

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 - 2<sup>nd</sup> Avenue, Gimli, MB

**DATE &  
TIME:** November 17, 2025  
10:30 a.m.

**APPLICATION:** RMG-25-33V

**AREA  
AFFECTED:** Lot 36/37, Block 4, Plan 17671  
71 4th Avenue  
Roll No. 342100

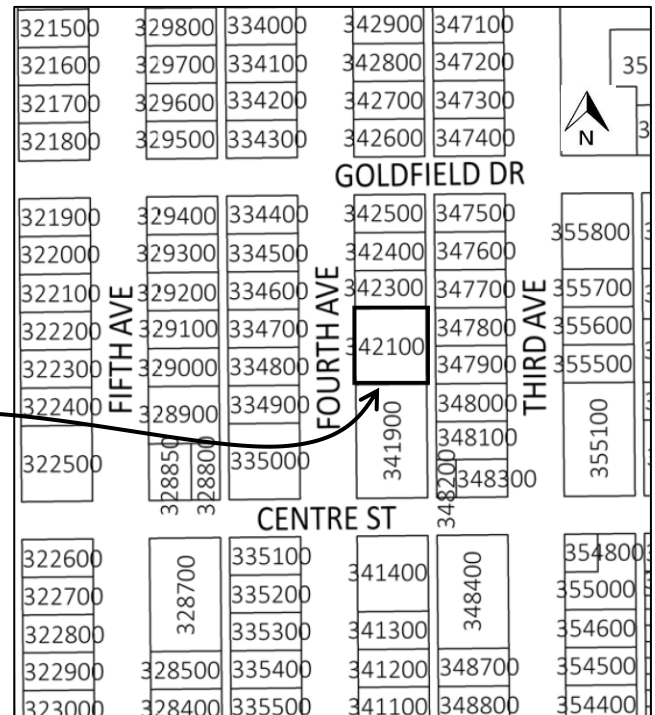
**OWNER/  
APPLICANT:** Evergreen Basic Needs Committee/  
Karen Bowman

**ZONE:** "CC" Commercial Central Zone

**PROPOSAL:** To reduce the minimum required side yard property line setback from 5' to 0' (zero) and to reduce the minimum required onsite parking stalls from 8 (as per previous variance) to 0 (zero), for the construction of an addition to the existing principal building.

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

**CONTACT FOR  
INFORMATION:** Nancy Thom, CAO/Development Officer, Eastern Interlake Planning District  
62 2<sup>nd</sup> Avenue, P.O. Box 1758, Gimli, MB R0C 1B0  
Phone: 204-642-5478 Fax: 204-642-4061  
E-mail: [eipd@mymts.net](mailto:eipd@mymts.net) Web: [www.interlakeplanning.com](http://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.  
Please note, if you have received this notice in the mail, it 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.

# Gimli Zoning By-Law No. 11-0013

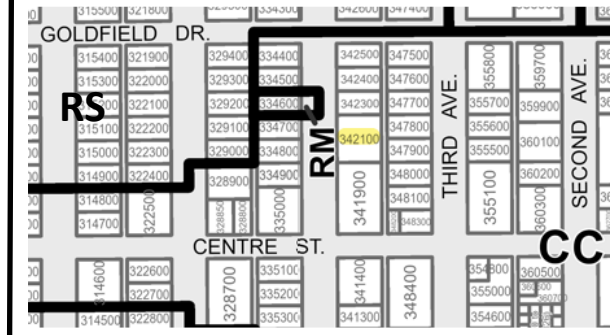
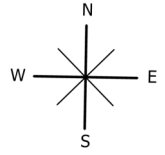
## Part 3: General Regulations

**Table 3.34-1**  
**Parking Requirements**

Uses	Minimum Number of Parking Spaces Required
<b>Residential and Residential Related Uses</b>	
Dwelling, Mobile Home	1 per Dwelling Unit
Institutional Residence	1 per 2 Dwellings or Sleeping Units
Bed and Breakfast	1 per guest bedroom
Home Occupation	Adequate space for customer parking: min. 1 space in addition to space required for dwelling
<b>Commercial Uses</b>	
Hotel, Motel, Boarding or Rooming House	1 per Guest Room or Sleeping Unit
Eating and Drinking Establishment	Whichever is greater: 1 per 100 sr. ft. of floor area or 1 per 4 seats
Retail Store, Service or Office	1 per 250 sq. ft. of floor area
Wholesale Establishment, Including a Warehouse	1 per 3 employees / shift
All Other Commercial Establishments	1 per 250 sq. ft. of floor area

### Zones

AG: Agricultural General  
 AL: Agricultural Limited  
 AD: Aviation Development  
 CC: Commercial Central  
 CH: Commercial Highway  
 MG: Industrial General  
 MP: Multi-Use Business Park  
 O: Open Space  
 SRG: Recreation Resort General  
 SRR: Residential Resort  
 RS: Residential Single-Family  
 RT: Residential Two-Family  
 RM: Residential Multiple-Family



