

EASTERN INTERLAKE PLANNING DISTRICT

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 person(s) who wish to make them in respect to the following matter:

THE EASTERN INTERLAKE PLANNING DISTRICT BY-LAW NO. 02-2026
being an amendment to the Eastern Interlake Planning District's
Development Plan By-law No. 01-2022

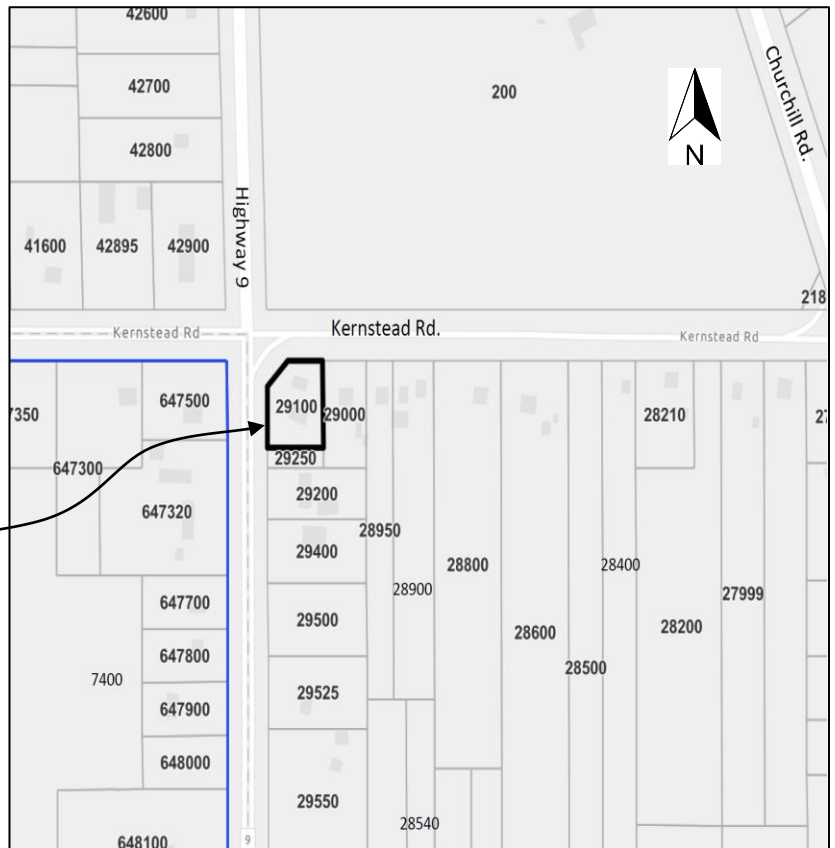
**HEARING
LOCATION:** Town of Winnipeg Beach
Council Chambers
29 Robinson Street
Winnipeg Beach, MB

**DATE &
TIME:** October 1, 2026
5:00 pm

APPLICATION: TWB-26-02A

**AREA
AFFECTED:** Pt. NW ¼ 27-17-04 EPM,
Being Lot 1, Block 1,
Plan 16624,
111 No. 9 Hwy.
Roll 29100

**GENERAL
INTENT:** To re-designate an area
in the Town of Winnipeg
Beach from "Urban
Residential Area" to
"Commercial General
Area".



