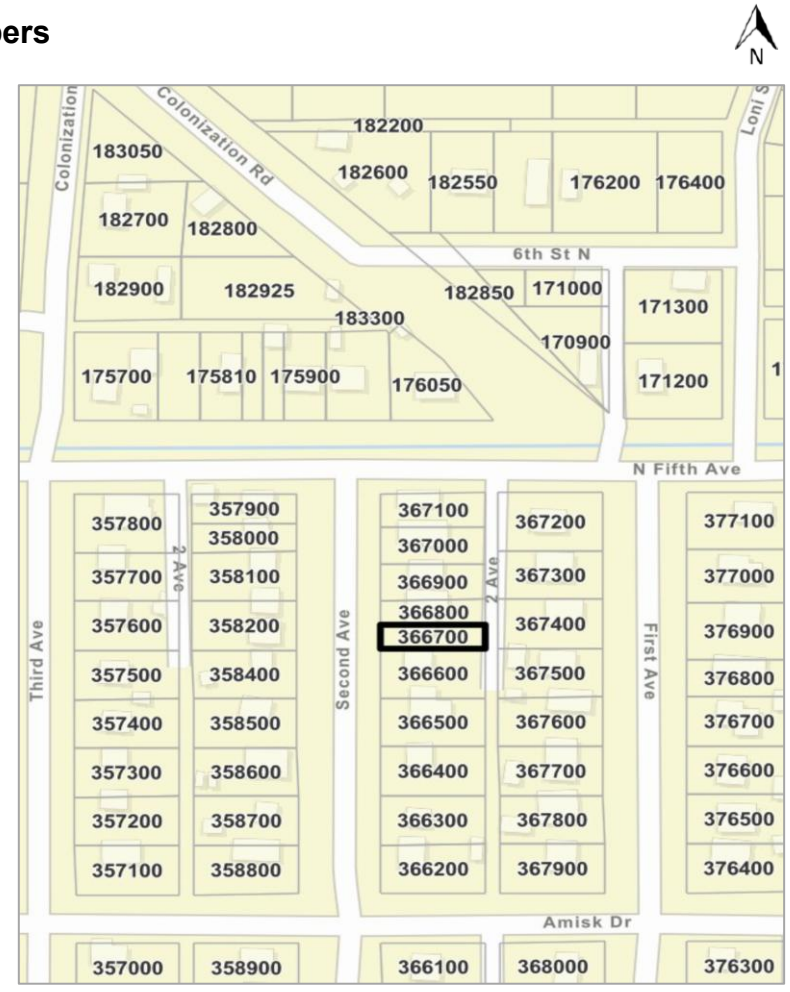
UNDER THE AUTHORITY OF THE PLANNING ACT

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:	**November 10, 2026 10:30 am**
APP NO.:	**RMG-26-23V**
SUBJECT PROPERTY:	**Lot *70, Blk 6, Plan 13744 5 ½ Second Avenue Roll No. 366700**
OWNER/APP:	**S. Franz & L. Kubrakovich**
ZONE:	**"RS" Residential Single-Family**
PROPOSAL:	**To increase the maximum allowed accessory building site coverage from 10% to 13% for the construction of a detached garage.**
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.

EASTERN INTERLAKE PLANNING DISTRICT

P.O. Box 1758 • 62 – 2nd Avenue
Gimli Manitoba R0C 1B0
Phone: 204 • 642 • 5478 Fax: 204 • 642 • 4061
Email: eipd@eipd.ca
Website: www.interlakeplanning.com

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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									

Applicant's Proposal

5 1/2 2nd Ave Variance Request

Proposed 24' x 22' Detached Garage - 528 sq. ft.

I am requesting a variance to permit the construction of a 24' x 22' detached garage having an area of 528 sq. ft., representing approximately 12.9% of the lot area. The current provision permits accessory structures up to 10% of the lot area, with up to 11.5% (approximately 470.58 sq. ft.) eligible for administrative approval.

