

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 - 2nd Avenue
Gimli, Manitoba

**DATE &
TIME:** March 25, 2026
10:05 am

APPLICATION: RMG-26-02C

**SUBJECT
PROPERTY:** Lot 1/2, Blk 7, Plan 933
102068 Hwy 9
Roll No. 8080

**APPLICANT/
OWNER:** D. & D. Sveinson /
G. & E. Gowie

ZONE: "SRR" Residential
Resort Zone

PROPOSAL: To permit a Conditional
Use for a "Retail Store,
Service or Office" as
defined, offering cannabis
sales and miscellaneous retail items.

**FOR
INFORMATION
CONTACT:** Nancy Thom, CAO/Development Officer, Eastern Interlake Planning District
62-2nd Ave. - 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 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.

Part 1: Interpretation

.110 **“Retail Store, Service or Office”** means any use or premises, where materials, goods, machinery, wares, merchandise, food, beverages, articles, products, instruction, exhibitions, shows, a trade, a practice, a profession, advise, or other services are offered for sale, rent, lease or repair primarily at retail or offered as a public service, to the general public. The operation of a Retail Store, Service or Office is contained entirely within an enclosed building, with no outdoor storage (except as permitted by Council) no outdoor repair work, no keeping or handling of livestock or poultry, and does not include any manufacturing.

Part 2: Administration

2.7 Conditional Uses

.1 Intent:

- a) The administration and execution of this By-Law is based upon the division of the Rural Municipality of Gimli into Zones, within which Zones the use of land, buildings and structures in relation to the land are substantially compatible. It is recognized, however, that there are certain uses prescribed as "conditional uses" in a zone, which because of their characteristics, cannot properly be permitted without consideration, in each case, of the impact of those uses upon neighbouring land and/or of the public need for the particular use at the particular location. Such uses fall into two categories:
 - (i) Uses that may give rise to problems with respect to their impact upon public facilities, or the community as a whole, or that may not be considered completely compatible with the surrounding area or area land uses; and
 - (ii) Uses that may be unsightly, hazardous, dangerous or that may cause a nuisance.

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
Emergency Exchange	-	-	-	-	-
Rental Storage Units	-	-	-	-	C
Restaurant	-	-	-	C	P
→ Retail Store, Service, or Office	-	-	-	C	P
Riding or Boarding Stables	-	-	-	-	C
Rooftop Wind Energy Generating System	C	C	C	C	C

