoning By-Law #06-2011.**

HEARING LOCATION: Town of Arborg
Council Chambers
337 River Rd, Arborg, MB

DATE & TIME: June 24, 2026
10:00 am

APPLICATION: TA-26-06C

OWNER/APP: Olena Zhdanova

SUBJECT PROPERTY: RL 46-22-2E
366 St. Philips Dr.
Roll No. 57000

ZONE: "RG" Residential General Zone

PROPOSAL: To permit a Conditional Use for a "Home-Based Business" offering massage therapy services, being "Olena's Therapeutic Massage".

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



FOR ADDITIONAL INFORMATION: 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 ● website: 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. If you have received this notice in the mail, it already includes the circulation package.

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 9:00 a.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.

THE TOWN OF ARBORG ZONING BY-LAW 6-2011

PART I: SECTIONS 1 - 8
OPERATIVE AND INTERPRETIVE CLAUSES

Home-Based Business: means an occupation, profession, operation, business, service, trade, practice or office which:

- (a) Is carried on by an occupant of a dwelling unit;
- (b) Is intended as a profit-making operation; and;

PART III: SECTIONS 20 - 23
RESIDENTIAL ZONES

21.0 RG: Residential General Zone

21.1 General Purpose

The "RG" Residential General Zone is intended to provide for the establishment of single-family detached dwellings and may also include two-family dwellings.

21.6 Additional Regulations for Permitted and Conditional Uses

- (1) A Bed and Breakfast shall be developed in accordance with Section 61.0 of this By-law.
- (2) A Garden Suite shall be developed in accordance with Section 64.0 of this By-law.
- (3) A Guest House shall be developed in accordance with Section 63.0 of this By-law.
- (4) A Home-Based Business shall be developed in accordance with Section 60.0 of this By-law.
- (5) A Home Day Care shall be developed in accordance with section 62.0 of this By-law.
- (6) A Secondary Suite shall be developed in accordance with section 65.0 of this By-law.

21.2 Permitted Uses		
1) Accessory Use, Building and Structure	4) Institutional Facility for 4 or fewer persons under care	
2) Single-Family Dwelling		
3) Parks, Playgrounds, Tot Lots and similar uses		
21.3 Conditional Uses		
1) Bed & Breakfast	7) Institutional Facility for 5 or more persons under care	
2) Convenience Store	8) Religious Facility	
3) Garden Suite	9) Secondary Suite	
4) Guest House	10) Two-Family Dwelling	
5) Home-Based Business	11) Tea Rooms and Gift Shop	
6) Home Day Care		

PART IV: SECTIONS 31 - 67
GENERAL PROVISIONS

60.0 Home-Based Businesses

Home-Based Businesses (as defined) shall:

- (1) Requires a business license issued from the municipality;
- (2) Not detract from the neighborhood;
- (3) Be carried on solely by the members of the family residing in the same dwelling unit without the employment of other persons;
- (4) Have no exterior display, no advertising, no outdoor storage, and no other exterior indication of the home occupation or variation of the residential character of the principal or accessory building except as provided for herein;
- (5) Take up less than 50 per cent of the total floor area in the dwelling unit;
- (6) In the opinion of Council, not by reason of the emission of odor, dust, smoke, noise, gas, fumes, cinders, light, vibration, refuse matter or water carried waste become offensive or obnoxious and shall not create a nuisance beyond any site line; and
- (7) In the opinion of the Council, not cause the generation of undue traffic, parking problems, and congestion in the neighborhood.

APPLICANT'S PROPOSAL

Attn: Arborg Council

Re: Home Based Business

Business Name:

- Olena's Therapeutic Massage

Hours and Days of Operation:

- Monday to Friday, 10:00 AM - 6:00 PM, year-round

Average clients at a time / per day?:

- One client at a time, up to 4-5 clients per day

Possible Traffic Flow Increase:

- Very minimal; by appointment only

Available Parking:

- 2 parking spaces available on site

Potential increase of Noise/Dust/Fumes?:

- No noise, dust, or fumes expected

Proposed Signage:

- Small sign (approx. 18" x 24") to be placed on the front lawn near the entrance

Thank you for your consideration,

Sincerely,
Olena Zhdanova