**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.

DEVELOPMENT PLAN AMENDMENT PROCESS

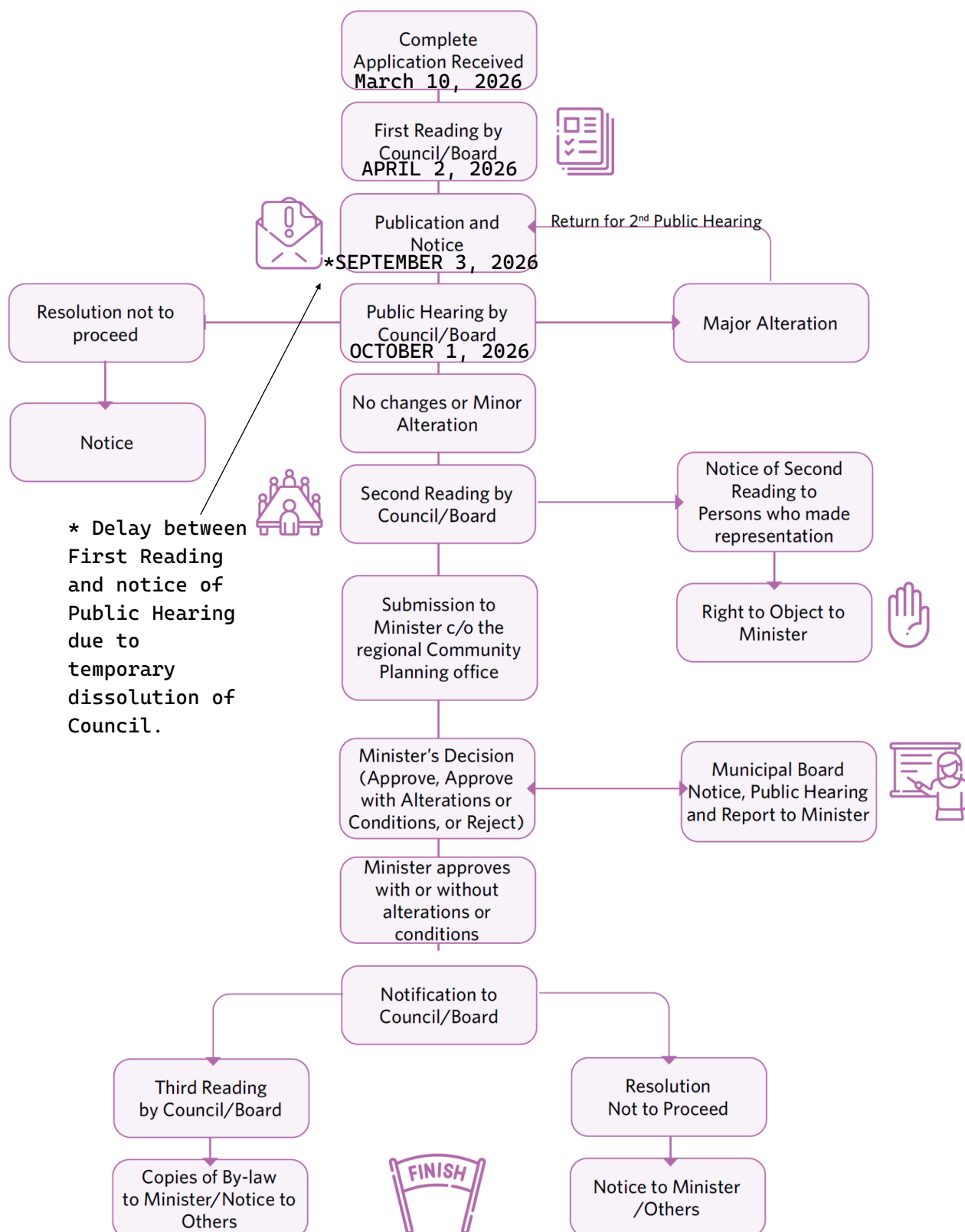
This is to notify you that a request has been made to amend a portion or portions of the Eastern Interlake Planning District's Development Plan By-Law, through the **amendment process**, as specified under **Part 4 of the Planning Act**.

