

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-26-03V

AREA AFFECTED: Lot 7/8, Block 30, Plan 1759
#10 16th Avenue
Roll No. 78800

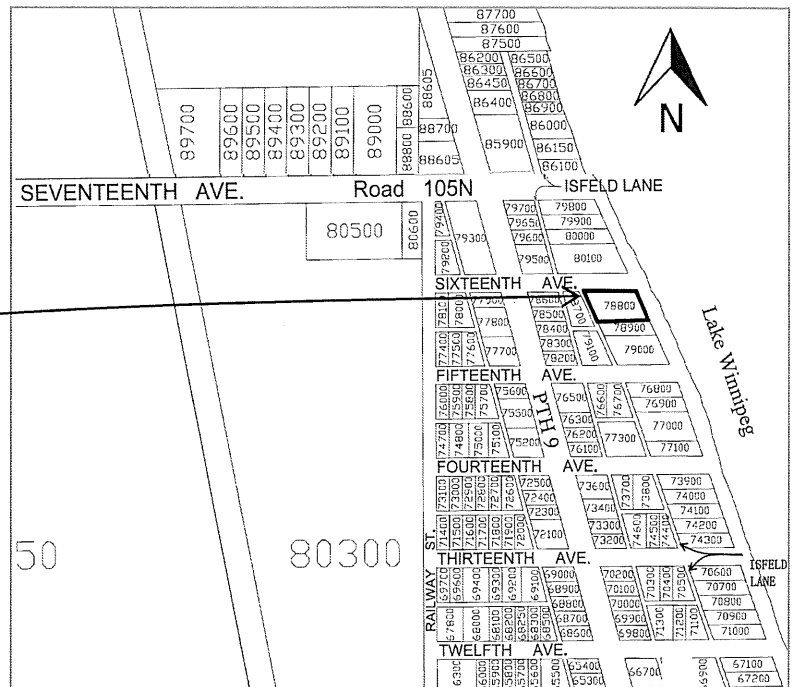
**OWNER/
APPLICANT:** S.MacLennan/D.Chapman

ZONE: "SRR" Residential
Resort Zone

PROPOSAL: To reduce the minimum
required front yard
property line setback, being 16th Avenue,
from 25' to 5', for the construction of a new gazebo

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.

2.8 Variances

.1 Purpose of a variance

- a) A zoning by-law is a by-law of general application to the entire municipality. As a general by-law, it may not be able to adequately deal with the unusual or unique conditions of specific properties.

→ There may be locations in Gimli where the standard regulations in a zone impose an unreasonable limitation on development or use of a site due to the specific characteristics and/or setting of the site, such as a parcel of land that is odd-shaped, unusually small or one that has physical characteristics that make complying with the requirements of a zoning by-law impractical or unreasonable. Examples could include some sites located on Lake Winnipeg or other water bodies, on golf courses or on public reserves.

- b) A variance is a method provided in the Planning Act for Council to make sure that a property owner is not deprived of normal rights to use his or her property. This could occur when the requirements of the Zoning By-Law cannot be met due to unique circumstances related to a property.

- c) The variance process is intended to allow a person who is adversely affected by a zoning by-law to seek relief from the adverse effect of the by-law. The Act allows the Council to vary the application of the zoning by-law as it affects the person's property in order to mitigate the adverse effects of the by-law.

- d) Typically, a variance would provide specific 'relief' from the zoning requirements governing: height, site area, width or coverage, building floor space, minimum yards, dwelling unit density or parking and loading requirements, as they apply to an individual site.

Part 4: Zones

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:

I am requesting a variance to reduce the minimum set-back from the requirement of 25' for a front yard to 5' (emulating a side yard) to allow for the placement of a new gazebo.

Since we purchased this property in 2019, we have always considered 16th Avenue and the Southern property line as our "side yards", and the lakeside property line as our "rear yard" due to the unique layout of the property.

We access the property from the public lane to the west, where an existing detached garage is situated. There is no vehicle access to our property from 16th avenue. This variance would enable me to position a new gazebo on the property as part of our landscaping plan and also provide us with privacy from vehicle and foot traffic on 16th Avenue.

