

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 VARIATION under the
RM of Gimli Zoning By-Law #11-0013, as amended.**

HEARING LOCATION: RM of Gimli Council Chambers
62 - 2nd Avenue, Gimli, MB



DATE & TIME: April 8, 2026
10:05 a.m.

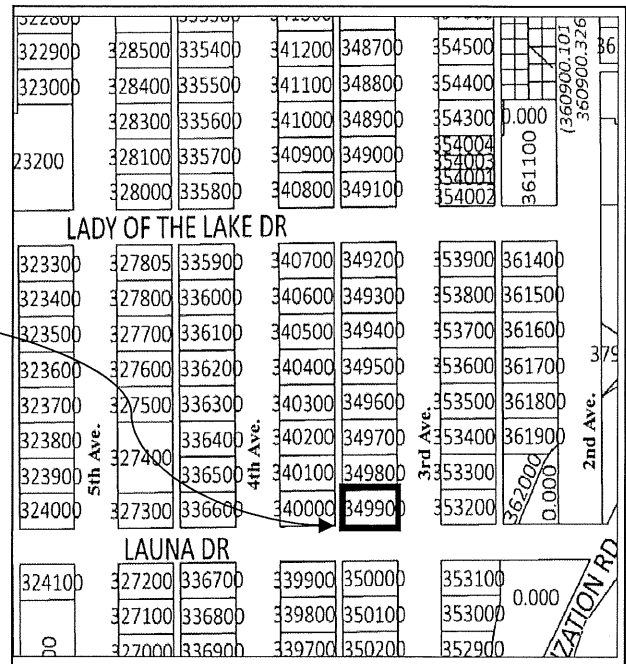
APPLICATION: RMG-26-04V

AREA AFFECTED: Lot *128, Block 4, Plan 17671
112 3rd Avenue
Roll No. 349900

OWNER/APPLICANT: J. Stewart/D. Gaudet

ZONE: "RS" Residential
Single Family Zone

PROPOSAL: To reduce the minimum
required side yard
property line setback
from 5' to 2', for the construction of an addition.



AMENDED TO: Create a legal site under the Zoning By-Law.

CONTACT FOR INFORMATION: Nancy Thom, Chief Administrative Officer/Development Officer
Eastern Interlake Planning District - 62 2nd Avenue, P.O. Box 1758, Gimli, MB R0C 1B0
Phone: 204-642-5478 Fax: 204-642-4061
Email: eipd@eipd.ca Web: 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.

Table 4.2-2
Residential Bulk Table (B/L 12-0008) (BL 21-0012)

Permitted or Conditional Uses	Zones	Requirements										
		MINIMUM							Maximum			
		Site Area (sq. ft.)	Site Width (ft)	Site Depth (ft)	Front Yard (ft)	Side Yard (ft)	Corner Side Yard	Rear Yard (ft)	Site Coverage (%)	Height of Building (ft)	Accessory Building Area (%) (e)	
Dwellings (f)	RS, RT, RM	7,800	65	120	25	5	10	25	40%	30	10%	
Dwellings (f)	SRR, SRG	15,000	75	100	25	5	10	25	40%	30	10% max 2000 sq.ft.	
Multiple-Family Dwelling	All Zones	(a)	65	-	25	15/10 (i)	15/10 (i)	25	60%	45 (b)	10%	
Other Permitted or Conditional Uses	All Zones	(g)	40,000	100	n/a	25	10	10	25	40%	30	10% max 2000 sq.ft.
		(h)	15,000	75	100	25	5	10	25	40%	30	
Secondary Suites Detached from Principal & Guest Houses	All Zones	Same as Principal Bldg	Same as Principal Bldg	Same as Principal Bldg	Same as Principal Bldg	5	10	10	20%	25	n/a	
Accessory Buildings, Structures, and Uses (d)	All Zones	n/a	n/a	n/a	Same as Principal Bldg (c)	2	10	with lane: 2'	n/a	20	see above	
								w/out lane: 10'				
Planned Unit Development	All Zones	To be determined by Council										
Mobile Homes and Mobile Home Parks	SRG	See Section 4.2.6 of this part										

