

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:** August 26, 2026
6:30 p.m.

APPLICATION: TWB-26-11C

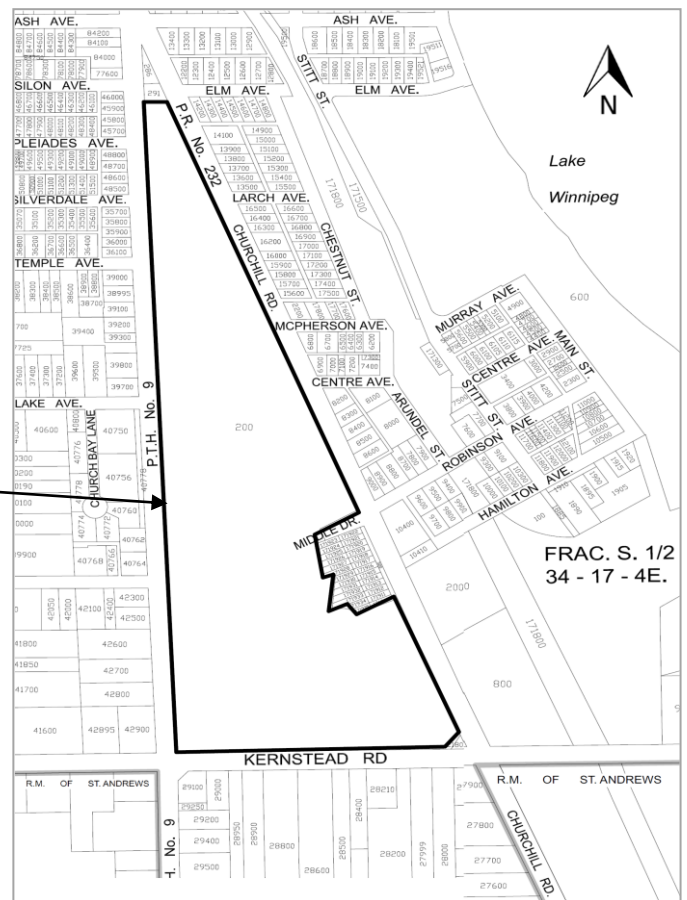
**SUBJECT
PROPERTY:** Pt. Lot A, Plan 36971
#366 Churchill Road
Pt. Roll No. 200

**OWNER:
APPLICANT:** 10097831 MB Ltd.
Anjali Schludermann

ZONE: "CH" Commercial Highway

PROPOSAL: To permit a Conditional Use
for a "*Commercial Resort*".

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



**FOR ADDITIONAL
INFORMATION:** Eastern Interlake Planning District • 62-2nd Avenue • 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. Please note, 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 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.

Site Plan



- LEGEND:
- RM RESIDENTIAL MULTIPLE FAMILY ZONE
 - R1-5 RESIDENTIAL SINGLE FAMILY ZONE
 - R1-12 RESIDENTIAL SINGLE FAMILY ZONE
 - CC COMMERCIAL CENTRAL ZONE
 - CH COMMERCIAL HIGHWAY ZONE

Pending subdivision approval for property splits in accordance with the previously approved re-zoned areas.

RM

Area of Conditional Use request for a "Commercial Resort"

CH

R1-12

Driving Range

X
X

Proposed placement of ZZ Pods as a phase of the Commercial Resort plan.

X
X

Existing temporary placement of ZZ Pods.

APPLICANT'S PROPOSAL

Attn: Town of Winnipeg Beach Council

The commercial Resort approval is for our zzz pods and future hotel. The zzz pods are a mobile unit with a glamping mentality. They will provide guests to Winnipeg Beach with more options on places to stay and more people can stay overnight in Winnipeg Beach. The hotel will be a future project which will include a water park. Again this will bring economic growth to Winnipeg Beach. Washrooms for the zzzpods are porta potties. The hotel later will be on its own actual system.

Each unit consists of 2 rooms per trailer with own heating and cooling system. Queen size bed, small desk area, mini fridge, microwave and coffee maker. There is a TV in each unit and a clothes closet with a full size mirror.

Thank you,
Anjali Schludermann
Owner of Ruby's Paradise

Town of Winnipeg Beach Zoning By-Law

6.0 Definitions

6.1 General Definitions

Terms and words in this By-law which are defined in *The Planning Act* have the meaning expressed in the *Act*. Other terms and words, unless the context otherwise requires, are defined as follows:

- 24) **Commercial Resort** means a commercial recreation establishment that may consist of one or more buildings containing single or Dwelling, Multiple Family units, as well as recreational and service facilities used on a seasonal basis. Other facilities that may be a part of the commercial resort development include tourist campsites, hotels, retail stores, eating and drinking establishments and outdoor participant recreation services.

14.0 CH: Commercial Highway Zone

14.1 General Purpose

To establish a Zone for high quality commercial development along major roadways within the Town of Winnipeg Beach.

14.3 Conditional Uses

- | | |
|---|--|
| 1) Agricultural Implement Sales and Service | 13) Equipment Rentals and Sales |
| 2) Amusement Establishment | 14) General Contractor Service |
| 3) Animal Shelter and Veterinary Service | 15) Hotel |
| 4) Auctioning Establishment | 16) Indoor Participant Recreation Service |
| 5) Automotive and Equipment Repair Shop | 17) Mobile Home Sales |
| 6) Child Care Service | 18) Outdoor Participant Recreation Service |
| 7) Commercial Resort | 19) Private Club |
| 8) Commercial School | 20) Religious Assembly |
| 9) Dwelling, Multiple Family (BL 14-2015) | 21) Tourist Campsite |
| 10) Dwelling, Semi-Detached (BL 14-2015) | 22) Tourist Cottage Establishment |
| 11) Dwelling, Townhouse or Row (BL 14-2015) | 23) Warehouse Sales |
| 12) Dwelling, Two Family (BL 14-2015) | |