THE FOLLOWING POINTS HIGHLIGHT THE PROCESS:

1. An amendment may be initiated by the Planning District, Council or an owner of property.
2. Adoption and any subsequent amendments of a Development Plan By-Law requires three readings and approval from the Provincial Minister of Municipal and Northern Relations.
3. Before or after the Board gives first reading of the development plan by-law, the Board must hold a public hearing to receive representations from any person on the proposed development plan, and give notice of the hearing in accordance with *the Planning Act*.
4. If you have concerns or comments, for or against the amendment, you may attend the hearing as set out in the notice and/or send a letter outlining your concerns/comments for or against the application:
 - By regular mail, e-mail or hand delivered 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 3:00 p.m.** on the day of the hearing. Letters not meeting this minimum time will have to be submitted directly to the Board of the Eastern Interlake Planning District at the hearing.
5. After all considerations, the Planning District Board shall then make a decision to:
 - Pass a resolution not to proceed with the by-law, essentially rejecting the application; or.
 - Pass a resolution giving the By-Law second reading. Notice of second reading must be sent to the Minister of Municipal and Northern Relations for a decision.
 - Third reading of the By-Law may only be provided with ministerial approval.

The Planning Act

Adoption Process for Development Plans and Development Plan Amendments



EASTERN INTERLAKE PLANNING DISTRICT

BY-LAW NO. 02-2026

BEING a By-law of the Eastern Interlake Planning District Board to amend the Eastern Interlake Planning District's Development Plan By-law No. 01-2022, as amended;

WHEREAS Section 56 of *The Planning Act* provides that a Development Plan By-law may be amended in accordance with the *Planning Act*;

NOW THEREFORE the Board of the Eastern Interlake Planning District, in a meeting duly assembled, enacts as follows:

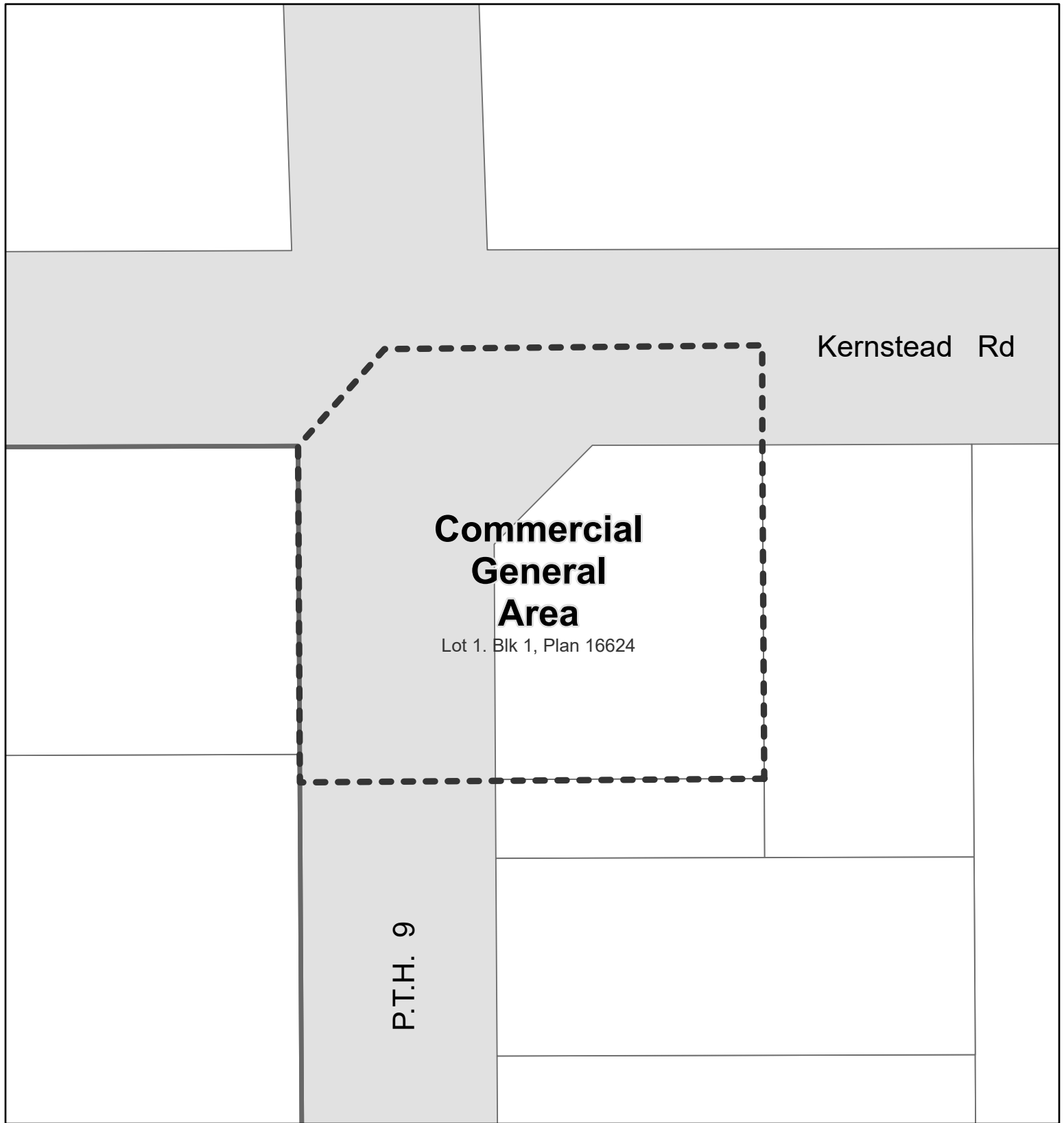
That Schedule "A", Section "7 Maps", subsection "7.2 Land Use Designation Maps" and "Map 7.2.6 Town of Winnipeg Beach" attached to and being part of the Eastern Interlake Planning District Development Plan By-law No. 01-2022, is hereby amended by re-designating Pt. NW ¼ 27-17-04 EPM 1, Being Lot 1, Block 1, Plan 16624 WLTO from "Urban Residential Area" to "Commercial General Area" as shown outlined in heavy dashed line on the map attached hereto and marked as Schedule "A" to this By-law.

