

NOTICE OF PUBLIC HEARING

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

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 8 – 11: Residential Zones

9.0 R1-5: Residential Single Family Zone

9.1 General Purpose

To establish a Zone primarily for serviced Single Family Dwellings on minimum 5,000 sq. ft. sites as well as associated or compatible uses.

9.4 Site Regulations Permitted and Conditional Uses	9.5 Site Regulations Accessory Uses and Buildings																																										
<table><tr><td>Site Area</td><td>min. 5,000 sq. ft.</td></tr><tr><td>Site Width</td><td>min. 50 ft.</td></tr><tr><td>Front Yard</td><td>min. 25 ft.</td></tr><tr><td>Rear Yard</td><td>min. 25 ft.</td></tr><tr><td>Side Yard</td><td>min. 5 ft.</td></tr><tr><td>Corner Side Yard</td><td>min. 10 ft.</td></tr><tr><td>Site Coverage</td><td>max. 40%</td></tr><tr><td>Building Height</td><td>max. 25 ft. or 2 storeys</td></tr><tr><td>Dwelling Area</td><td>min. 600 sq. ft.</td></tr><tr><td>Dwelling Width</td><td>min. 20 ft.</td></tr></table>	Site Area	min. 5,000 sq. ft.	Site Width	min. 50 ft.	Front Yard	min. 25 ft.	Rear Yard	min. 25 ft.	Side Yard	min. 5 ft.	Corner Side Yard	min. 10 ft.	Site Coverage	max. 40%	Building Height	max. 25 ft. or 2 storeys	Dwelling Area	min. 600 sq. ft.	Dwelling Width	min. 20 ft.	<table><tr><td>Site Area</td><td>N/A</td></tr><tr><td>Site Width</td><td>N/A</td></tr><tr><td>Front Yard</td><td>min. 25 ft.</td></tr><tr><td>Rear Yard</td><td>min. 5 ft. (BL 10-2017)</td></tr><tr><td>Side Yard</td><td>min. 2 ft.</td></tr><tr><td>Corner Side Yard</td><td>min. 10 ft.</td></tr><tr><td>Site Coverage</td><td>max. 10%</td></tr><tr><td>Building Height</td><td>max. 20</td></tr><tr><td>Building Area</td><td>max. 1,200 sq. ft. (BL 14-2015)</td></tr><tr><td>Building Width</td><td>N/A</td></tr><tr><td>Spatial Separation</td><td>min. 6 ft.</td></tr></table>	Site Area	N/A	Site Width	N/A	Front Yard	min. 25 ft.	Rear Yard	min. 5 ft. (BL 10-2017)	Side Yard	min. 2 ft.	Corner Side Yard	min. 10 ft.	Site Coverage	max. 10%	Building Height	max. 20	Building Area	max. 1,200 sq. ft. (BL 14-2015)	Building Width	N/A	Spatial Separation	min. 6 ft.
Site Area	min. 5,000 sq. ft.																																										
Site Width	min. 50 ft.																																										
Front Yard	min. 25 ft.																																										
Rear Yard	min. 25 ft.																																										
Side Yard	min. 5 ft.																																										
Corner Side Yard	min. 10 ft.																																										
Site Coverage	max. 40%																																										
Building Height	max. 25 ft. or 2 storeys																																										
Dwelling Area	min. 600 sq. ft.																																										
Dwelling Width	min. 20 ft.																																										
Site Area	N/A																																										
Site Width	N/A																																										
Front Yard	min. 25 ft.																																										
Rear Yard	min. 5 ft. (BL 10-2017)																																										
Side Yard	min. 2 ft.																																										
Corner Side Yard	min. 10 ft.																																										
Site Coverage	max. 10%																																										
Building Height	max. 20																																										
Building Area	max. 1,200 sq. ft. (BL 14-2015)																																										
Building Width	N/A																																										
Spatial Separation	min. 6 ft.																																										

Sections 33 – 50: General Development Regulations

38.3 Accessory Buildings in Residential Zones

In a Residential Zone:

- 1) An accessory building or structure shall not be used as a Dwelling.
- 2) Accessory Buildings and Structures shall be located on a site as follows:
 - a) where the accessory building is attached to a main building, it shall be subject to, and shall conform to, all regulations of this By-law applicable to the main building; and
 - b) where the accessory building is detached from the main building, it shall not be located closer than the front wall of the main building, this provision excludes lakefront properties.

Applicant's Proposal



The current location of the sea can is the only viable option due to the irregular layout and unique positioning of the buildings on my lot. This placement offers maximum convenience, allowing direct drive-off access from the driveway for efficient loading and unloading. Additionally, keeping it tucked away ensures it remains out of sight, significantly reducing the risk of theft and vandalism.

I hope this provides sufficient context for the placement, and I appreciate your cooperation and understanding.

Thanks,

Justin Gevoga

