

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-26-12V

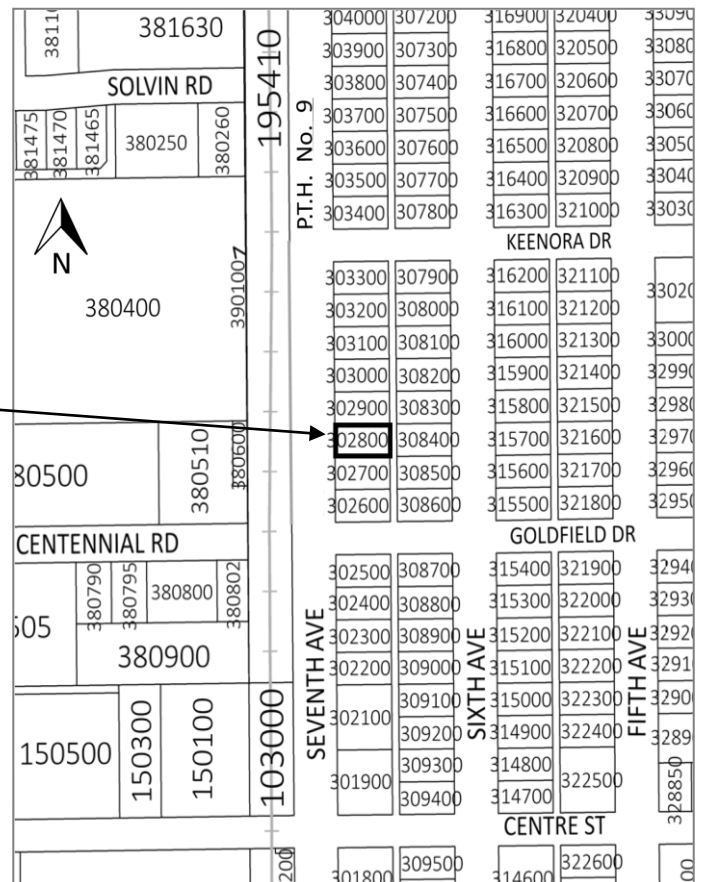
**AREA
AFFECTED:** Lot *43, Blk 1, Plan 13744L
59 7th Avenue
Roll No. 302800

OWNER/APP: M. & L. Senden

ZONE: "RS" Residential Single-Family

PROPOSAL: To increase the allowed open
deck projection into a required
front yard from 8' to 13' leaving
a setback of 12' from the front
property line to the open deck.

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



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.

Required front yard

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										

3.9 Projections Into Required Yards

Except as herein provided, every part of a required yard shall be open and unobstructed from the ground level to the sky, save for trees, shrubs, gardens, fences, and driveways:

- .3 An open, unenclosed and uncovered porch, a paved terrace or a deck (excluding fixed canopies) may project into a:

a) required front yard for a distance not exceeding eight (8) feet;

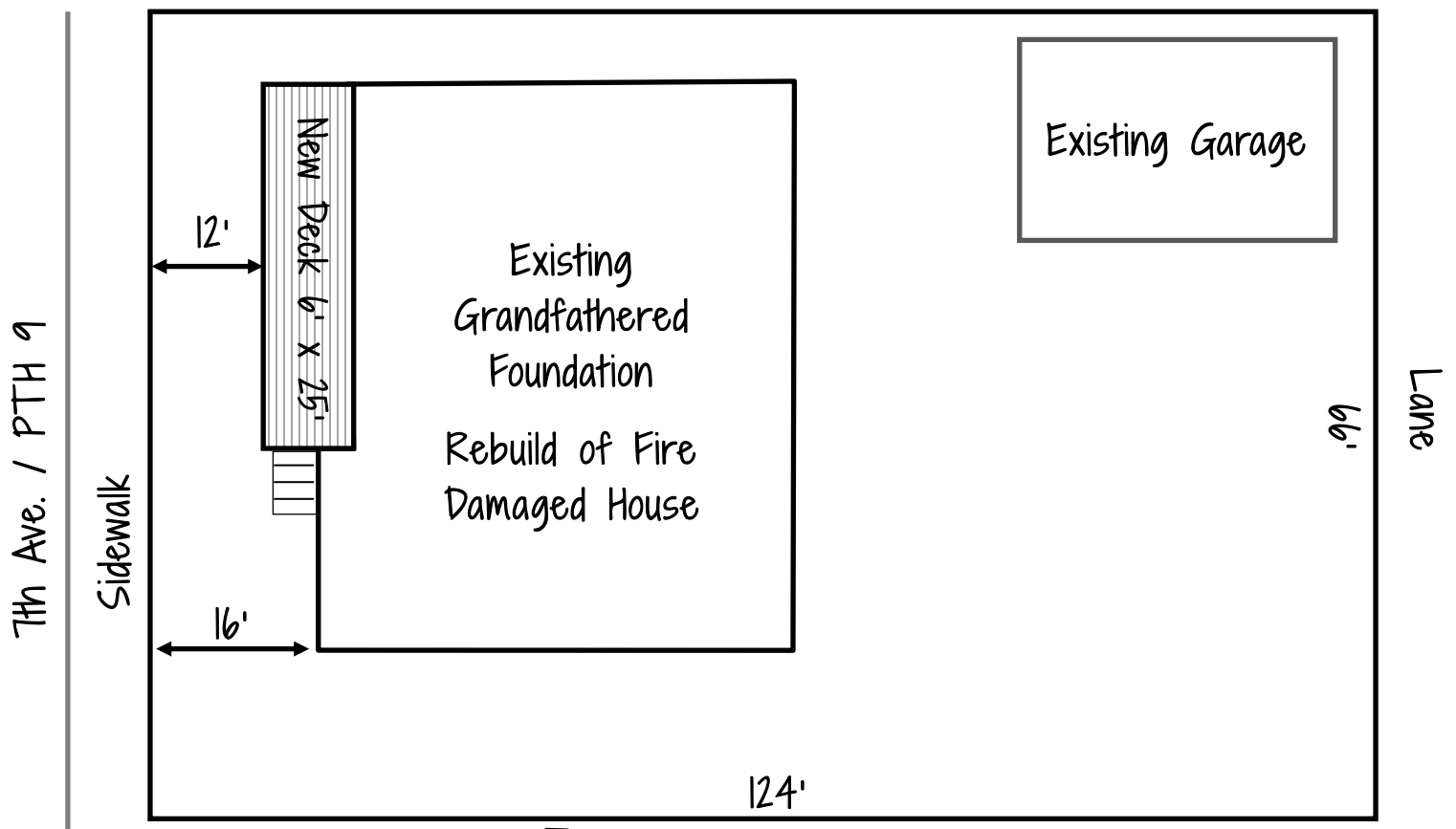
Projection calculation

25' less 8' = 17' setback required from open deck to property line.

Applicant's Proposal

Our home was destroyed by fire last year. We are rebuilding on the existing basement foundation that was able to be saved. This foundation would be considered grandfathered with regard to the 25' setback requirement.

However, our previous front deck was entirely destroyed by the fire and therefore requires a variance for the rebuild that will be over the allowed projection of an open deck into the front yard.



Property Line

Not To Scale

