

NOTICE OF PUBLIC HEARING

On the date and at the time and location shown below, a **COMBINED PUBLIC HEARING**, will be held to receive representations from any persons who wish to make them in respect to the following matters:
APPLICATION FOR A CONDITIONAL USE and a VARIATION
under the Gimli Zoning By-law #11-0013, as amended

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

DATE & TIME: July 8, 2026
10:30 am

APP'S: RMG-26-09C & RMG-26-07V

SUBJECT PROPERTY: Lot 5, Blk 1, Plan 2920
74 North 5th Avenue
Roll No. 174700

OWNER: Lise Isfjord

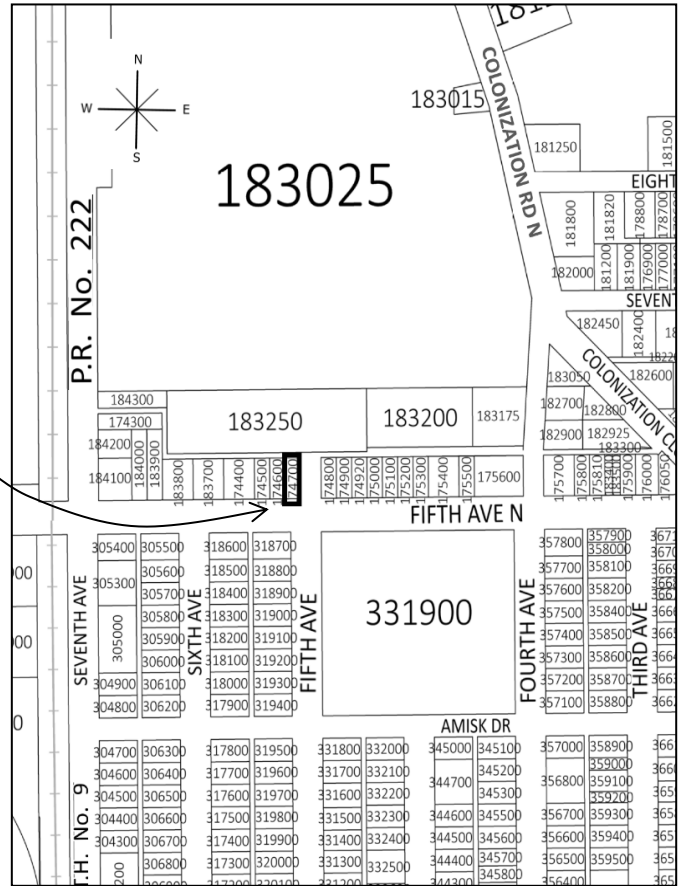
ZONE: "RS" Residential Single-Family

PROPOSALS

Conditional Use: To permit a "Secondary Suite".

Variance: To reduce the minimum required corner side yard setback for a secondary suite from 10' to 2' and to increase the maximum site coverage allowed for an accessory building (garage portion) from 615 sq.ft. to 1140 sq.ft.

REASON: For the construction of a two-story detached garage with a secondary suite on the top floor.



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.

.115 “**Secondary Suite**” means an accessory dwelling unit detached from, attached to or within a dwelling, that provides basic requirements for living, sleeping, cooking, and sanitation.

Part 4: Zones

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

P = Permitted; C = Conditional; - = Not Permitted					
Use	Zones				
Residences	RS	RT	RM	SRR	SRG
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 ¹ (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

