

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, Manitoba

DATE & TIME: September 9, 2026
10:30 am

APPLICATION: RMG-26-15V

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

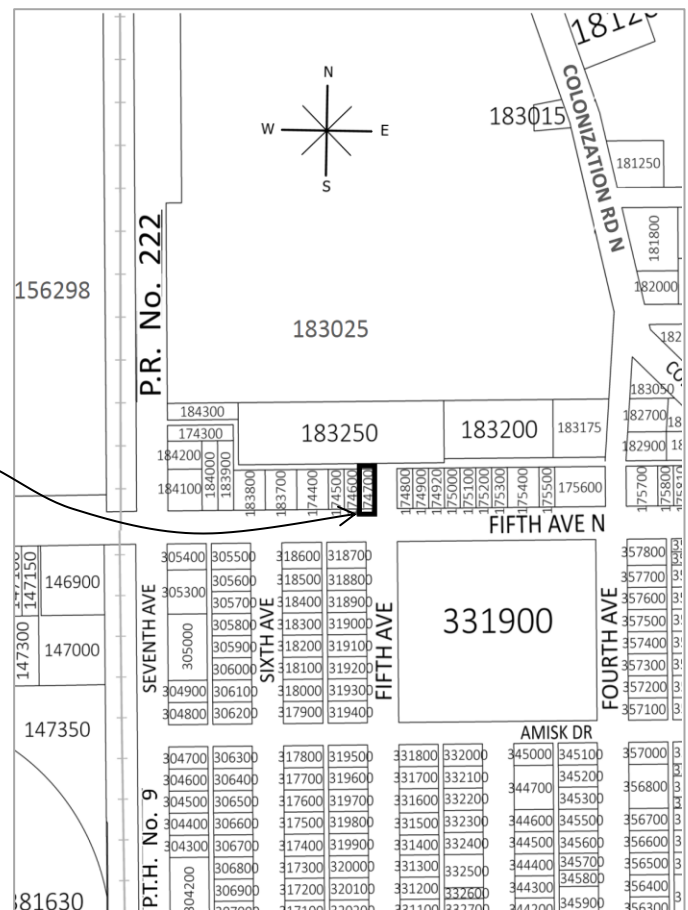
OWNER: Lise Isfjord
APPLICANT: Cole Brown

ZONE: "RS" Residential Single-Family

PROPOSAL: To reduce the minimum required property line setback for the:

- rear yard, from 25' to 10'; and
- side yard, from 10' to 2'.

For the construction of an addition to the existing dwelling.



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.

Part 1: Interpretation

- .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 4.2-2
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.

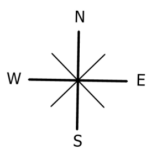
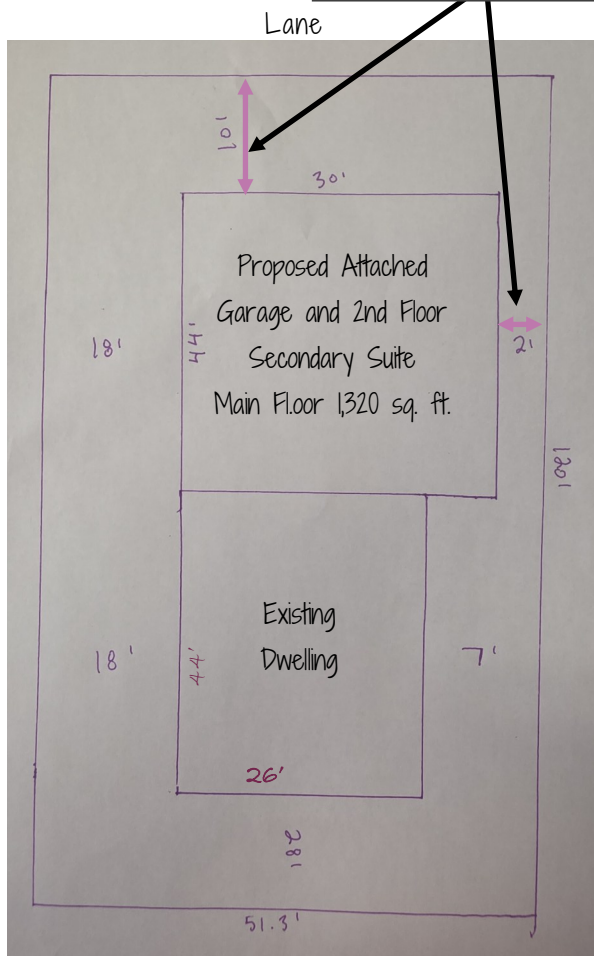
(g) Applicable Uses: Amusement Park, Athletic, Sports or Recreation Area, Camp Ground, Travel Trailer Park or Summer Camp, Craft Brewery or Winery, Commercial Resort, Gas Bar, Golf Course, Institutional and/or Care Facility, Marina, Place of Entertainment, Public Reserves and Public Parks, Recreational 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

Variance requests
of 10' and 2'.



North 5th Avenue

SITE PLAN
Not to scale

Attn: RM of Gimli Council

We recently received approval from Council to construct a detached garage with a secondary suite.

Upon further discussion with our contractor we now wish to attach the two story garage to the existing dwelling and still construct the secondary suite on the second floor.

The required setbacks are different for dwellings as compared to accessory structures, thus the variance request.

In accordance with the Manitoba Building Code, the secondary suite will not exceed the allowable 861 sq.ft.

Thank you for your consideration,

Cole Brown + Lise Isfjord

