

# RURAL MUNICIPALITY OF GIMLI

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 person(s) who wish to make them in respect to the following matter(s):

## THE RURAL MUNICIPALITY OF GIMLI BY-LAW NO. 25-0006

Being an amendment to the Gimli Zoning By-law No. 11-0013, as amended.

**HEARING  
LOCATION:**

RM of Gimli  
Council Chambers  
62 – 2<sup>nd</sup> Avenue  
Gimli, Manitoba

**DATE &  
TIME:**

September 11, 2025  
6:30 pm

**APP NO.:**

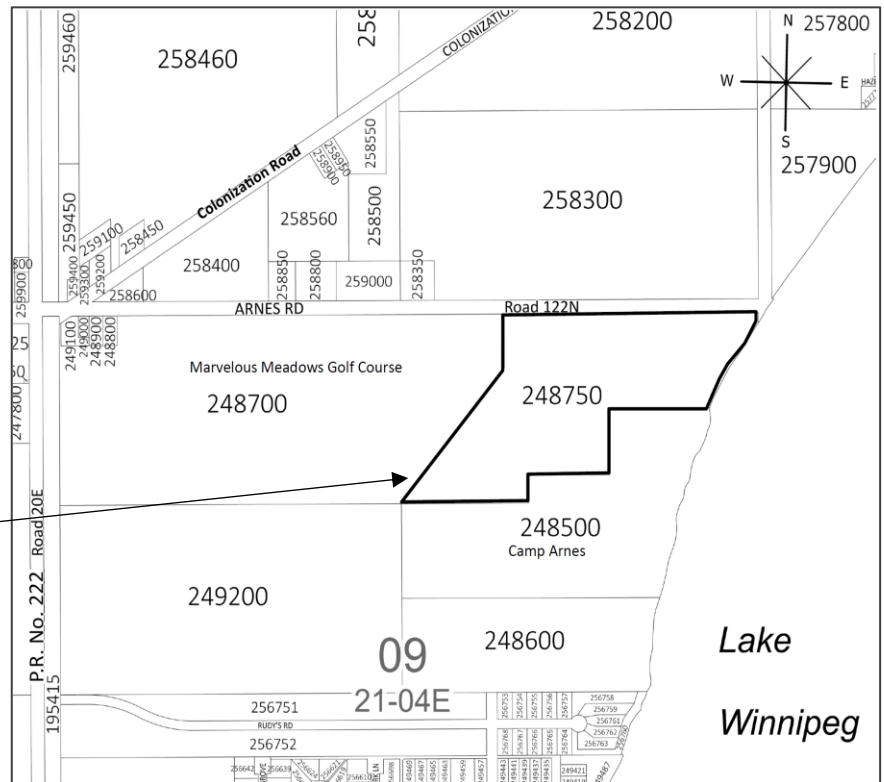
RMG-25-05R

**AFFECTED  
AREA:**

Pt. NE ¼ 9-21-4 EPM,  
Being Parcels B & C,  
Plan 55782 WLTO  
Roll No. 248750

**GENERAL  
INTENT:**

To rezone an area in  
the RM of Gimli from  
"O" Open Space Zone  
to "SRR" Residential  
Resort Zone, for the  
construction of a  
dwelling on the parcel.



**FOR  
INFORMATION  
CONTACT:**

Nancy Thom, CAO/Development Officer, Eastern Interlake Planning District  
62 2<sup>nd</sup> Ave, Box 1758 Gimli MB R0C 1B0 - Ph: 204-642-5478 Fax: 204-642-4061  
Email: [eipd@mymts.net](mailto:eipd@mymts.net) website: [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.***

## ZONING BY-LAW AMENDMENT PROCESS

This is to notify you that a request has been made to amend a portion or portions of the Municipal Zoning By-Law, through the **amendment process**, as specified under **Part 5 of the Planning Act**.

