



PORTAGE LA PRAIRIE PLANNING DISTRICT

800 Saskatchewan Ave. W.

Portage la Prairie, Manitoba R1N 0M8

Phone: (204) 239-8345

Fax: (204) 239-8319

www.ptgplanningdistrict.ca



"NOTICE OF HEARING OF APPLICATION FOR VARIANCE"

November 23, 2023

The Variation Board of the CITY OF PORTAGE LA PRAIRIE under the authority of The Planning Act will hold a HEARING at Council Chambers, City Hall, 97 Saskatchewan Avenue East, Portage la Prairie, Manitoba on **Monday the 11th day of December, 2023 at 6:00 p.m.** Council will hear any person who wishes to make a representation regarding the Variation. People are encouraged to submit their comments or questions in advance of the public hearing by mail or email. All submissions will be read by the City's Manager of Administration during the public hearing.

File Number: PC 80-23

Applicant: Jagbir Sembhi

Subject: To vary the following in a 'R2' Residential Two-Family Zone:

- a) site area requirement of 930 square metres to be reduced to 576.92 square metres;
- b) site width requirement of 30.5 metres to be reduced to 16.45 metres;
- c) front yard requirement of 7.5 metres to be reduced to 3.9 metres;
- d) north side yard requirement of 3.6 metres to be reduced to 3.35 metres;
- e) south side yard requirement of 3 metres to be reduced to 1.5 metres;
- f) maximum site coverage of 40% to be increased to 42.3%;
- g) maximum building height of 9.1 metres to be increased to 11.03 metres; and
- h) minimum number of parking stalls requirement of 9 stalls to be reduced to 6 stalls.

Civic: 59 3rd Street NW

Legal: Lots 68/69 Plan 18
Parish of Portage la Prairie

For Further
Information
Contact: Portage la Prairie Planning District
204-239-8345
ggesell@ptgplanningdistrict.ca

Documents related to the matter to be considered at the hearing may be inspected or copied at the Planning District office indicated above.

See attached for more information.

Grant Gessell- General Manager / Development Officer