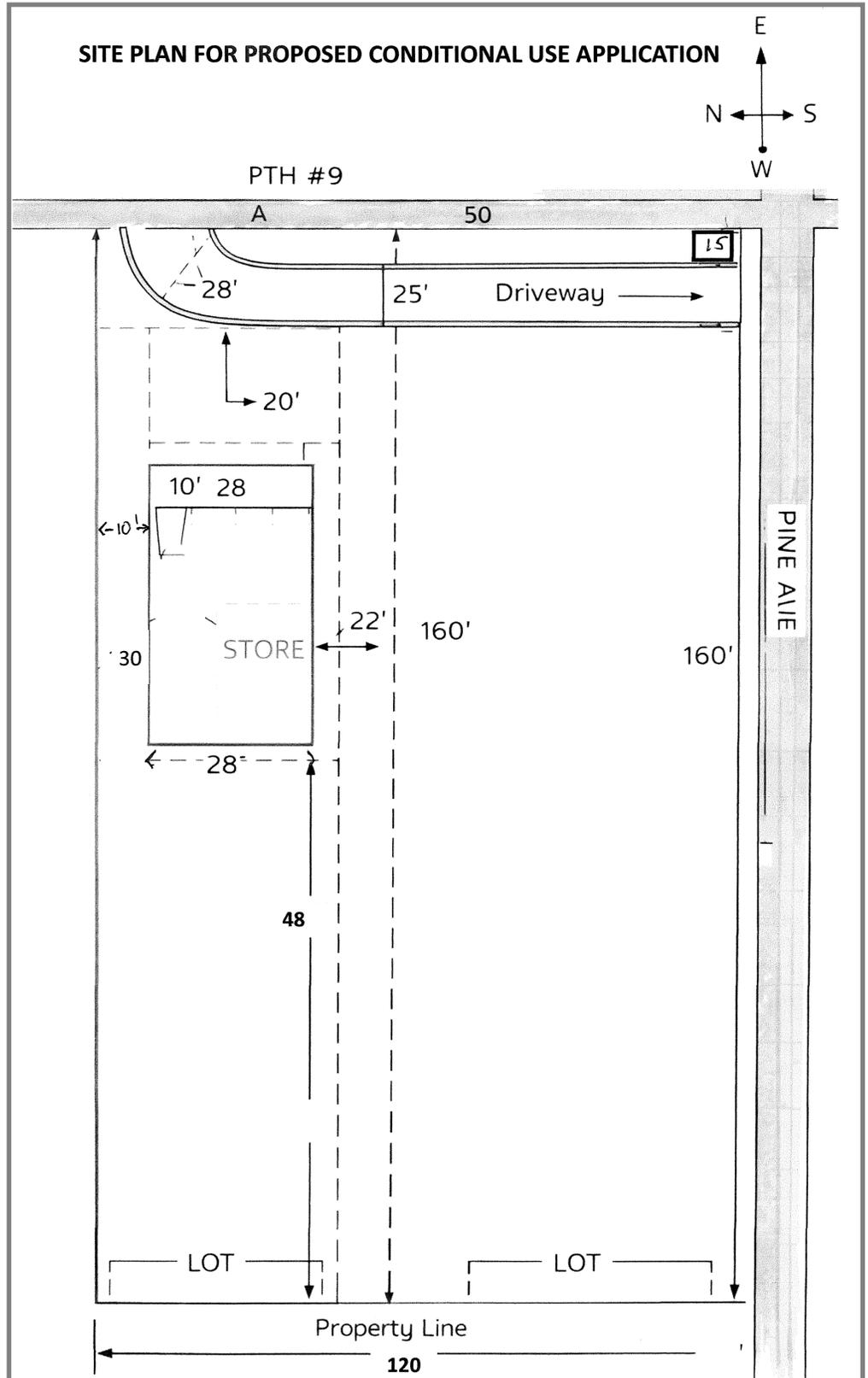
RE: CONDITIONAL USE APPLICATION

Dear Rural Municipality of Gimli Council,

We are writing to submit our application for conditional use on the attached. We have prepared a detailed business plan, and proposed use with site plan for the lots that once housed the former Ellie's Corner restaurant. This property has remained vacant for a number of years, and both the owners (Ellie and Gord Gowie) and ourselves would like to see it finally being used again. It is our hope that the proposed application is approved, and we can work towards a respectful and beneficial integration within the community.

If there are any questions or concerns, please feel free to contact us.

Sincerely,
Denny Sveinson
Dennis Sveinson



Proposed Cannabis Retail Store

Highway 9 & Pine Avenue – Sandy Hook, Manitoba

Introduction

We are in the process of purchasing two adjoining vacant lots located at the corner of Highway 9 and Pine Avenue in Sandy Hook, Manitoba. There is currently the old building still in place, and this is now 50% removed, and will be removed over the next two months. The existing lots are currently zoned for both commercial and resort/residential.

The proposed commercial building will be constructed on the **north lot**. Our intention is to develop a professionally operated, age-restricted cannabis retail store that will serve the Matlock, Winnipeg Beach, Sandy Hook, and Gimli areas in a safe, responsible, and community-minded manner.

Our goal is to create a clean, secure, and well-maintained retail location that blends respectfully into the neighbourhood while providing a regulated and legal alternative to illicit cannabis sales.

Business Overview

- **Building Size:** Approximately 800–1000 square feet
- **Hours of Operation:** Year round 8:00 AM – 8:00 PM (initially)
- **Product Offering:**
 - a) Carefully curated selection of legal cannabis products
 - b) Dried flower, pre-rolls, edibles, concentrates, beverages
 - c) Cannabis accessories
 - d) Possible takeaway coffee service

The store will reflect a holistic wellness and medicinal-oriented atmosphere, focusing on education, responsible consumption, and informed product selection. Our objective is to create a calm, professional retail environment that emphasizes health-conscious choices and customer guidance.

We will maintain a professional, informative website and offer compliant delivery services from Matlock to Gimli, in accordance with provincial regulations.

Regulatory Compliance & Licensing

The store will operate in full compliance with:

- Manitoba Liquor & Lotteries (MBLL)
- Liquor, Gaming and Cannabis Authority of Manitoba (LGCA)

We will strictly follow all provincial and federal regulations governing cannabis retail, including:

- Mandatory age verification (19+)
- Staff training and certification requirements
- Secure product storage
- Inventory tracking and reporting
- Advertising and signage restrictions

Security & Safety Measures

Security and community safety are top priorities. Our store will include:

- a) 24/7 high-resolution surveillance camera system (interior and exterior)
- b) Monitored intrusion alarm system
- c) Secure product storage in locked display and storage areas
- d) Controlled point-of-sale access
- e) Exterior lighting for safety
- f) Compliance with all LGCA security standards
- g) The store will be professionally managed and designed to discourage loitering or nuisance activity.

Site & Accessibility

The property allows for:

- a) a minimum of 4–5 on-site parking spaces
- b) 1 designated accessible parking stall
- c) Barrier-free access ramp (if required)
- d) Automatic entrance door

We will ensure the property is clean, landscaped, and well maintained year-round. Snow removal and site upkeep will be handled promptly to maintain safety and visibility.

Traffic & Highway Considerations

Given the Highway 9 frontage, we will:

- 1) Ensure safe vehicle access and egress. The existing driveway access from both Hwy 9 and Pine Avenue already meets all requirements for both MIT and the RM of Gimli. This will be maintained.
- 2) Maintain clear line of sight.
- 3) Install appropriate signage compliant with highway regulations. Cooperate fully with Manitoba Highways regarding any access or safety recommendations
- 4) We anticipate low-impact retail traffic similar to a small convenience business and will not vary from the manner in which it was originally used.

Community Commitment

We understand that community support is essential. Our intentions are to:

- Operate respectfully within a family-oriented community
- Reduce illegal cannabis activity by providing a safe, regulated option
- Maintain professional storefront aesthetics
- Create local employment opportunities
- Contribute positively to the local tax base

We are committed to open communication with neighbours and welcome constructive dialogue.

Closing

Our goal is to build a responsible, compliant, and community-minded cannabis retail location that enhances the Sandy Hook area while meeting all regulatory and safety standards.

We respectfully request consideration and approval of this conditional use application.

Thank you for your time and consideration.