Planning Act Link: <https://web2.gov.mb.ca/laws/statutes/ccsm/p080.php?lang=en>

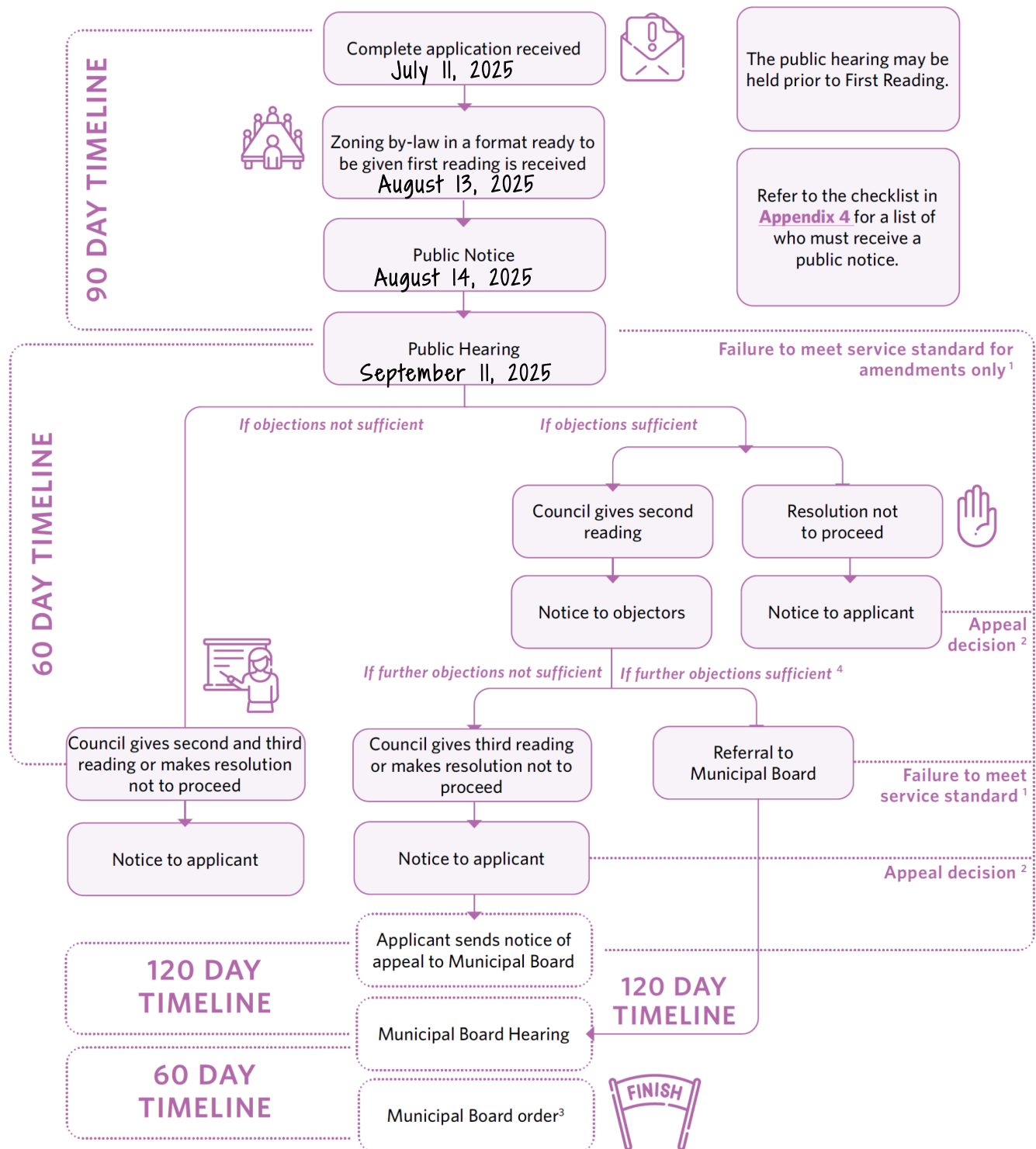
### THE FOLLOWING POINTS HIGHLIGHT THE PROCESS:

1. An amendment may be initiated by the Planning District, Council or an owner of property or a person authorized in writing by the owner.
2. Adoption of a Zoning By-Law (ZBL) requires three readings.
3. Before or after Council gives first reading of a ZBL, they must hold a public hearing to receive representations from any person on the by-law and give notice of the hearing in accordance with *the Planning Act*.
4. If you have concerns or comments, for or against the amendment, you may attend the hearing as set out in the notice and/or send a letter with your concerns/comments for or against the application as follows:
  - By regular mail or by e-mail to the Eastern Interlake Planning District (contact info in our letterhead above).
  - All letters must contain your name(s) and civic address, for a fair portrayal of submissions as well as to confirm your *\*eligibility* (noted below).
  - 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 will have to be submitted directly to Council at the hearing.
  - Council should not be contacted for information regarding this application as they should remain impartial until all information has been submitted and reviewed at the hearing.
5. In accordance with *the Planning Act*, objections must be received from:
  - a) At least 300 eligible persons if the municipality has a population of 6,000 or more; or
  - b) If a municipality has a population fewer than 6,000, the greater of at least
    - i. 100 eligible persons, or
    - ii. Eligible persons who total 5% of the population of the municipality.