DONE AND PASSED by the Board of the Eastern Interlake Planning District assembled in the _____ in the **Province of Manitoba** this _____ day of _____, **20**____.

Read a first time this	<u>2nd</u>	day of	<u>April</u>	A.D. 2026.
Read a second time this	<u> </u>	day of	<u> </u>	A.D. 202 <u> </u> .
Read a third time this	<u> </u>	day of	<u> </u>	A.D. 202 <u> </u> .

Robert Thorsteinson, Chair

Nancy Thom, CAO/Development Officer



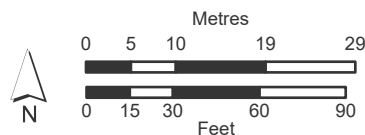
Schedule "A"

Attached to By-law No. 02-2026 of the Eastern Interlake Planning District amending Section "7 Maps", subsection "7.2 Land Use Designation Maps", and "Map 7.2.6 Town of Winnipeg Beach" of the Eastern Interlake Planning District Development Plan By-law No. 01-2022.

Pt. NW ¼ 27-17-04 EPM1
Being Lot 1, Block 1,
Plan 16624 WLTO

 Limit of area affected

FROM: Urban Residential Area
TO: Commercial General Area



Date: March 25, 2026

Manitoba 
Community Planning Services
Municipal and Northern Relations

4.2 COMMERCIAL AREAS

A region's long-term economic viability and sustainability relies upon a supply of land suitable for commercial development. Generally, commercial development is concentrated in existing communities to strengthen their role as service centres, maximize existing investment and minimize public expenditure. The EIPD provides two commercial land use designations, focused on the communities of Arborg, Gimli urban area, Riverton and Winnipeg Beach, to accommodate various sizes and types of commercial development.

- The **Central Business District (CBD)** land use designation applies to the downtown areas, which is the heart and focus of a community. It is the most visible indicator of a community's economic vitality, as well as cultural identity and social well-being.
- The **Commercial General Area (CG)** land use designation accommodates commercial development at locations outside of the Central Business District, generally in clusters that benefit from larger lots and exposure to target markets.

