

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 VARIATION under the
Town of Arborg Zoning By-Law #6-2011, as amended.**

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

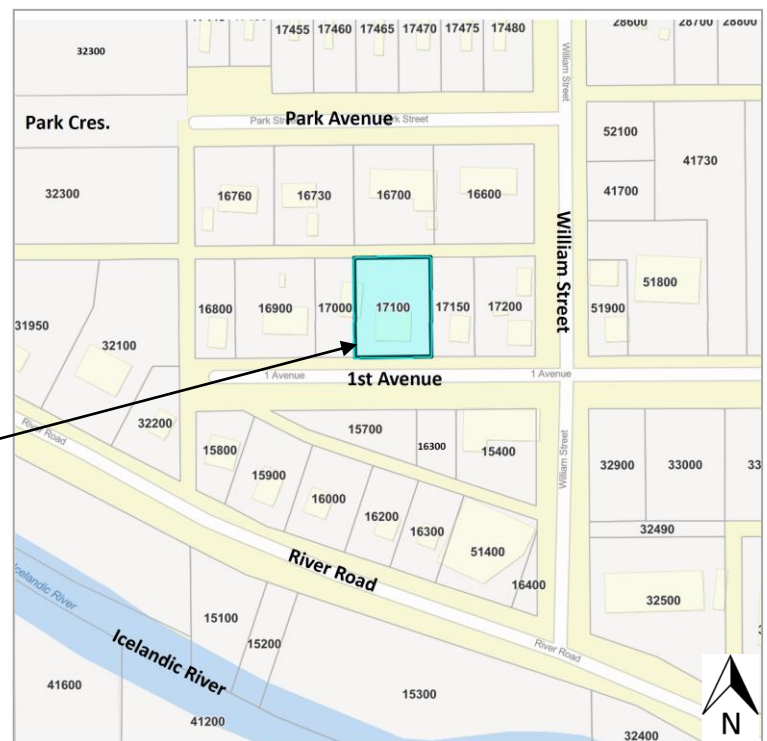
DATE & TIME: August 26, 2026
9:30 a.m.

APPLICATION: TA-26-14V

AREA AFFECTED: Lot 14/15, Blk 3, PI 2337
289 First Avenue
Roll No. 17100

OWNER: K. & M. Reimer
APPLICANT: E. Shore, Thorough Build

ZONE: "RG" Residential
General Zone



PROPOSAL: To increase the maximum allowed front yard open deck projection into a front yard from 6' to 14', leaving a property line setback of 11' from the deck edge to the front yard property line.

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.** 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.

TOWN OF ARBORG

ZONING BY-LAW NO. 6-2011

PART IV: SECTIONS 31 - 67 GENERAL PROVISIONS

36.0 Projections into Yards

Except as herein provided, every part of a required yard shall be open and unobstructed from the ground to the sky, save for trees, shrubs, gardens, fences and driveways:

- (2) An open, unenclosed and uncovered porch, a paved terrace or a deck may project into a required front yard for a distance not exceeding six (6) feet, with a corner side yard up to 50% of the width of the corner side yard; and into a required rear yard for a distance not exceeding twelve (12) feet, but this shall not be interpreted to include or permit fixed canopies. An open, unenclosed and uncovered porch, a paved terrace or a deck may project into a required side yard provided that the required side yard is not reduced to less than three (3) feet.

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.

21.4	Site Regulations Permitted and Conditional Uses
1)	Site Area min. 6,000 sq. ft.
2)	Site Width min. 60 ft.
3)	Front Yard min. 25 ft.
4)	Side Yard min. 5 ft.
5)	Corner Side Yard min. 10 ft.
6)	Rear Yard min. 25 ft.
7)	Building Height max. 35 ft.
8)	Site Coverage max. 50 %
9)	Unit Area min. 800 sq. ft.

Admin Note: Setback of 25' less allowed projection of 6' = required setback of 19' from property line to edge of open deck.

