

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 VARIATION
under the Town of Winnipeg Beach Zoning By-law #08-2012, as amended

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

DATE & TIME: September 23, 2026
6:00 pm

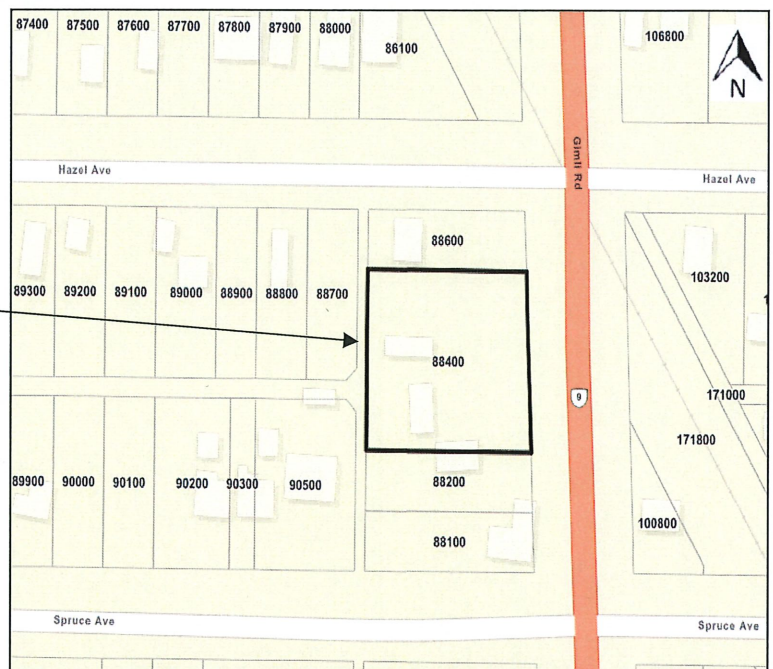
AREA AFFECTED: Lot *3/4/5, Block 2, Plan 850
#474 PTH 9
Roll No. 88400

ZONE: "CH" Commercial Highway

APP/OWNER: 5459541 Manitoba Ltd.

APPLICATION: TWB-26-16V

PROPOSAL: To reduce the minimum required property line setback for the rear yard from 20' to 10' for the construction of an addition and expansion to an existing business being "Salty's Drive Inn" to include a convenience store.



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.

Sections 12 – 14: Commercial Zones

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.

14.2 Permitted Uses

- | | |
|--|---|
| 1) Automotive and Recreational Vehicle Sales | 15) Motel |
| 2) Business Support Service | 16) Non-Accessory Parking |
| 3) Convenience Retail Store | 17) Outdoor Amusement Establishment |
| 4) Convenience Vehicle Rentals | 18) Personal Service Shop |
| 5) Drive-In Food Service | 19) Professional, Financial, and Office Support Service |
| 6) Eating and Drinking Establishment | 20) Protective and Emergency Service |
| 7) Gas Bar | 21) Public Park |
| 8) General Retail Store | 22) Public Utility |
| 9) General Storage | 23) Rapid Drive-Through Vehicle Service |
| 10) Government Service | 24) Service Station |
| 11) Greenhouse, Plant and Tree Nursery | 25) Spectator Entertainment Establishment |
| 12) Health Service | 26) Truck Sales and/or Rentals |
| 13) Household Repair Service | 27) Utility Service |
| 14) Limited Contractor Service | |

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) | |

14.4 Site Regulations Permitted and Conditional Uses

Site Area	N/A
Front Yard	min. 25 ft.
Floor Area Ratio	max. 1
Site Width	min. 50 ft.
Rear Yard	min. 20 ft.
Building Height	max. 35 ft. or 3 storeys

14.5 Site Regulations Accessory Uses and Buildings

Site Area	N/A
Front Yard	min. 25 ft.
Floor Area Ratio	N/A
Site Width	N/A
Rear Yard	min. 10 ft.
Building Height	max. 20 ft.
Spatial Separation	Per the Manitoba Building Code

We propose extending the existing restaurant building, being Salty's Drive Inn, and developing a new convenience store on the property. We would like to position the buildings with a 10-foot setback from the rear property line, subject to Council approval and obtaining all applicable building permits and requirements.

Thank you for your consideration.

Nihil Sharma