OBJECTIVES

CBD	To support commercial and community service provision, encourage civic vitality and strengthen community identity.
CG	To accommodate commercial development that complements the Central Business District.
4.2.3 CG	The Commercial General Area (CG) accommodates commercial facilities or services outside of the Central Business District where it is demonstrated the primary function or service is to serve:
<i>Distinct</i>	(a) A distinct district or neighbourhood, where development is generally: (i) Clustered in form and served by collector or arterial streets; and (ii) Complementary to the Central Business District, and does not duplicate or directly compete with the downtown. The Commercial General Area may include larger developments with outdoor display and storage needs such as automobile sales, agricultural machinery sales, recreational vehicle sales, building supply centres or garden centres.
<i>Travelling</i>	(b) The travelling public, such as gas stations and drive-in restaurants, provided the facility or service is located on a corridor identified for use or a node that connects multiple modes of transportation. Zoning by-laws shall further define zones regarding commercial uses within the Commercial General Area land use designation, such as a Highway Commercial zone for uses that cater to the travelling public to ensure protection of the safe and efficient function of the transportation corridor.
4.2.7 Standards	Development standards for commercial areas may be included to address matters such as active transportation and road network, parking area design, signage, streetscaping, and building siting, scale and character.
4.2.8 Zones	The Central Business District Area and Commercial General Area shall correspond with appropriate commercial zones in the zoning by-laws. For example, a Highway Commercial zone shall be created under the Commercial General Area, where appropriate per Policy 4.2.3. Notwithstanding the aforementioned, lands may be zoned to reflect current land use pending demand for development. Land shall be zoned appropriately at the time of subdivision and development.

EIPD Admin Note: If the re-designation amendment to "Commercial General Area" is approved, there will be a future proposed re-zoning amendment to "CH" Commercial Highway Zone.

