

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

RM 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
February 25, 2025
5:30 pm

Council Chambers
3021 Birds Hill Road
RM of East St Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

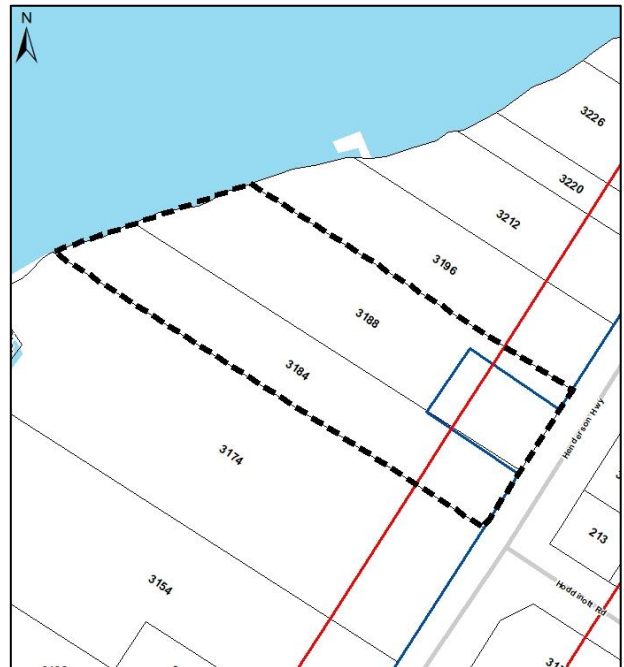
Application File: VO 138/2024

Applicant: Mannington Custom Homes

Property Location: 3184/3188 Henderson Highway, RM of East St Paul
Roll # 58800 & 58900
Legal – Refer to next page

Application Purpose:

The applicant proposes to increase the maximum attached accessory building area from 1,200 square feet to 2,962 square feet, to allow for the proposed attached garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Attached Accessory Building Area Section 11.6(4)	1,200 sq.ft. (max.)	2,962 sq.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	February 25, 2025
Application File	VO 138/24
Applicant	Mannington Custom Homes

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	3184/3188 Henderson Highway, RM of East St Paul 58800 & 58900 ALL THAT PORTION OF RL 94 PARISH OF ST PAUL LYING TO THE WEST OF THE WESTERN LIMIT OF MAIN HIGHWAY PLAN 2386 WLTO WHICH LIES TO THE SOUTH OF A LINE DRAWN PARALLEL TO THE SOUTHERN LIMIT OF SAID LOT AND PERP DISTANT NLY THEREON 105 FEET & ALL THAT PORTION OF RL 94 PARISH OF ST PAUL PLAN 13069 WLTO LYING TO THE WEST OF THE WESTERN LIMIT OF THE MAIN HIGHWAY SHEWN ON SAID PLAN WHICH LIES BETWEEN 2 LINES DRAWN PARALLEL TO THE SOUTHERN LIMIT OF SAID LOT AND PERP DISTANT NLY THEREFROM 254.4 FET AND 105 FEET RESPECTIVELY
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	141,570 square feet / 3.25 acres in area (+/-) 149.4 feet in width (+/-) <i>NOTE: Information is based on site plan provided by the applicant</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Attached Accessory Building Area Section 11.6(4)	1,200 sq.ft. (max.)	2,962 sq.ft.

Application Purpose

The applicant proposes to increase the maximum attached accessory building area from 1,200 square feet to 2,962 square feet, to allow for the proposed attached garage to be constructed on the subject property. This application has been circulated to the MTI Water Review and the proposed building would be subject to compliance with a geotechnical report and requires a Lower Red River Designated Flood Area permit. The subject property is Proposed Lot 2 of recent subdivision S24-3077.

Comments from municipal administration are as follows:

CAO: I have reviewed the public hearing package and do not have any comments or concerns with the application to increase the maximum attached accessory building area from 1,200 sqft to 2,962 sqft.

Operations Manager: No comments/concerns from PW.

Planning: I have reviewed the variance and I have no concerns since an attached garage has the same façade as a larger home.

Project Manager: No concerns at this time. The grading plan will be reviewed upon submission.