*\*Eligible person means a person who would be eligible to vote at an election of members of the council of the municipality if a general election were held under The Municipal Councils and School Boards Elections Act.*
6. If sufficient objections to a ZBL are received at a hearing held by Council, they may give the by-law second reading or pass a resolution not to proceed. If Council gives the by-law second reading, they must, as soon as practicable after second reading, send notice to every person who objected to the by-law that they have the option to further object, essentially appealing Council's second reading.
7. If Council does not receive sufficient objections by the deadline set out in the notice (to appeal), they may give the by-law third reading or pass a resolution not to proceed.
8. If council receives sufficient objections by the deadline set out in the notice, they must, as soon as reasonably practicable, refer the objections to the Municipal Board for appeal. The Municipal Board must hold their own hearing and then make an order either confirming or refusing to confirm any part of the by-law that was the subject of the objection; or direct Council to alter the by-law in the manner the Municipal Board specifies and may be subject to any terms or conditions they consider advisable.
9. After all considerations, Council shall then make a decision on the proposed Amendment subject to *Part 5 of the Act*.

## The Planning Act

### Zoning By-law Approval Process



<sup>1</sup> Applicant has 14 days to appeal missed service standard.

<sup>2</sup> Applicant has 14 days to appeal decision (Applicant may appeal council's rejection, or conditions of approval, such as the requirement of entering into a development agreement.)

<sup>3</sup> If appeal was triggered by sufficient public objections (referral to Municipal Board), the by-law needs to receive third reading in order to be considered approved.

4 **“73.1(2)** For a proposed by-law that adopts or amends a zoning by-law, objections must be received from the following to be sufficient... :

(a) at least 300 eligible persons;

(b) despite clause (a), in the case of a municipality or planning district with a population of fewer than 6,000, the greater of at least

(i) 100 eligible persons, or

(ii) eligible persons who total 5% of the population of the municipality or district.”

# RURAL MUNICIPALITY OF GIMLI

## BY-LAW NO. 25-0006

**BEING** a By-law of the Rural Municipality of Gimli to amend the Rural Municipality of Gimli Zoning By-law No. 11-0013, as amended;

**WHEREAS** Section 80 of *The Planning Act* provides that a Zoning By-law may be amended;

**NOW THEREFORE** the Council of the Rural Municipality of Gimli, in a meeting duly assembled, enacts as follows:

That Appendix "A," Zoning Map 22, 23 & 24 attached to and being part of the Rural Municipality of Gimli Zoning By-law No. 11-0013, as amended, is hereby further amended by rezoning Pt. NE ¼ 9-21-4 EPM being Parcels B & C, Plan 55782 WLTO from "O" Open Space Zone to "SRR" Residential Resort Zone as shown outlined in a heavy dashed line on the map attached hereto and marked as Schedule "A" to this By-law.

**DONE AND PASSED** by the Council of the Rural Municipality of Gimli assembled in Gimli in the Province of Manitoba this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2025.