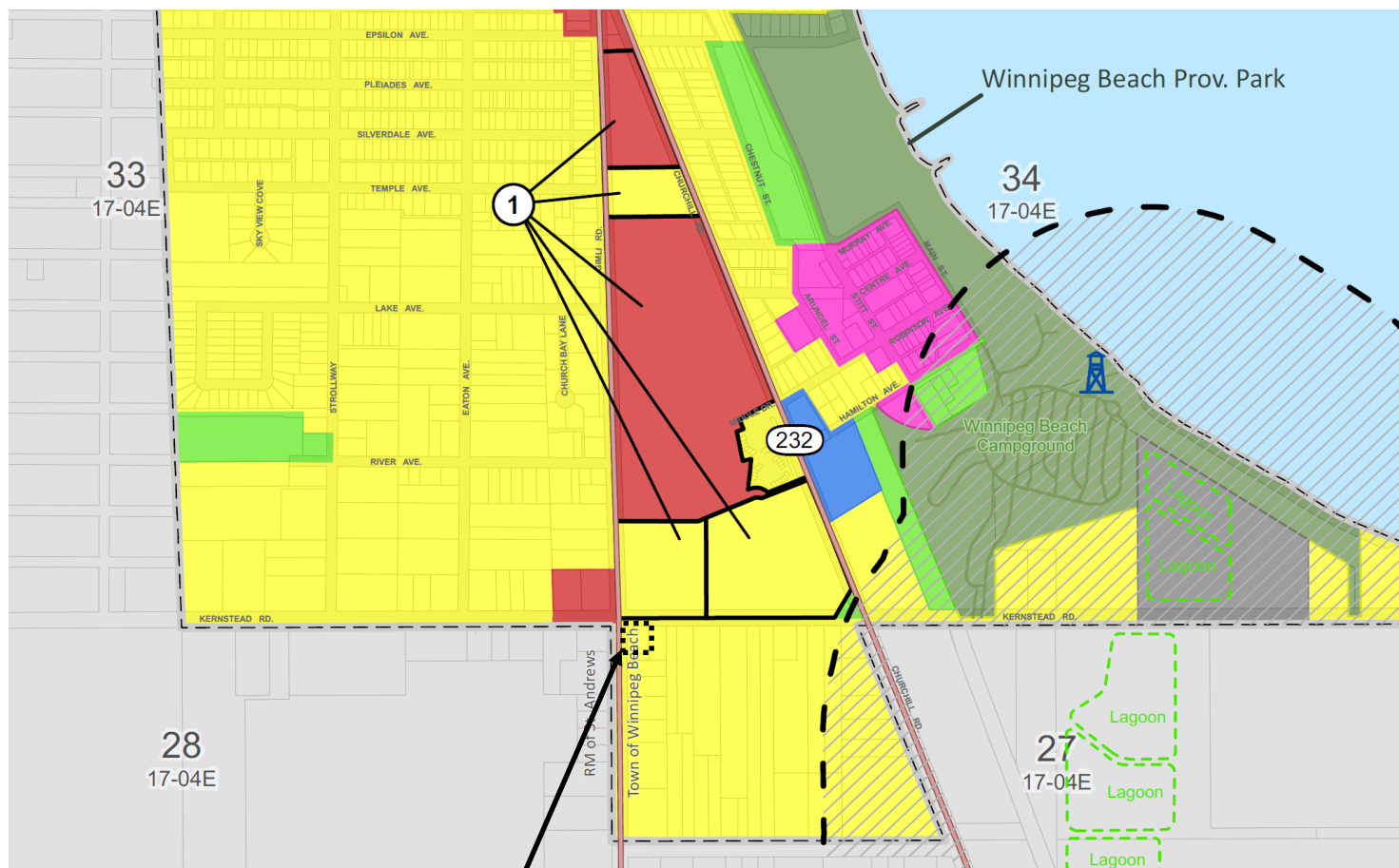
EASTERN INTERLAKE DEVELOPMENT PLAN

BY-LAW 01 - 2022

Map 7.2.6

Town of Winnipeg Beach

LAND USE DESIGNATION MAP BY-LAW 01-2022



Lot 1, Block 1,
Plan 16624
Area of re-designation

Land Use Designations

- Agriculture Rural - Limited Area
- Central Business District
- Commercial General Area
- Industrial Area
- Institutional Area
- Parks, Recreation and Open Space Area
- Lake Residential Area
- Urban Residential Area
- Restricted Development Overlay

