

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 CONDITIONAL USE under the  
Gimli Zoning By-law #11-0013, as amended**

**HEARING  
LOCATION:** RM of Gimli Council Chambers  
62 - 2<sup>nd</sup> Avenue  
Gimli, Manitoba

**DATE &  
TIME:** March 11, 2026  
10:30 am

**APPLICATION:** RMG-26-01C

**SUBJECT  
PROPERTY:** Lot 28, Blk 1, Plan 13729  
257 Parkside Drive  
Roll No. 381235

**APPLICANT/  
OWNER:** Dmytro Kozyr /  
Kristine Arnason

**ZONE:** "RS" Residential  
Single Family Zone

**PROPOSAL:** To permit a Conditional  
Use for a "*Home  
Occupation*" offering  
repairs for computers,  
phones, etc., named  
"*This Guy*".



**FOR  
INFORMATION  
CONTACT:** Nancy Thom, CAO/Development Officer, Eastern Interlake Planning District  
62-2<sup>nd</sup> Ave. - Box 1758, Gimli, MB R0C 1B0  
Phone: 204-642-5478 Fax: 204-642-4061  
e-mail: [eipd@eipd.ca](mailto:eipd@eipd.ca) website: [www.interlakeplanning.com](http://www.interlakeplanning.com)

A copy of the proposal and supporting material may be provided upon request to the contact person mentioned above. Please note, if you have received this notice in the mail, the proposal and supporting material are enclosed.

**Please Note: 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 9:00 a.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.

# APPLICANT'S PROPOSAL

Attn: RM of Gimli Council  
Re: Home Occupation Request

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In October 2024 I received conditional use approval to run my service/repair business in the home that I was renting located on 39-4th Avenue, Gimli. I am in the process of purchasing this home on 257 Parkside Drive and wish to continue running my business from my new location.

Proposed Hours of Operation:

- Monday – Friday 9am to 9pm; and
- Saturday -Sunday from 9am to 9pm.

Anticipated Customers:

- 2-3 max at a time, but usually 1 (one);
- Max 10 customers in a day, but usually 2-3 (some days maybe nobody)

Other considerations:

- Minimal increase to traffic flow.
- Can accommodate parking onsite.
- The business would not generate any noise, dust, fumes, etc.

Thank you for your consideration.

Sincerely,  
Dmytro Kozyr

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## RM of Gimli Zoning By-law Excerpts

### Part 1: Interpretation

- .72 “**Home Occupation**” means any business activity which includes manufacturing, sales, a commercial or professional operation, business, service, trade, practice, office or use which is carried on or in or from a dwelling unit and or its permitted accessory buildings, is intended as a profit making operation, is clearly incidental to, accessory to, or secondary to the residential use of the dwelling unit and **may expect patrons or clients to attend the location for said goods and/or services.** (BL 21-0012 consolidation note: the highlighted word was intended word. See this bylaw -flag for future update.)

**3.36 Home Occupations** (BL 21-0012)

For the purpose of this By-Law, a Home Occupation has two classifications with respect to requiring a conditional use:

- .1 If patrons and or clients do not attend the location for goods and or service, the Home Occupation would not require conditional use approval.
- .2 If patrons and or clients do attend the location for goods and service, the Home Occupation shall require conditional use approval.

Both classifications may also require a business license from the municipality and both shall:

- .1 Not detract from the neighbourhood;
- .2 Be carried on solely by the members of the family residing in the same dwelling unit; the employment of other persons may be considered on a case-by-case basis, subject to Council's approval;
- .3 In residential zones, have no exterior display, no advertising, no outdoor storage, and no other exterior indication of the home occupation or variation of the residential character of the principal or accessory building, with the exception of one (1) identification sign not exceeding two (2) square feet in area;
- .4 Take up less than fifty percent (50%) of the total floor area in the dwelling unit, but may take up all floor area in a permitted accessory building and/or structure;
- .5 In the opinion of Council, not by reason of the emission of odour, dust, smoke, noise, gas, fumes, cinders, light, vibration, refuse matter or water carried waste become offensive or obnoxious and shall not create a nuisance beyond any site line;
- .6 In the opinion of Council, not cause the generation of undue traffic, parking problems, and congestion in the neighbourhood; and
- .7 Not have yard, garage and/or basement sales and the like more than twice a year.

Part 4: Zones

**Table 4.2-1**  
**Residential Use Table** (BL 21-0012)

P = Permitted; C = Conditional; - = Not Permitted					
Use	Zones				
Other Uses	RS	RT	RM	SRR	SRG
Amusement Park	-	-	-	-	C
Athletic, Sports or Recreation Area	C	C	C	C	P
Bed & Breakfast See section 3.37	C	C	C	C	P
Campground, Travel Trailer Park or Summer Camp	-	-	-	-	C
Commercial Resort	-	-	-	C	C
Craft Brewery or Winery	-	-	-	C	C
Gas Bar	-	-	-	C	P
Golf Course	C	C	C	C	P
Home Day Care	C	C	C	C	C
Home Occupation See section 3.36	C	C	C	C	C
Institutional and/or Care Facility (BL 13-0002)	C	C	C	C	C
Marina	-	-	-	C	P