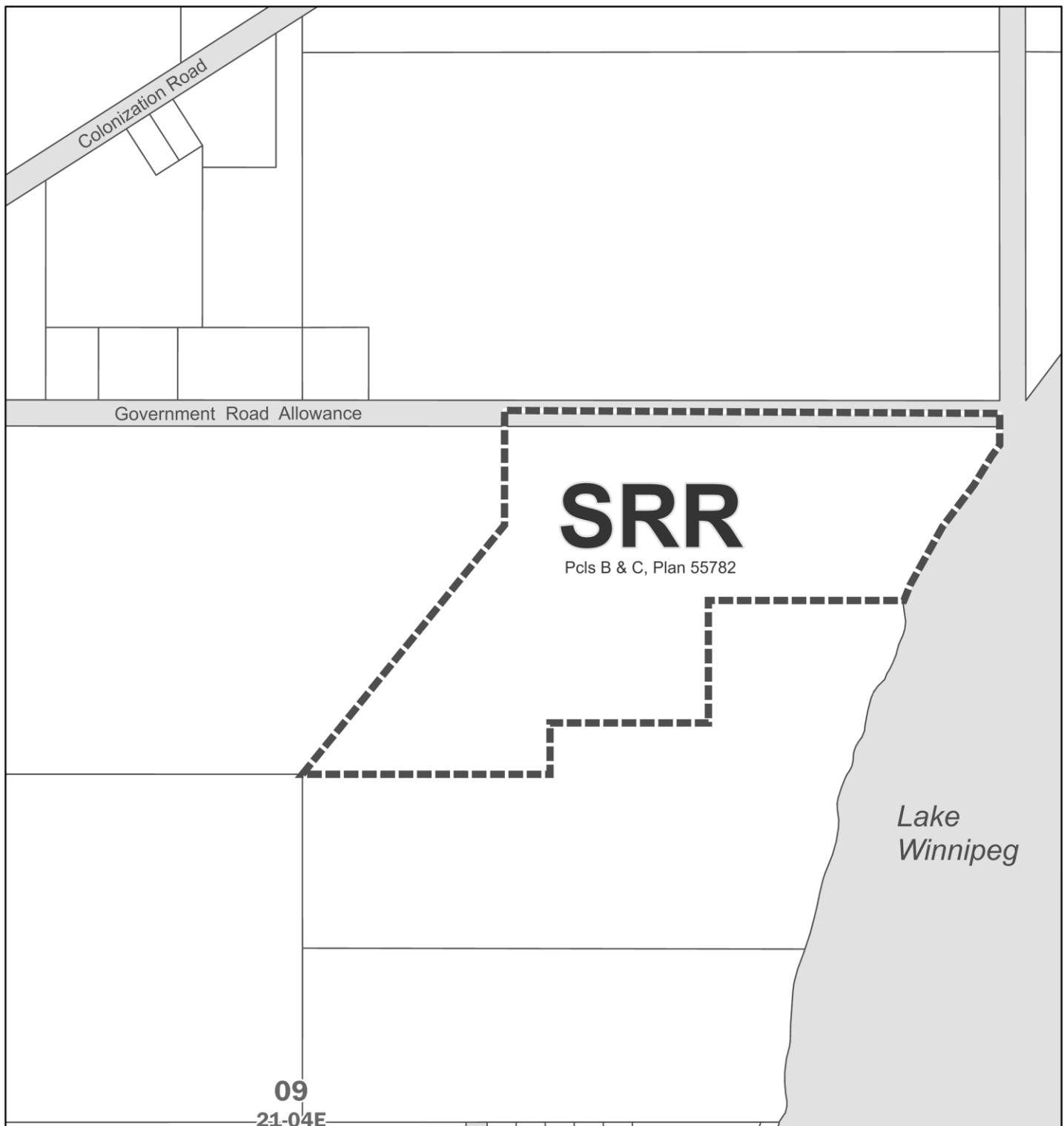
Read a first time this	<u>13th</u>	day of	<u>August</u>	A.D. 2025
Read a second time this	<u>          </u>	day of	<u>          </u>	A.D. 20__.
Read a third time this	<u>          </u>	day of	<u>          </u>	A.D. 20__.

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Kevin Chudd, Mayor

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Valorie Unrau, Interim Chief Administrative Officer



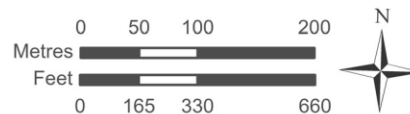
## Schedule "A"

Attached to By-law No. 25-0006 of the Rural Municipality of Gimli amending Zoning Maps 22, 23 & 24 of the Rural Municipality of Gimli Zoning By-law No. 11-0013.

**Pt. NE ¼ 9-21-4 EPM1**  
Being Parcels B & C, Plan 55782  
WLTO

 Limit of area affected

FROM: "O" Open Space Zone  
TO: "SRR" Residential Resort Zone



Date: Jul 22, 2025

**Manitoba**  
Community Planning Services  
Municipal and Northern Relations

## 4.2.1 Intent And Purpose

The Residential Zones established in this By-Law are intended to provide sufficient land for urban, rural and recreational residential development within the residential designations of the Development Plan.