Crown and Provincial Lands

- Provincial Park

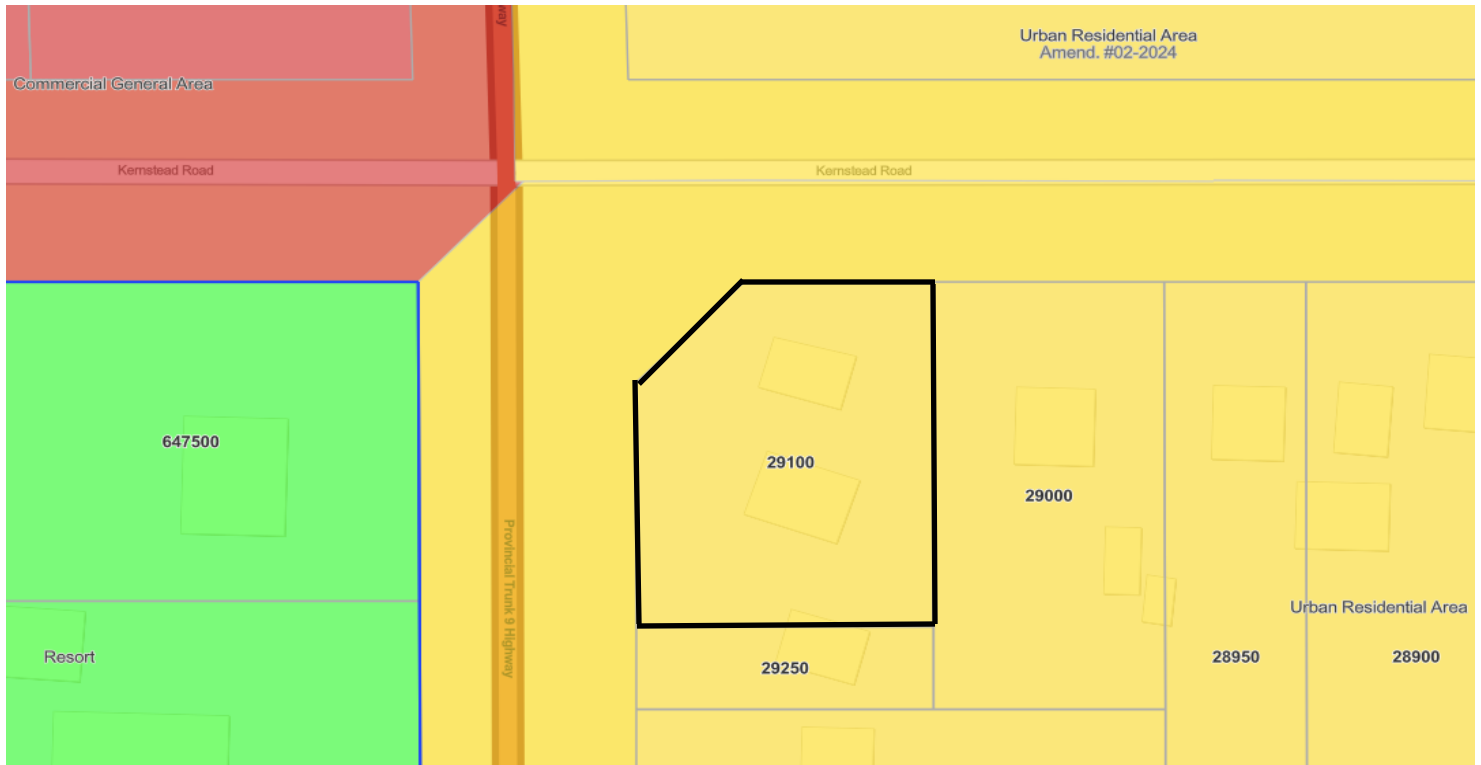
Other features

- Provincial Trunk Highway
- Provincial Road
- Town Boundary
- Water body
- Assessment Parcels



Manitoba
Department of Municipal Relations
Community Planning





Redesignate Roll 29100 in the Town of Winnipeg Beach from Urban Residential Area to Commercial General Area



APPLICANT'S PROPOSAL

Re: Redesignation Application - Urban Residential Area to Commercial General Area

Property Address: 111 No. 9 Highway **Legal Description:** 1-1-16624

Dear EIPD,

I am writing to formally request the redesignation of the property located at 111 No. 9 Highway, Winnipeg Beach, Manitoba, from *Urban Residential Area* to *Commercial General Area*.

Purpose of Redesignation:

The intent of this redesignation application is to allow the property to be leased to an eavestrough installation and maintenance company, that I subsequently own. The business operations will include office administration, scheduling, and light storage of tools and equipment used for eavestrough installation and repair services. No retail storefront or heavy industrial activity is planned. The company anticipates minimal daily traffic, limited to a few staff vehicles and occasional delivery of materials.

Rationale:

- The subject property is situated in an area that is transitioning toward mixed-use and light commercial activity.
- Redesignation would support local economic development by providing space for a growing small business.
- The proposed use is low-impact, with limited noise, traffic, or environmental disruption to surrounding properties.
- The company's operations are during regular business hours, and no overnight work or hazardous materials will be involved.
- Adequate parking is available on-site, and the property complies with all relevant building and safety codes.

Supporting Information Enclosed:

- Property site plan and drawings for proposed addition to existing building
- Business use description

Please consider my signature below as my confirmation that we are willing to pay for all costs incurred by the Eastern Interlake Planning District in conjunction with processing this amendment including mapping, printing, reproduction, planning, engineering, surveys and advertising costs.

If the redesignation application is approved, a rezoning application would then be submitted to rezone the property to "CH" Commercial Highway to operate this business, which may include a conditional use application and approval as well.

I am committed to ensuring the business integrates smoothly with the neighborhood and am open to working with the planning department and community members to address any concerns. I respectfully request your favorable consideration of this redesignation application.

