

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

R.M. of East St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-668-8112.

Tuesday
January 28, 2025
5:30 pm

Council Chambers
RM of East St. Paul
3021 Birds Hill Rd.

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

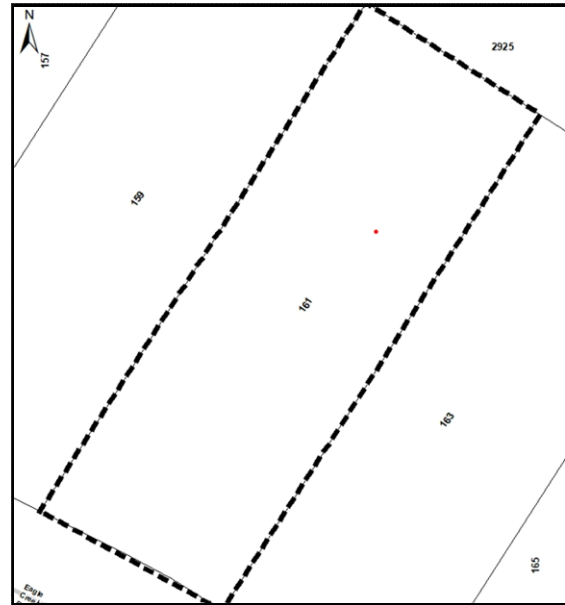
Application File: VO 104/24

Applicant: Paul Desautels
(Windeck)

Property Location: 161 Eagle Creek Dr.
East St. Paul
Roll # 103514
Lot 10, Block 1, Plan
38502

Application Purpose:

The applicant proposes to reduce the separation distance between accessory structure and principal building from 10 ft. to 4.92 ft., to allow for an attached deck to be constructed close to a pool on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building separation – accessory to principal Zoning By-law Section 52.1	10 ft. (min.)	4.92 ft.

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

VARIANCE APPLICATION REPORT

Date	November 25, 2024
Application File	VO 104/24
Applicant	Paul Desautels (Windeck)

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	161 Eagle Creek Dr., East St. Paul
- Roll #	Roll # 103514
- Legal	Lot 10, Block 1, Plan 38502
Zoning	"R1-17" Single Housing Dwelling zone RM of East St. Paul, Zoning By-law No. 2009-04
Development Plan Designation	"SC", Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	19,127 square feet / 0.44 acres in area (+/-) 81 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building separation – accessory to principal Zoning By-law Section 52.1	10 ft. (min.)	4.92 ft.

Application Purpose

The applicant proposes to reduce the separation distance between accessory structure and principal building from 10 ft. to 4.92 ft., to allow for an attached deck to be constructed close to a pool on the subject property. A site plan and letter of intent has been submitted by the applicant, which is attached to this report.

This application was circulated to the municipality, and there were no comments or concerns from the CAO, Operations Manager, Planning, or the Fire Department.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required;

RRPD LOCATION MAP



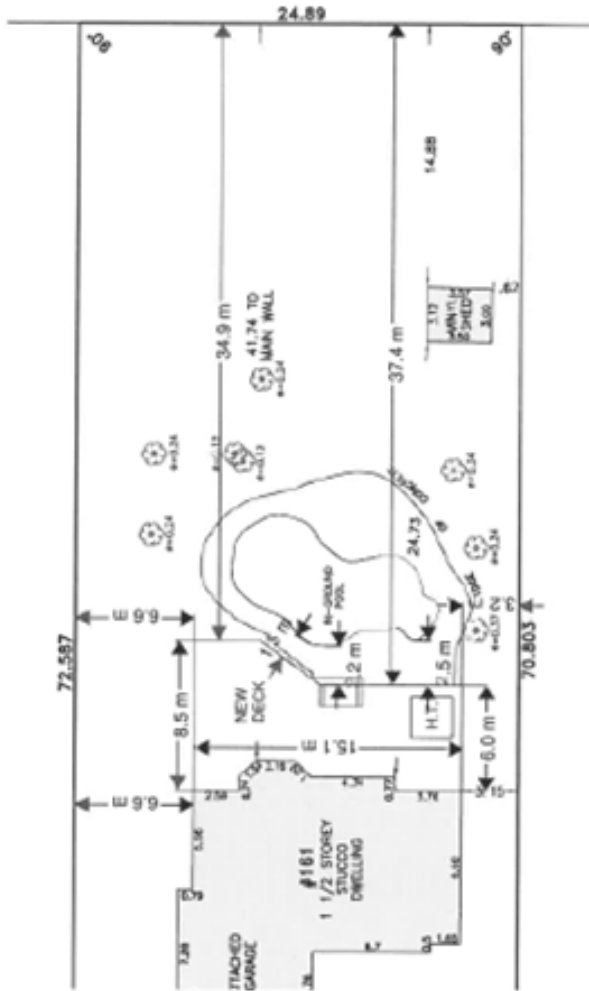
ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)

Letter of Intent

The reason for this variance is, the owner of the house wants to construct a deck, but the distance from the deck to the pool is less than 10 feet.

This document is to be used as an official survey instrument. It shall not be used as a substitute for the original survey plan or other documents of record. It shall not be used for any other purpose without the written consent of Barnes & Duncan. It shall not be used for any other purpose without the written consent of Barnes & Duncan.



This survey was made on the 21st day of May, 2024.

Signed & Sealed

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10, 54715 SOUTH CALICO ROAD, CALICO, CALIFORNIA 92310, USA. PHONE: 951.947.7800. FAX: 951.947.7801. WWW: BARNESANDDUNCAN.COM

Scott J. Draplyov, M.L.S.
Deed this 21st day of June, 2024

VO 104, 2024 – 161 Eagle Creek Dr.

CAO: I have reviewed the public hearing package for this application and do not have any comments or concerns.

Operations Manager: I have reviewed the variance application and have no comments/concerns.

Planning: I have reviewed the variance application and I have no concerns.

Fire Department: The fire department has no concerns as there is no impact on the delivery of emergency services.