## 4.2.2 Zones

In order to carry out the intent and purpose of Section 4.2.1, the following zones have been established:

## .4 “SRR” Residential Resort Zone

This zone is intended mainly for single-family residential uses adjacent to Lake Winnipeg and other uses generally considered compatible with such uses.

**Table 4.2-1**  
**Residential Use Table** (BL 21-0012)

P = Permitted; C = Conditional; - = Not Permitted					
Use	Zones				
<i>Residences</i>	RS	RT	RM	SRR	SRG
Boarding or Rooming Houses	C	C	C	C	P
Guest House <i>See section 3.41</i>	P	-	-	P	P
Mobile Home (in approved Mobile Home Park)	-	-	-	-	P
Mobile Home Park	-	-	-	-	C
Multiple Family Dwelling(s)	C	C	P	C	C
Modular or Manufactured Home <sup>1</sup> (BL 15-0008)	P	P	P	P	P
Secondary Suites	C	C	-	C	C
Single Family Dwelling	P	P	P	P	P
Two Family Dwelling	C	P	P	C	C
<i>Other Uses</i>					
Amusement Park	-	-	-	-	C
Athletic, Sports or Recreation Area	C	C	C	C	P
Bed & Breakfast <i>See section 3.37</i>	C	C	C	C	P
Campground, Travel Trailer Park or Summer Camp	-	-	-	-	C
Commercial Resort	-	-	-	C	C
Craft Brewery or Winery	-	-	-	C	C
Gas Bar	-	-	-	C	P
Golf Course	C	C	C	C	P
Home Day Care	C	C	C	C	C
Home Occupation <i>See section 3.36</i>	C	C	C	C	C
Institutional and/or Care Facility (BL 13-0002)	C	C	C	C	C
Marina	-	-	-	C	P
Place of Entertainment	-	-	-	C	P
Planned Unit Development	C	C	C	C	C
Public Utility, Public Service, Reserves and Public Parks	P	P	P	P	P
Recreational Facility	C	C	C	C	P
Religious Buildings	C	C	C	C	P
Rental Storage Units	-	-	-	-	C
Restaurant	-	-	-	C	P
Retail Store, Service, or Office	-	-	-	C	P
Riding or Boarding Stables	-	-	-	-	C
Rooftop Wind Energy Generating System	C	C	C	C	C
Special Needs Housing (BL 13-0002)	P	P	P	P	P

# **APPLICANT'S PROPOSAL**

**Planning Justification Report**  
**Rezoning Application – RM of Gimli**  
**Submitted on Behalf of:** Little Maui Inc.  
**Prepared by:** Santan Singh, RPP, MCIP  
**Date:** July 3, 2025

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## **1. Subject Property and Application Overview**

This application seeks to rezone the subject parcel legally described as Parcel B and Parcel C plan 55782 WLTO in NW ¼ SEC 9-21-4-EPM located along the lakeshore of lake Winnipeg in the Rural Municipality of Gimli from the current “Open Space” (O) zoning designation to “Seasonal Residential Resort” (SRR), to facilitate the development of a single-family residential dwelling. The property has approximately 572 m of frontage along Arnes Rd to the north and 234 m of frontage along Lake Winnipeg to the east. The property is approximately 42.81 acres in size and is currently undeveloped. The adjacent land uses include:

- to the west, a golf course zoned Open Space (O).
- to the north, rural residential uses and forested land zoned agricultural (AL); and,
- to the south, a summer camp zoned recreation resort general (SRG).

The subject land is presently zoned to permit commercial and recreational uses but does not permit standalone single-family residential development. The proposed zoning change seeks to correct this disconnect by aligning the zoning by-law with the property's actual intended and contextually appropriate use — a modest, single-family seasonal residence.

It is important to emphasize that this application does not involve a subdivision, nor does it propose a large-scale development. It is a straightforward rezoning request to allow a use that is consistent with both the community context and the policy intent of the Development Plan.

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## **2. Policy Framework and Context**

### **2.1 Development Plan 2022**

The Gimli Development Plan was updated in 2022 to reflect evolving land use priorities and to better accommodate low-impact, seasonal residential development in appropriate shoreline and recreational contexts.