- (a) Minimum site area for multiple-family dwellings in an:
 - RS, RT, or SRR Zone: 10,000 sq. ft. for the first 4 dwelling units plus 2,000 sq. ft. for each additional dwelling unit thereafter; and
 - RM or SRG Zone: 6,000 sq. ft. for the first 3 dwelling units plus 1,500 sq. ft. for each additional dwelling unit thereafter.
- (b) Maximum building height for multiple-family dwellings in an RS or SRR Zone is thirty (30) feet.
- (c) A detached accessory building may be allowed by variance in the front yard required for the principal use, on sites which back onto a lake, or a Public Reserve abutting a lake, or a golf course.
- (d) No detached accessory building or structure shall be located closer than six (6) feet to a main building.
- (e) Total area of all accessory buildings as a percentage of the Site Area.
- (f) For single family dwelling: Minimum Dwelling Unit Area eight hundred (800) square feet and Minimum Dwelling Unit Width twenty (20) feet.
For two family dwelling: Minimum Dwelling Unit Area six hundred (600) square feet and Minimum Dwelling Unit Width twenty (20) feet.
- (g) Applicable Uses: Amusement Park, Athletic, Sports or Recreation Area, Camp Ground, Travel Trailer Park or Summer Camp, Craft Brewery or Winery, Commercial Resort, Gas Bar, Golf Course, Institutional and/or Care Facility, Marina, Place of Entertainment, Public Reserves and Public Parks, Recreational Facility, Religious Buildings, Rental Storage Units, Restaurant, Retail Store, Service or Office, Riding or Boarding Stables, and like uses.
- (h) Applicable Uses: Boarding or Rooming House, Bed & Breakfast, Home Day Care, Home Occupation, Special Needs Housing, and like uses.
- (i) For Multiple-Family Dwellings greater than 30' in height, the setback shall be fifteen (15) feet.

Applicant's Proposal

Request for a Variance at 112 Third Avenue

We are requesting a variance to allow us to build an extension on the north side of 112 Third Avenue, Gimli. There is currently a wooden structure there without a foundation that is 7'4" wide. We would like to build an extension on that spot, running the length of the house - 25' - by 8' wide. The variance we are requesting would allow us to build 8 inches closer to our property line than the ramshackle structure that's currently there. The extension will look a lot nicer.

Here's why we want it

The house at 112 Third Avenue was built before Gimli began keeping records in 1913. Sometime in the mid 1970's, its then-owner built a kitchen and bathroom off the side of the original farmhouse. Presently, moving from the kitchen to the bedrooms requires you to climb four stairs to get from the kitchen to the living room. You then cross to the front of the house and climb 16 stairs to the top floor.

I live with cerebral palsy. It was caused by a stroke I survived when I was born, therefore it only impacts my right side. I managed without accommodation for most of my life but - as I near 60 - mobility is becoming more of a concern. I now wear a brace - known as an ankle foot orthosis - on my right leg. The doctors say this will keep me ambulatory longer. At some point, climbing stairs will likely be too difficult for me.

112 Third Avenue is already equipped with a ramp that brings you into the kitchen. Trish, the woman who owned the house before us, used a wheelchair. Sadly, she spent the last of her years able to access only the kitchen level.

