

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:** August 12, 2026
10:30 a.m.

APPLICATION: RMG-26-11V

**AREA
AFFECTED:** Lot 34, Plan 7545
7 Spruce Ave., Roll No. 243000

OWNER/APP: Gwen Smith / Kurt Asher

ZONE: "SRR" Residential Resort Zone

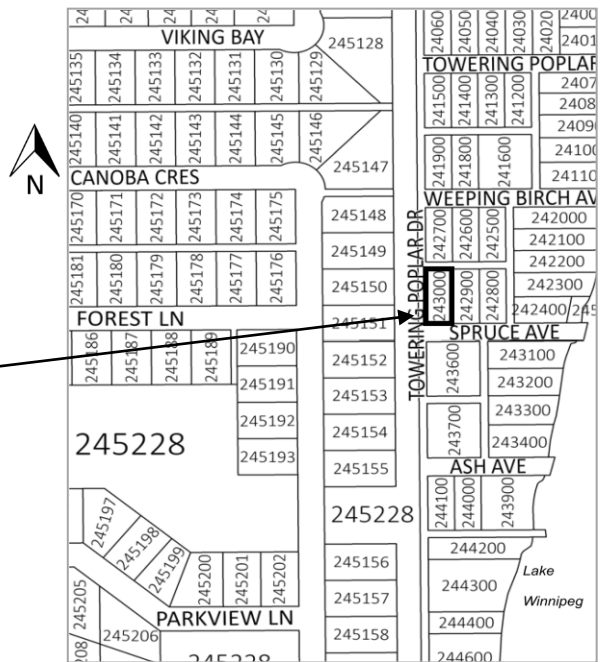
PROPOSAL:

1. To reduce the minimum required:

- Corner side yard property line setback from 10' to 4' for a garage;
- Corner side yard property line setback from 10' to 2' for a shed;
- Front yard property line setback from 25' to 19' for a shed; and
- Spatial separation between the dwelling and garage from 6' to 5'.

2. To increase the maximum allowed site coverage for accessory buildings from 10%, being 1,005 sq. ft. to 12.7%, being 1,276 sq. ft.

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



**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.

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' 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									

(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

Re: 7 Spruce Ave, Spruce Sands

Attn: Gimli Council

We are requesting variances for the purpose of the construction of a garage and the placement of two storage sheds in the backyard of our property. We have been informed that current setback requirements are 10ft from the West property line along Towering Poplar, 25' from the South property line along Spruce Ave and 6ft from the North wall of our house to the South wall of the proposed garage. We also understand that there is a maximum percentage of site coverage for accessory buildings. We are therefore respectfully requesting variances to allow us to amend these requirements. This request is being made to allow us to maximize our outdoor storage as we have very limited storage in our house. We want our yard space to be a quiet, sheltered area for summer relaxation. Given the proposed locations, we do not believe that site lines would be of any concern for ourselves or anyone traveling along Towering Poplar or Spruce Avenue.

Sincerely, Kurt Asher (+ Gwen Smith)