Key supportive elements include:

- Promotion of context-sensitive, seasonal residential housing that complements surrounding recreational and natural assets.
- Recognition of existing private ownership and the importance of allowing compatible, small-scale residential use where infrastructure capacity and site characteristics permit.
- Emphasis on individual shoreline stewardship rather than municipal acquisition of sensitive lands for public reserve, especially where maintenance capacity is limited.

The proposed development—a single-family seasonal dwelling—is explicitly supported under these revised policy directions.

## **2.2 Zoning By-law 2011**

The current zoning of the subject land is **“Open Space” (OS)** under the **2011 RM of Gimli Zoning By-law**, which restricts residential uses and instead permits recreational and some commercial uses.

This by-law **has not yet been updated** to reflect the more current direction of the 2022 Development Plan. The **rezoning is therefore necessary only to bring the regulatory framework into alignment** with policy.

## **3. Planning Context and Background**

### **Timeline of Events for previous application:**

- **November 25, 2021:**  
A rezoning application was submitted by ICD on behalf of Little Maui Inc. to rezone the site from “Open Space” to “Recreational Resort General (SRG).”
- **February 23, 2022:**  
Following a public hearing, Council granted second reading. However, third reading was deferred in response to community input.
- **March 9, 2022:**  
Council introduced an additional condition through a Development Agreement. Further review indicated that this condition raised considerations better assessed in the context of subdivision processes.
- **May 25, 2022:**  
The application was formally withdrawn, as the condition introduced was not anticipated and presented challenges under the structure of a standalone rezoning application.
- **March – May 2025:**  
Discussions with the CAO resumed, during which it was recognized that SRR zoning—more specifically aligned with single-family residential development—would be a more appropriate fit for the proposal.
- **May 22, 2025:**  
The applicant appeared before Council to clarify that no subdivision is being proposed and that the rezoning is intended to address an existing regulatory inconsistency.

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## **4. Legislative and Policy Framework**

### **The Planning Act (Manitoba)**

Under *The Planning Act (Manitoba)*, Section 80(2) states that a council must not reject a proposed zoning by-law if it is consistent with the applicable Development Plan. The current rezoning application aligns with the objectives and policies of the Development Plan and represents a logical and appropriate refinement of land use for the subject property.

Given this consistency, there is no legislative basis for refusal under the Act. The application is straightforward in scope, conforms with existing policy direction, and does not introduce any elements that fall outside the framework set out by the Development Plan.

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## **5. Development Plan and Zoning By-Law Alignment**

- The Development Plan emphasizes responsible lakeshore development that is compatible with surrounding land uses and environmental conditions.
  - The proposed SRR zoning is entirely consistent with the low-impact, seasonal residential character of nearby properties.
  - The current OS zoning allows for commercial recreation but excludes single-family dwellings — a regulatory inconsistency given the property's history and context.
  - This rezoning corrects that inconsistency without altering the character or intensity of the area.
- 

## **6. Public Engagement and Support**

- Adjacent landowners, including the nearby golf course operator, have been informed of the proposal and provided with written notice.
  - Public notification letters were sent to all the neighbours along Arnes on May 20<sup>th</sup>, 2025, with our contact details, as we believe in transparency.
  - In-person engagement yielded positive feedback, with no concerns raised regarding the proposed single-family use.
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## **7. Conclusion and Justification**