## Part 4: Zones

**Table 4.3-2**  
**Commercial, Aviation and Industrial Bulk Table**

Permitted or Conditional Uses	Zones	Requirements							
		Minimum							Max.
		Site Area (sq. ft.)	Site Width (ft)	(a) Front Yard (ft)	Side Yard (e)		Rear Yard (e)		Height (ft)
					Interior (ft)	Corner (ft)	Lane (ft)	No Lane (ft)	
Multiple-Family Dwellings	CC, CH, MP	10,000	70	15	15	15	25	30	45
Other “CC” Zone Uses	CC	2,500	25	0	(c)	10	20 (b)	25 (b)	45 3 storeys max
“CH” Zone Uses (BL 13-0002)	CH	12,000	100	45	5	10	20 (b)	25 (b)	45 3 storeys max
“MP” Zone Uses	MP	15,000	90	15	15	15	15	15	60
“MG” Zone Uses	MG	40,000	100	25	15	25	25	25	45
“AD” Zone Uses	AD	25,000	75	20	10	15	75	75	45
Planned Unit Development	CC, CH, MP, MG, AD	TO BE DETERMINED BY COUNCIL							
Accessory Buildings, Structures, and Uses (f)	CC	n/a	n/a	Same as Principal Building / Structure (d)	Same as Principal Building / Structure (d)	Same as Principal Building / Structure (d)	5	5	Same as Principal Building / Structure (d)
	CH, MP, MG	n/a	n/a	Same as Principal Building / Structure (d)	5 (d)	Same as Principal Building / Structure (d)	10	10	Same as Principal Building / Structure (d)
	AD	n/a	n/a	20	5	15	75	75	20

2. Explanations and Exceptions to the Bulk Requirements in Table 4.3-2 are as follows:

- c) Where a side yard is provided, it shall not be less than five (5) feet. Where a site is adjacent to a residential zone, a side yard shall not be less than ten (10) feet. Where there is a common party wall, the site line shall be contained within the common party wall.



November 13, 2025

To the Eastern Interlake Planning District

Regarding Variance application for Evergreen Basic Needs (EBN)

EBN would like to submit a variance application for expansion of the existing building on the north side over the private lane, located at 71 4<sup>th</sup> Ave in Gimli, MB. The variance required is from 5' side yard to 0'. Parking onsite would be 0.

The variance is required to allow for the expansion of the building.

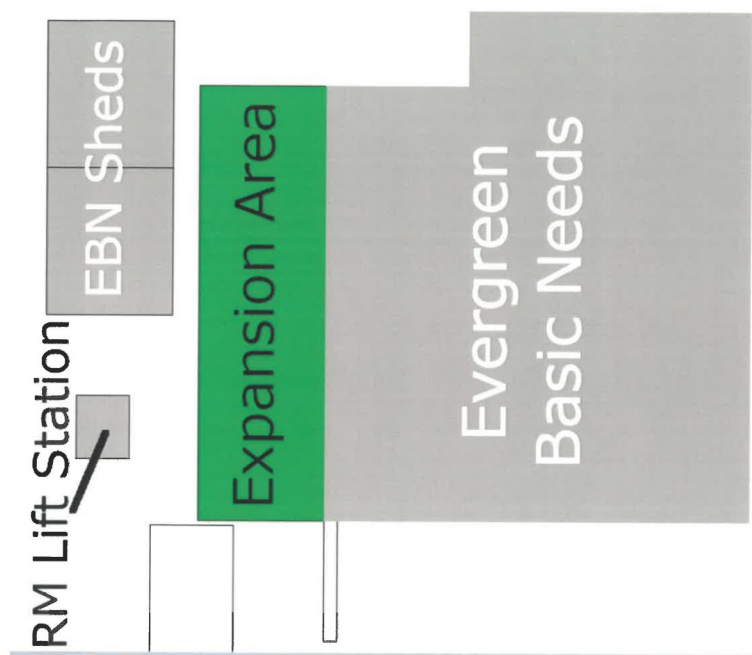
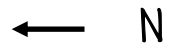
The variance will allow us to expand the existing building by approximately 2500 sq ft. The following goals will be achieved with this expansion:

1. Increase the Food Bank footprint within the overall building. We have maxed out every available interior and exterior space within the current building and storage units. Without expansion, we would need to look at reducing retail space from the Thrift Store. As the Thrift Store is an income generator for the Food Bank, this would be seen as a negative move.
2. The number of users of the Food Bank has risen dramatically since 2019. Currently, our numbers are 30% higher year over year. This trend does appear to be continuing, so expansion is critical to continue to meet the needs of the communities we serve.
3. Separation of Food Bank space and Warehouse area. Currently the Food Bank and the Warehouse area share the same workspace and storage space. A dedicated entrance for the Food Bank will ensure confidentiality for our clients and provide better workflow.
4. Prep room for Food Bank. This would allow us to have a dedicated area to store dry goods and root vegetables, in a temperature-controlled environment. It would also allow us to build a food recovery program to help ensure we are maximizing all food we receive for our clients use. This will in turn reduce what ends up in the landfill.
5. A separate warehouse donation entrance will allow us to remain open more days of the week to accept household donations from the community.
6. Space to provide multi purpose rooms for training sessions, workshops and community meetings.

The RM of Gimli has given permission to use the adjacent lot to the north of the building as a parking area if needed, with the understanding that no permanent buildings are on site and that the lot will be available for any maintenance that the RM is required to do.



# APPLICANT'S SITE PLAN



4th Avenue



Side (onsite) parking to be removed for building expansion shown in the green area.



Blvd. (offsite) parking to remain