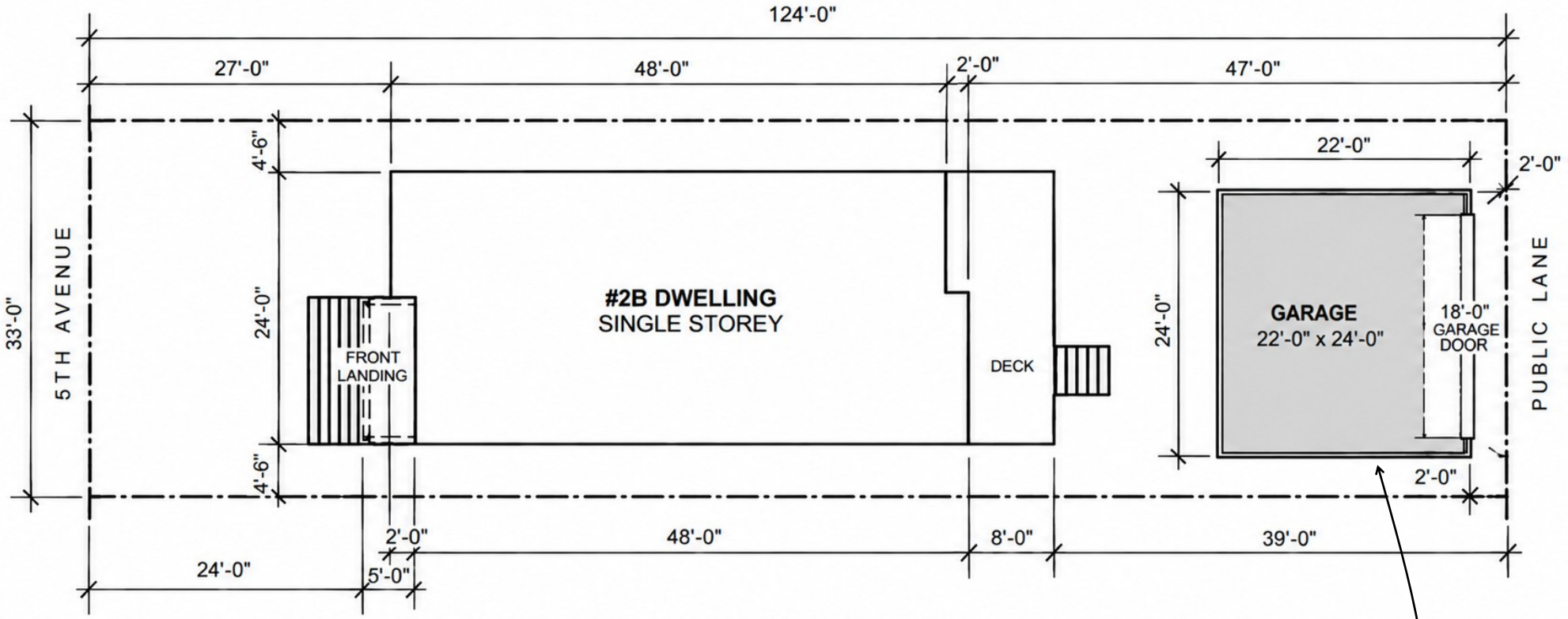
The proposed garage exceeds the administrative allowance by only approximately 57 sq. ft. The additional area is requested to provide a practical two-vehicle garage with adequate room for vehicle access, storage and normal residential use. Reducing the garage to the administrative limit would significantly reduce its functionality while providing relatively little change to its overall impact on the property.

The proposed garage has been designed to comply with all applicable setback requirements and other applicable zoning regulations. The requested variance relates only to the allowable accessory building area.

The garage will be used solely for normal residential purposes. The relatively modest increase over the administratively permitted area should result in minimal impact on neighbouring properties.

For these reasons, I respectfully request approval of the variance to permit the proposed 528 sq. ft. detached garage.

Sincerely, Stefano Franz



SITE PLAN
SCALE: 1/16" = 1'-0"

- Lot Size: 33' x 124' = 4,092 sq.ft.
- Allowed 10% site coverage = 409.2 sq.ft.
- Proposed Garage Size = 22' x 24' = 528 sq.ft.
- Calculation: 528 / 4092 = 12.9% site coverage

Variance to increase allowed site coverage from 10% to 13% (rounded to nearest whole number). All other zoning requirements comply.