Thank you for your time and consideration.

Sincerely, *Fred Grushka*

Business Use Description

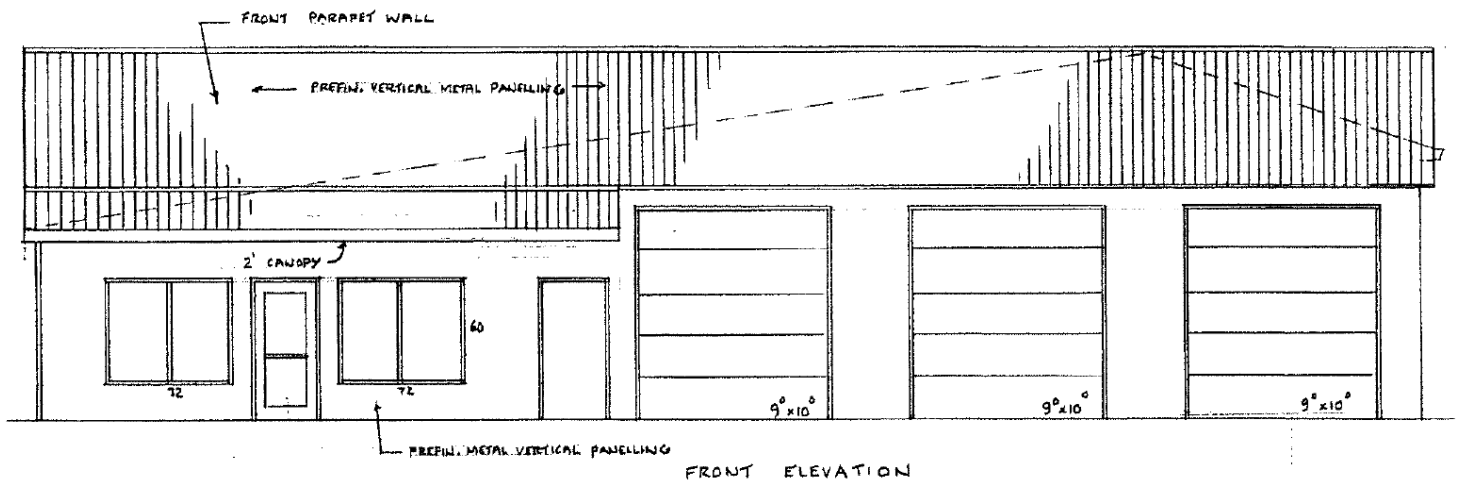
Proposed Tenant: Grushka's Gutters Ltd. - Eavestrough Installation & Maintenance Services

Property Address: 111 No. 9 Highway-Winnipeg Beach

The proposed commercial use of the property is to serve as the administrative and operations hub for a local eavestrough (gutter) installation and maintenance company. The primary business activities conducted at this location will include:

- **Administrative Functions:** Office space for scheduling jobs, invoicing, customer service, and general business management.
- **Storage:** Secure indoor storage of small tools, equipment, ladders, and installation materials. There will be no large-scale warehousing or storage of hazardous materials.
- **Employee Dispatch:** The property will be used as a base for a small crew of 3-5 employees who will park on-site, load materials, and depart to job sites during standard working hours.
- **Vehicle Use:** The business will operate a limited number of service vehicles (vans or pickup trucks). All vehicles will be parked on-site after hours in designated parking spaces.
- **Customer Interaction:** The property will not serve as a retail location. All customer engagement will be handled via phone, email, or scheduled site visits. No walk-in business is expected.
- **Hours of Operation:** Monday through Friday, 7:30 AM - 5:00 PM, with occasional Saturday. No overnight work or activity will take place on-site.

This business is low-impact and neighborhood-friendly, with minimal noise, traffic, or disruption. All operations will comply with local bylaws, zoning regulations, and environmental standards.





SITE PLAN

SCALE: 1" = 50'-0"

