

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: June 11, 2026
10:05 am

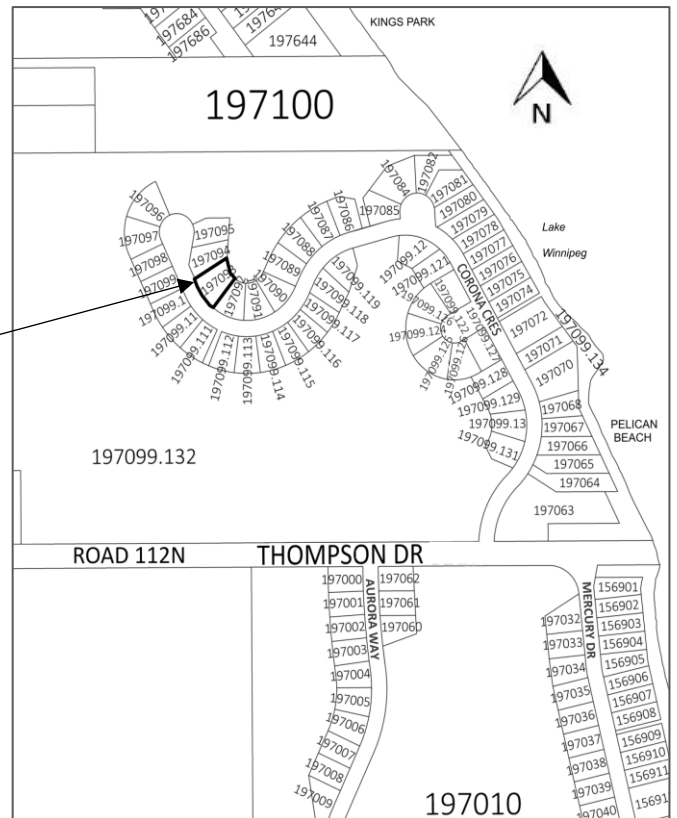
APPLICATION: RMG-26-05C

SUBJECT PROPERTY: Lot 31, Blk 3, Plan 29103
143 Corona Crescent
Roll No. 197093

OWNER/APP: Stephen Bowen

ZONE: "SRR" Residential
Resort Zone

PROPOSAL: To permit a Conditional Use for a "Home Occupation" being "Rambotoba Outdoors", offering the sale and repair of electric personal transportation devices (i.e. electric bicycles).



FOR ADDITIONAL INFORMATION: Eastern Interlake Planning District ● 62-2nd Avenue ● 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 **circulation package** may be provided/inspected at the location noted above during normal office hours, Monday to Friday. Alternatively, a copy may be emailed upon request or viewed on our website. Please note, if you have received this notice in the mail, it already includes the circulation package.

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.

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.)

Part 3: General Regulations

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

APPLICANT'S PROPOSAL

I am requesting council's consent to operate a small, low-impact home-based business at my residence, 143 Corona Crescent in Gimli, Manitoba. My home is a bungalow located near the end of the crescent, with a large two-port garage and ample driveway space. The business I am seeking approval for is a continuation of an operation I previously ran in Winnipeg prior to relocating to Gimli in July 2024.

My business specializes in the sale and repair of intermediate- to high-quality electric personal transportation devices (EPTDs), including electric bicycles, electric scooters, and three- or four-wheel mobility devices commonly used by seniors and individuals with disabilities. This service fills a meaningful gap in the community, as to my knowledge there is currently no other provider in the area offering maintenance or support for bicycles or EPTDs.

The nature of my business is quiet, seasonal, and appointment-based. I do not maintain regular business hours, and I typically see an average of only five to six customers per week, with the busiest period occurring in May and June. Most repairs are performed at the customer's location, further reducing activity at my residence. When customers do arrive, my large driveway provides sufficient parking to ensure there is no interference with traffic flow. In the rare event someone parks on the street, I will direct them to use one of my two driveways to avoid any inconvenience to neighbors.



At times, I may display a small number of new bicycles in my driveway for interested customers. This would occur infrequently—approximately three times per month—and primarily during the spring months when interest is highest. All items will be removed and stored at the end of each day. I have no intention of installing signage on my property; word-of-mouth referrals and online listings provide more than adequate visibility. My vehicle, which is professionally wrapped, serves as my only form of advertising.

I am a retired 32-year military veteran, and this business is not intended to become a full-time operation. Instead, it provides me with a healthy way to remain engaged with the community while supporting my ongoing management of PTSD. Many people associate bicycles with positive memories. Local residents finally have access to this type of support. Their enthusiasm has been genuinely uplifting.

I am aware that one neighbor has expressed concerns about my home-based business. However, based on feedback from other residents, my operations have not created any noticeable increase in traffic nor altered the character of the neighborhood. I remain committed to being a respectful, considerate neighbor and to ensuring that my business continues to operate in a manner that aligns with community expectations.



Thank you for considering my request. I believe this small, community-oriented service will continue to provide meaningful value to residents that care about a healthy lifestyle and support environmental caretaking. All this while maintaining the quiet, residential nature of Corona Crescent. I have seen that home businesses are a way of life for many of this town's artists and entrepreneurs. I believe my business will enhance and support this town's character.

Stephen Bowen (Capt Ret'd) CD, BA
Certified Ebike Technician