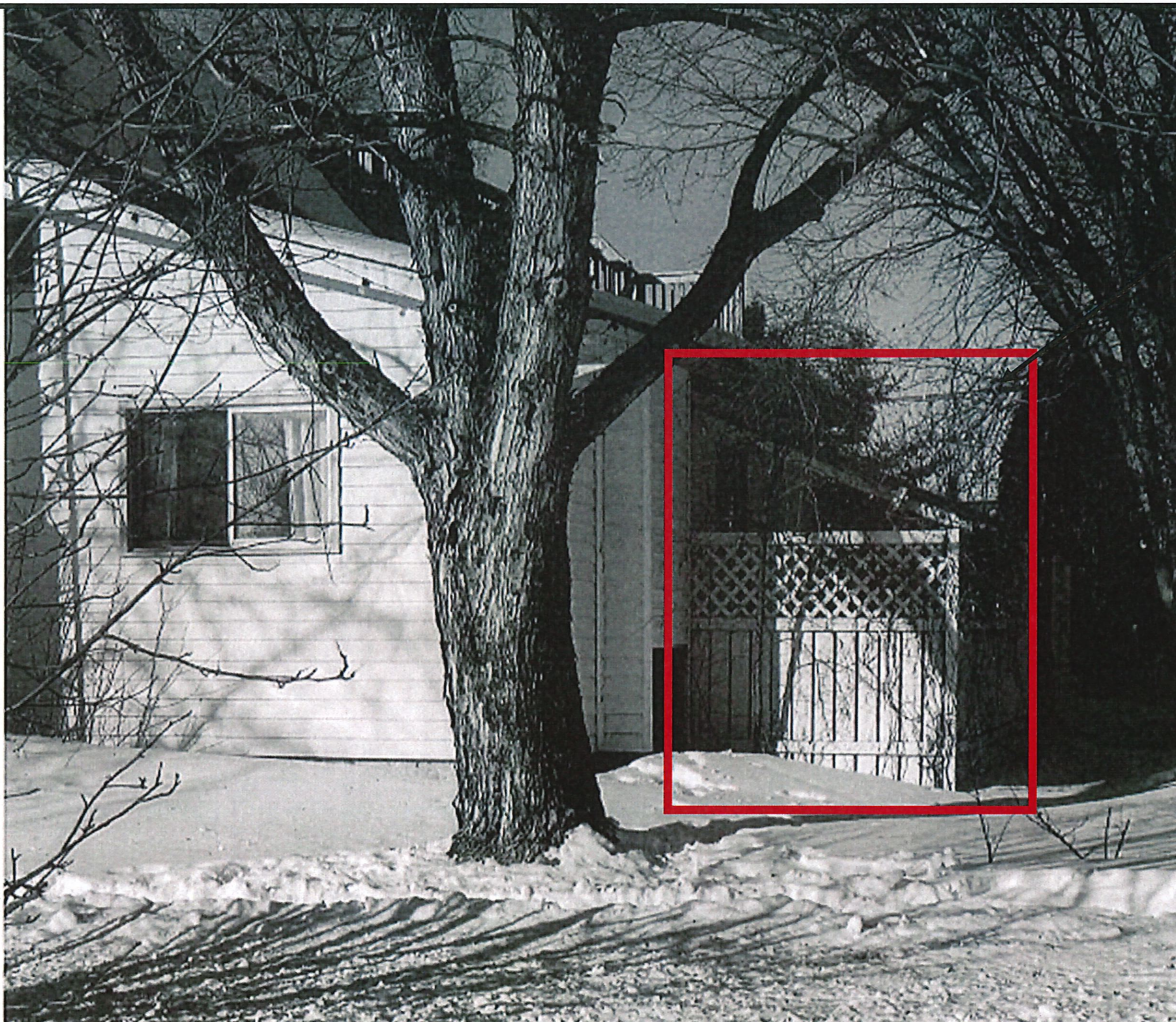
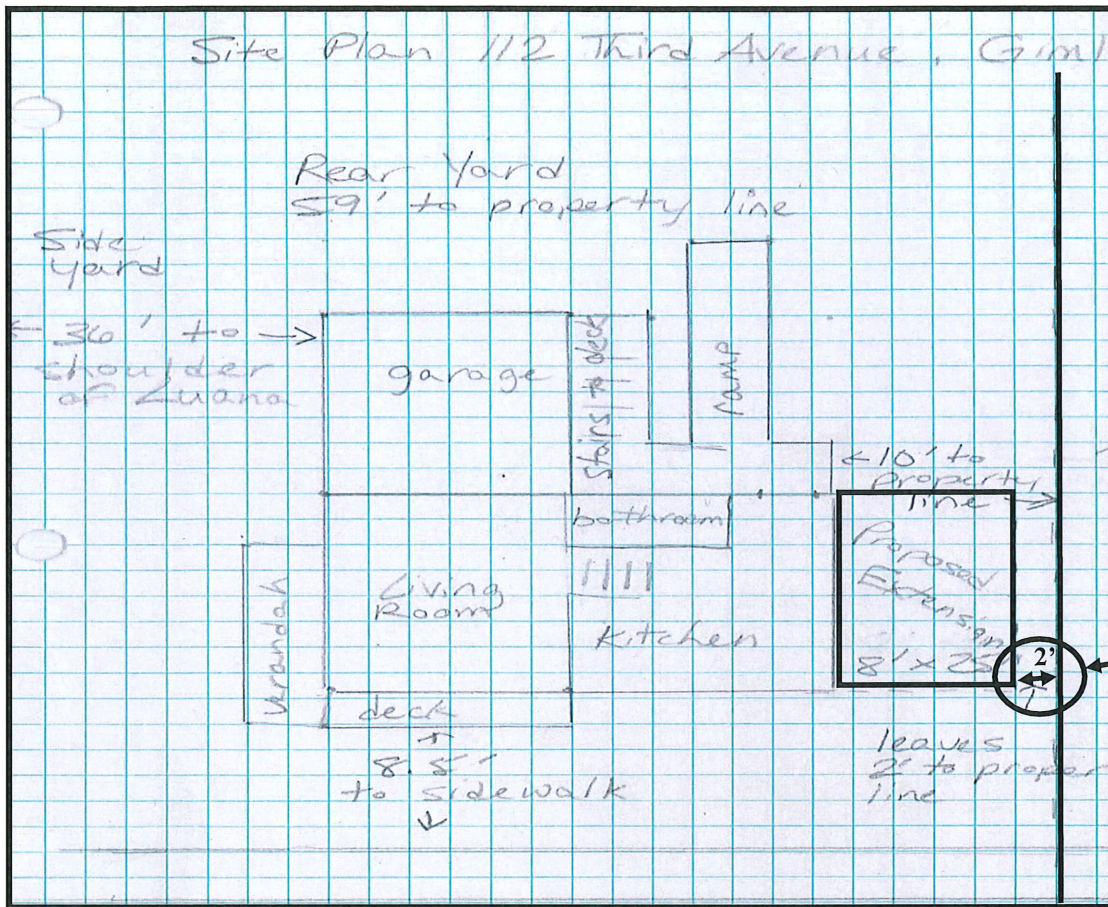
I'm trying to plan ahead and ensure a more accessible future for 112 Third Avenue. I'd like to make improvements now, while my husband and I are still employed and can afford them. The extension will allow for two small but accessible bedrooms with an accessible pantry/storage area in between.

I love Gimli. I love my quirky old house here, and I dream of becoming more involved in this community as I age. I hope you will help make this dream accessible.

Thank you for your time and consideration.

Janet Stewart

Applicant's proposed site plan



Replace existing 7'4" addition with new 8' wide addition