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 27, 2026**
10:30 am

APP NO.: **RMG-26-24V**

SUBJECT PROPERTY: **Lot 5, Plan 19446**
94 North 5th Avenue
Roll No. 184000



OWNER/APP: **Robert & Leslie Rachel**

ZONE: **"RS" Residential Single-Family**

PROPOSAL: **To reduce the minimum required property line setback on the west side yard from 5' to 6" (including the eave) for the as-built construction of a roof extension onto the existing dwelling.**

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.

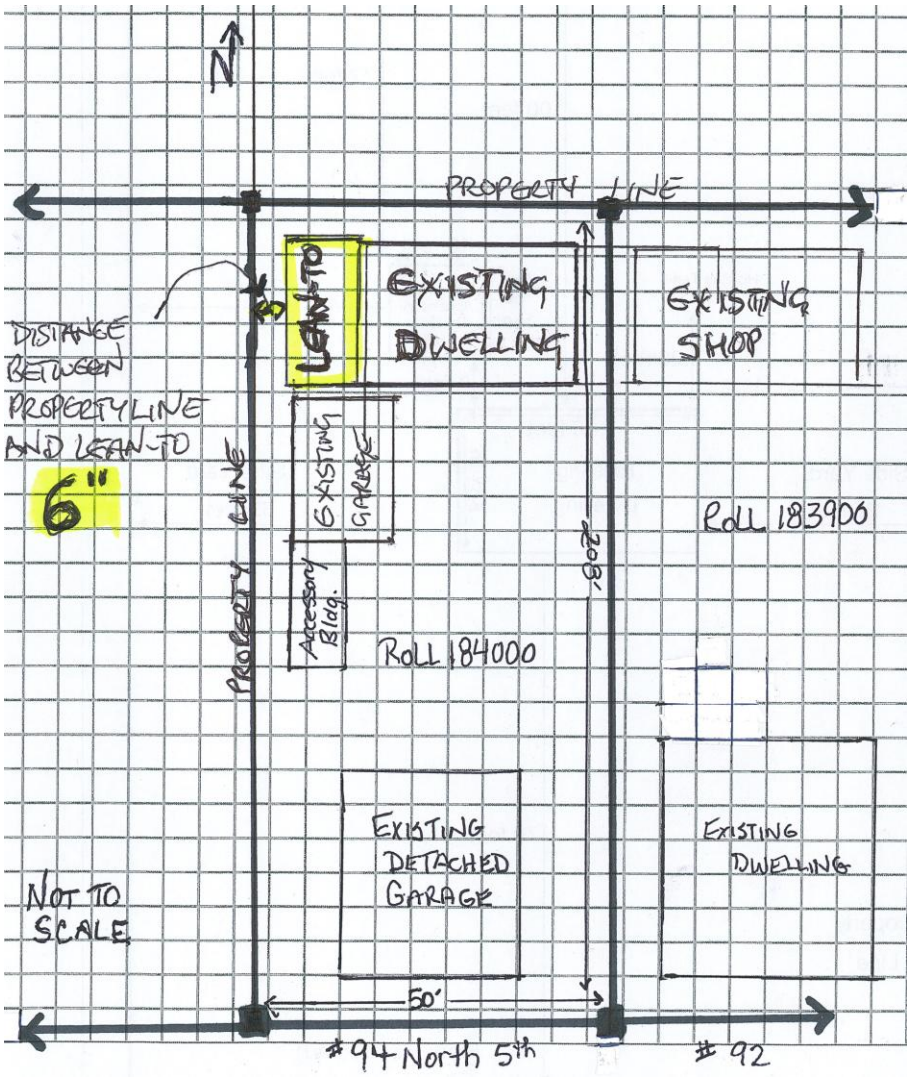
RM OF GIMLI ZONING BY-LAW 11-0013

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									

OWNER'S PROPOSAL

Site Plan



Formal Variance Justification Letter

Date: October 28, 2026
To: Council of the RM of Gimli c/o Eastern Interlake Planning District (EIPD)

Subject: Variance Application for an Existing, Built Structure
Property Address: 94 North 5th Ave, Gimli, MB
Legal / Reference Data: Roll Number 184000 | RMG 5-19446
Associated Permit Number: EIPD-2026-234

1. Application Purpose
This letter serves as the official proposal and justification statement accompanying our variance application for a lean-to accessory structure that has already been constructed on the property. Specifically, this application requests approval for the roof overhang to sit six (6) inches from the property line with the eaves completely intact.

2. Physical Context & Structural Integrity
The structure in question is a lean-to configuration that is physically attached to the existing house/garage building structure.

- **Setback & Clearance:** While the foundational framing of the attached lean-to sits further back, the projection of the roofline terminates six inches from the property boundary. The property markers can be seen, which clearly verifies this layout and spatial clearance on site.
- **Water Management (Eaves Intact):** The drainage infrastructure on the overhang remains entirely structural and whole. All eave troughs are professionally engineered, mounted securely, and downspouts are engineered to deposit and disperse rainwater exclusively within our lot lines, guaranteeing that no water or snow shifts onto the neighboring parcel.

3. Local Conditions & Justification

- **Neighborhood Synergy:** The structure is an integrated extension of an existing house/garage asset. Its materials, scaling, and alignment match the residential character of North 5th Ave and present no negative visual or physical impacts to adjacent properties.
- **No Injurious Affection:** Because the eave infrastructure is intact and water runoff is retained entirely within the boundaries of 94 North 5th Ave, the tight layout presents zero risk of property damage or water encroachment to our neighbors.
- **Practical Necessity:** The variance reflects the spatial reality of maximizing utility alongside an existing, previously established residential foundation.

We respectfully request that the RM of Gimli Council approve this variance to successfully resolve permit file EIPD-2026-234.

Sincerely,
Robert and Leslie Rachel
Property Owners, 94 North 5th Ave, Gimli, MB