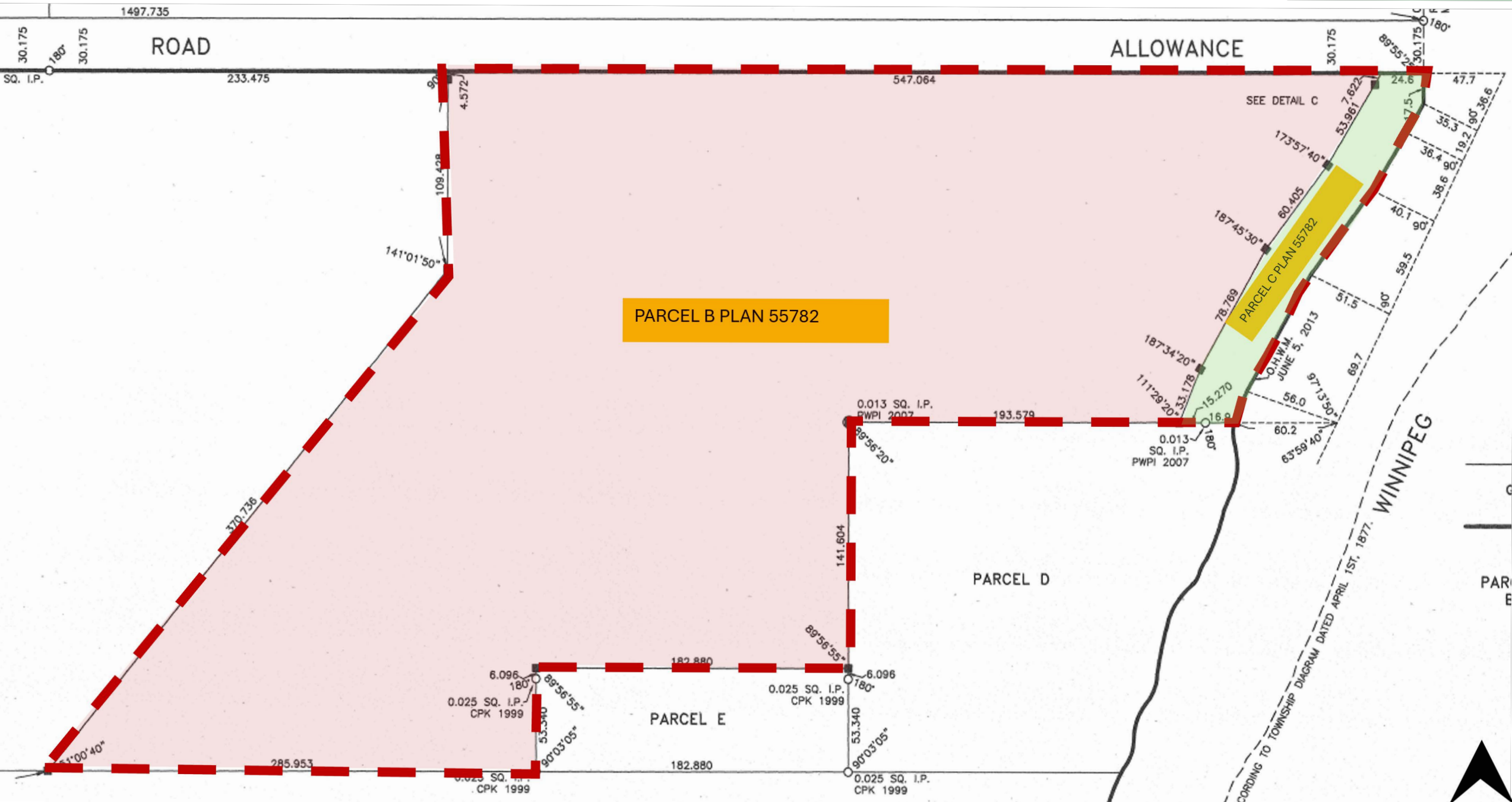
This application proposes a modest, site-specific zoning amendment to enable a single-family seasonal residence — an inherently compatible land use with the existing community and development plan. The application:

- Does not involve subdivision and remains limited in scope.
- Resolves a regulatory mismatch between zoning and land use intent.
- Respects the natural and built context of the area, with limited to no environmental or infrastructure implications.
- Has undergone preliminary community engagement and received supportive feedback from neighbours and stakeholders.

We respectfully request that Council give this application full and fair consideration, based on its planning merits and in the interest of procedural clarity moving forward.

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Attachments: Legal Title and Concept Site Plan



**PRIVATE DEVELOPMENT FOR PERSONAL USE**

- SINGLE FAMILY HOUSE
- ACCESSORY BUILDING
- TRAVEL TRAILER PARKING

No subdivision or commercial development is being proposed.

NO DEVELOPMENT ALLOWED WITHIN 99 FT [PARCEL C] FROM THE OHWM AS PER THE REGISTERED DA

**Total Lot Area:**  
**42.81 acres**

**Parcel B**  
**41.2 acres**

**Parcel C**  
**1.61 acres**

**LAKE WINNIPEG**



APPROXIMATE  
LOCATION OF WASTEWATER  
TREATMENT LAGOON