Part 4: Zones

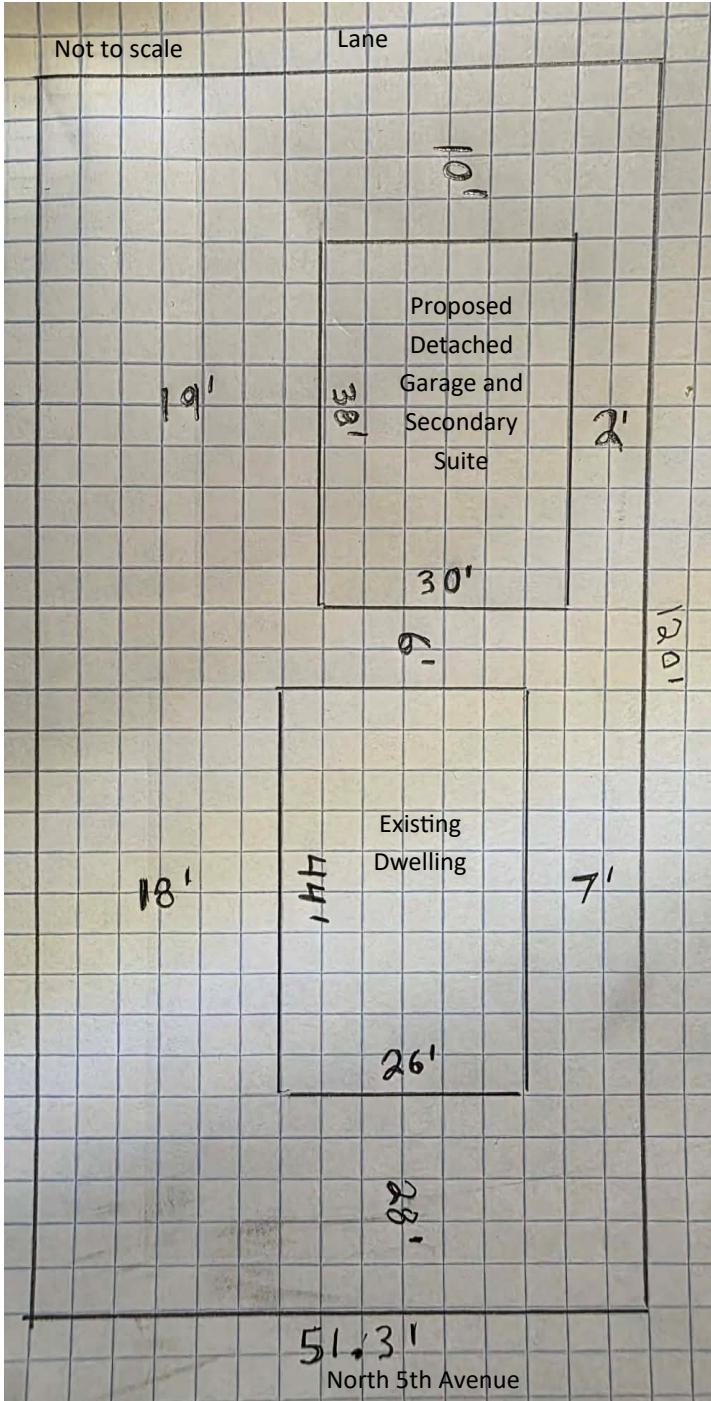
Table 4.2-2
Residential Bulk Table (B/L 12-0008) (BL 21-0012)

Permitted or Conditional Uses	Zones	Requirements										
		MINIMUM							Maximum		Accessory Building Area (%) (e)	
		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)		
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' w/out lane: 10'	n/a	20	see above	
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										

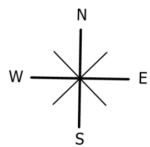
Garage portion

- (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.

Applicant's Proposal



I am proposing to build a detached garage with a secondary suite on our property to accommodate visiting guests, and to have the ability in the future to have a long term or short term rental suite. Parking will be accommodated by the use of the garage, or by parking on the pad in front of either garage door. I am asking for the variance to allow the building to be 2' from the side yard to allow for more room beside the building for usable yard space, and because the variances would bring the building closer to an unused road allowance not to a neighbor. I am also asking for a variance to increase the site coverage for an accessory building to allow us enough room for our uses.



Lot Size: 6156 sq.ft.

