

UNDER THE AUTHORITY OF THE PLANNING ACT

NOTICE OF COMBINED PUBLIC HEARING

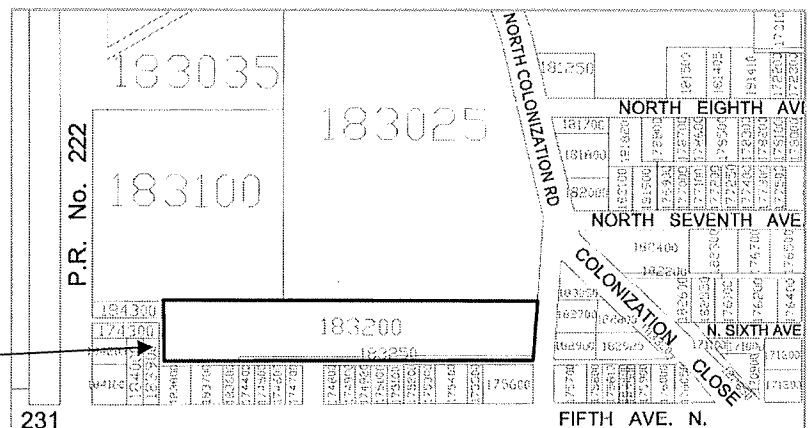
On the date and at the time and location shown below, a **COMBINED PUBLIC HEARING** will be held to receive representations from any persons who wish to make them in respect to the following matter:

APPLICATION FOR SUBDIVISION which results in the extension of a public road
per section 125(2) of the Planning Act and **APPLICATION FOR VARIANCE**
under the RM of Gimli Zoning By-law No. 11-0013, as amended

HEARING LOCATION: Gimli Recreation Centre
45 Centennial Road
Gimli, Manitoba

DATE & TIME: July 28, 2021
6:35 pm

AFFECTED AREA: SP Lot 10 & 11, Plan 19446
Pt. SW & SE of 21-19-4E
Roll's 183200 & 183250



PROPOSALS:

Subdivision: Application No. RMG-21-02S

To subdivide a 4.67 acre property in the RM of Gimli to create two additional properties for an existing lawn bowling area and an affordable Seniors Housing Building that is currently under construction. The subdivision proposes to widen the existing lane.

Variance: Application No. RMG-21- 28V

Proposed Lot 1: To reduce the minimum site area from 1 acre to 0.684 acres and to reduce the minimum site width from 200' to 174.47'

Residual Lot 2: To reduce the minimum site area from 1 acre to 0.115 acres.

FOR INFORMATION CONTACT: Nancy Thom, CAO/Development Officer, Eastern Interlake Planning District
62 – 2nd Avenue, Box 1758 Gimli, Manitoba R0C 1B0
Ph: 204-642-5478 Fax: 204-642-4061
Email: eipd@mymts.net web: www.interlakeplanning.com

COVID-19 PROTOCOL: Should you wish to attend the hearing, you must **PRE-REGISTER NO LATER THAN 5:00 p.m. ON THE DAY OF THE HEARING** with the RM of Gimli office at 204-642-6650.

A copy of the proposal and supporting material may be provided upon request to the contact person as mentioned above.

Please Note: 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 AMENDED PROCESS DURING THE COVID-19 PANDEMIC:

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 concerns or comments, for or against the application, you may attend the hearing (see "i" below) and/or send a letter (see "ii" below)
 - i. If you wish to attend the hearing, **you must pre-register with the RM of Gimli by 5:00 p.m. on the day of the hearing** so that they can ensure appropriate social distancing measures are achieved. They can be contacted at 204-642-6650.
 - ii. If you wish to provide a letter outlining your concerns/comments for or against the application:
 - You may do so by regular mail 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.
 - Letters shall be received in our office **no later than 4:00 p.m.** on the day of the hearing. Letters not meeting this minimum time will have to be submitted directly to Council at the hearing.
3. Council shall then, after all considerations, approve or reject the application.
4. As per *the Planning Act* the decision of Council is final and is not subject to appeal.

*Please note that **Council is not to be contacted for information** regarding this application. They must remain impartial until all information has been submitted and reviewed at the hearing.

Nancy Thom, CMMA
Chief Administrative Officer / Development Officer
Eastern Interlake Planning District

**Table 4.4-2
Agricultural and Open Space Zones Bulk Table**

Permitted or Conditional Uses	Zones	Requirements (b) (c)						
		Minimum						Max.
		Site Area	Site Width (ft)	Front Yard (ft)	Side Yard	Corner Side Yard	Rear Yard	Height
Agricultural Activities Except For Any Additional Yard Requirements Under 4.4.6 and 4.4.7	AG	80 acres	660	75 (d)	25 (d)	50 (d)	25 (d)	35
	AL	40 acres	330	50	25	50	25	35
Other AG and AL Uses (e)	AG	Min 2 acres	200	75	10	15	25	35
	AL	Min 2 acres	200	50	10	15	25	35
"O" Zone Uses	O	1 acre	200	30	25	50	25	35
Accessory Buildings, Structures, and Uses (a)	AG	n/a	n/a	75	25	50	25	35
	AL	n/a	n/a	50	25	50	25	35
	O	n/a	n/a	30	15	30	10	20

Gimli Zoning By-Law No. 11-0013



SP Lot 10 & 11 Plan 19446
In SW & SE 21-19-4E

Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

Notes:

Existing Property: 4.67 acres
Title: 1475170
Roll Number: 183200

Existing Property: 0.26 acres
Title: 1937007
Roll Number: 183250

Proposed Lot 1: 0.684 acres
Proposed Lot 2: 1.382 acres
Residual Lot 1: 2.604 acres
Residual Lot 2: ±0.115 acres
Proposed Lane: 0.14 acres

