

# 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

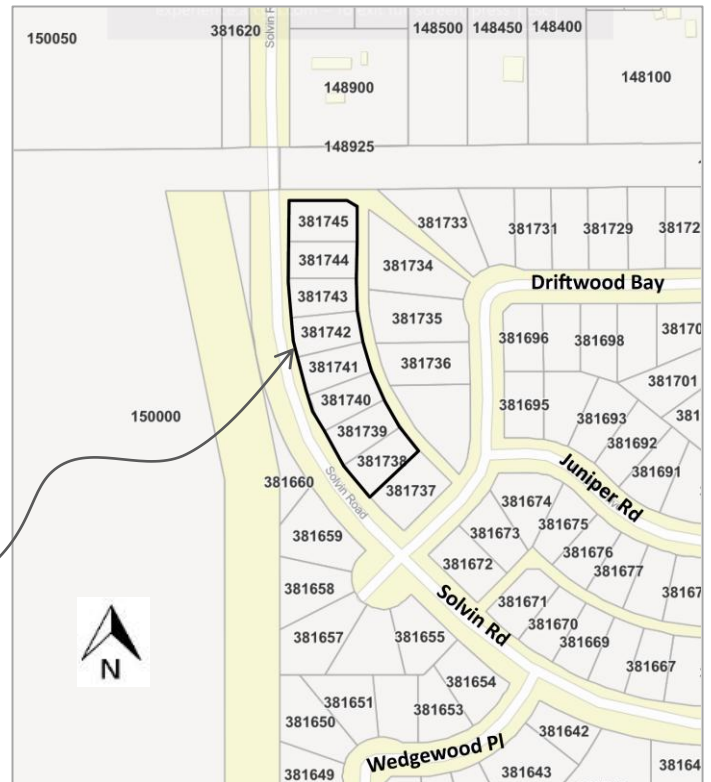
**DATE & TIME:** June 24, 2026  
10:30 am

**APPLICATION:** RMG-26-07C

**OWNER APPLICANT:** 6481478 Manitoba Ltd  
Preet Sandhu

**ZONE:** "RT" Residential Two-Family

**SUBJECT PROPERTIES:** Lots 28 - 35, Blk 5, PI 23548  
Civic: 177, 183, 187, 193, 197,  
201, 205 & 209 Solvin Road  
Roll: 381738, 381739, 381740,  
381741, 381742, 381743,  
381744 & 381745



**PROPOSAL:** To permit Conditional Uses for *“Multiple Family Dwelling”* so that amalgamation of the existing eight (8) lots containing existing duplexes and secondary basement suites can be amalgamated into one (1) lot and one (1) title for CMHC funding.

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

**FOR ADDITIONAL INFORMATION:** Eastern Interlake Planning District ● 62-2<sup>nd</sup> Avenue ● 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 *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.

.52 “Dwelling, Multiple-Family” means a dwelling containing three (3) or more dwelling units, each unit designed for and used by not more than one (1) family, and may include: row houses, town houses, and apartment buildings.

**“RT” Residential Two-Family Zone**

This zone is intended mainly for two-family dwellings and other uses generally considered compatible with two-family residential uses.

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

| P = Permitted; C = Conditional; - = Not Permitted      |       |    |    |     |     |
|--|-------|----|----|-----|-----|
| Use  | Zones |    |    |     |     |
|  | RS    | RT | RM | SRR | SRG |
| <b>Residences</b>                                      |       |    |    |     |     |
| Boarding or Rooming Houses                             | C     | C  | C  | C   | P   |
| Guest House <i>See section 3.41</i>                    | P     | -  | -  | P   | P   |
| Mobile Home (in approved Mobile Home Park)             | -     | -  | -  | -   | P   |
| Mobile Home Park                                       | -     | -  | -  | -   | C   |
| Multiple Family Dwelling(s)                            | C     | C  | P  | C   | C   |
| Modular or Manufactured Home <sup>1</sup> (BL 15-0008) | P     | P  | P  | P   | P   |
| Secondary Suites                                       | C     | C  | -  | C   | C   |
| Single Family Dwelling                                 | P     | P  | P  | P   | P   |
| Two Family Dwelling                                    | C     | P  | P  | C   | C   |



# APPLICANT'S PROPOSAL

June 2 2026

To esteemed council members,

We are seeking to amalgamate lots 28 to 35 Block 5 Plan 23548 WLTO from the current 8 lots to one single lot. The purpose of this amalgamation is to meet the cmhc funding requirement of having more than 5 units on 1 title. This will allow our company to finalize the cmhc certificate which will allow lenders to fund the cmhc mli select loan, also allowing us to offer a number of basement units at a lower rental target. We believe this will benefit the community as we are aware that a number of seniors and first time renters are looking for more affordable rentals.

The project is complete with a number of tenants occupying the units and we are looking forward to being able to provide high quality housing in the gimli area for years to come.

This amalgamation will in no way change the structure of the project or the use. It will continue in it's current form.

Thank you

Karmpaul (Preet) Sandhu  
Authorized representative  
6481478 Manitoba Ltd