

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: October 28, 2026
6:00 pm

AREA AFFECTED: Lot 8, Block 1, Plan 2357
#26 Grove Street
Roll No. 20600

ZONE: "R1-5" Residential
Single Family Zone

OWNER: Michelle Laham Szutiak
APPLICANT: Curtis Pilat

APPLICATION: TWB-26-18V

PROPOSALS:

1. To allow for an accessory structure, being a new detached garage, on a site that does not contain a principal building, being a dwelling.
2. To increase the maximum allowed accessory building (new garage):
 - size from 1,200 sq. ft. to 1,568 sq. ft.; and
 - height from 20 ft. to 22 ft.
3. To increase the maximum allowed site coverage for all accessory buildings on site from 10% to 27.34% (1,194.5 sq. ft. to 3,264 sq. ft.).

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 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.

9.2 Permitted Uses

- | | |
|-------------------------------------|-------------------|
| 1) Dwelling, Single Family | 3) Public Park |
| 2) Protective and Emergency Service | 4) Public Utility |

9.3 Conditional Uses

- | | |
|---------------------------------|---|
| 1) Bed and Breakfast Home | 8) Home Occupation |
| 2) Child Care Service | 9) Guest House |
| 3) Community Recreation Service | 10) Institutional Facility |
| 4) Dwelling, Manufactured Home | 11) Public Education Service |
| 5) Dwelling, Modular Home | 12) Public Library and Cultural Exhibit |
| 6) Dwelling, Semi-Detached | 13) Religious Assembly |
| 7) Dwelling, Two Family | 14) Utility Service |

9.4 Site Regulations Permitted and Conditional Uses

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.

9.5 Site Regulations Accessory Uses and Buildings

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

38.0 Accessory Uses and Buildings

38.1 Accessory Uses and Buildings: General Regulations

- 4) No accessory building or structure shall be constructed on any site prior to the time of construction of the principal building to which it is accessory.

APPLICANT'S PROPOSAL

To whom this may concern,

I have been asked to clarify the Variance proposal submitted for this property.

The owner, Michelle Laham Szutiak, would like to build a 28' x 58' garage on [26 Grove Street, Winnipeg](#) Beach. There are currently and have historically been 3 cabins on this property - a main dwelling and 2 guest cabins. The two guest cabins at the back of the property will be removed from the lot prior to construction (and replaced with) this new garage. The main dwelling was historically used but fell into disrepair in recent years, while the owners (Michelle's elderly parents) were dealing with health issues. For the past many years, Michelle on behalf of her parents, had tried repeatedly to work with Winnipeg Beach council toward a plan for remedial work on the main dwelling and the lot. The communications with prior council were hostile, disparaging, and unproductive, with 1 council member even reportedly trying to purchase the property at a very low price because the house needed repair and knew Michelle was unable to do the work without council approval.

Michelle recently acquired this property from her parents, and has engaged me to undertake the renovation of the main cabin. She is aware that there has been a new council and so far, is encouraged by the cooperation and responsive communications of the new administration. The first step in this process is to construct a garage to hold our tools, materials, and supplies needed for the extensive renovations of the main cabin. The garage is needed as there have been ongoing issues with break-ins into both the main house and guest cabins in the past few years and even squatters sheltering there. For these reasons, the structures were boarded up and even deck boards removed in attempts to keep thieves and vagrants out. The difficulties with council and inability to work cooperatively to address these issues with council have resulted in this property not being able to be used or renovated. Michelle is eager to move forward with this work and to commence this work this spring and to restore this property so it can again be used for the family.

Please let us know if there are any other questions.

Thanks, Curtis