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

OPTIONS FOR COUNCILS CONSIDERATION

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

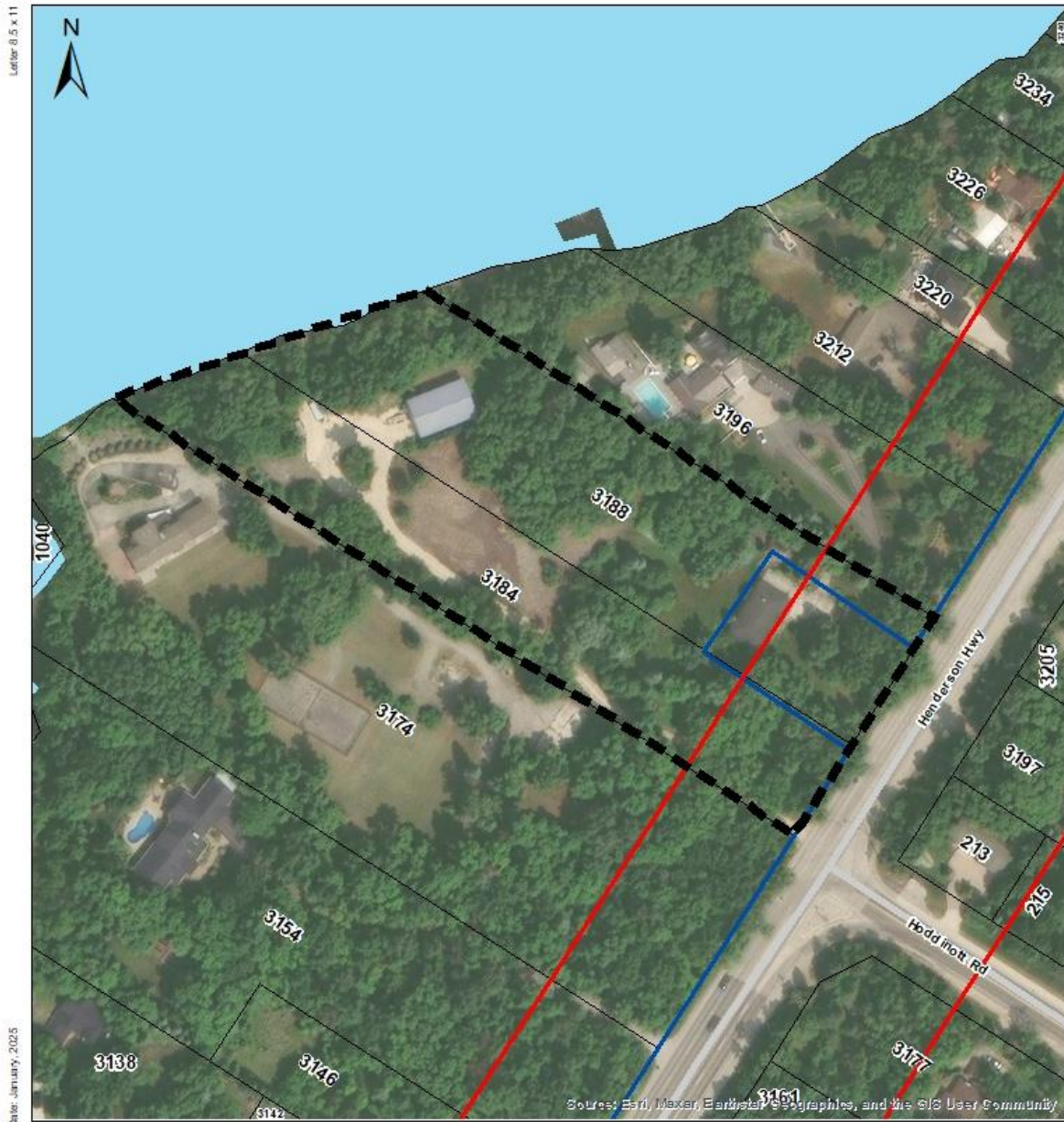
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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, MTI Water Review and the municipality, if required;

RRPD LOCATION MAP



Letter: 8.5 x 11

Date: January, 2025

Source: Esri, Maxar, Earthstar, GeoGraphics, and the GIS User Community

SUPPORTIVE MAPPING

Variance Order VO 138, 2024
 3188 Henderson Hwy, RM of East St. Paul
 Designation: "SC" Settlement Centre
 Zoning: "R1-17" Single Housing Dwelling Zone

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Designated Flood Area
-  Parcel Outline
-  Water Bodies



ADDITIONAL INFORMATION



December 16, 2024

**Red River Planning
2978 Birds Hill Road
East St. Paul, MB
R2E 1J5**

To Whom It May Concern:

Re: LETTER OF INTENT – oversized garage

Mannington Custom Homes Ltd. intends to construct a new dwelling at 3188 Henderson Highway. We are asking for a variance to allow for an oversized attached garage, which will be 2962 square feet.

The extra square footage is to allow for additional personal storage.

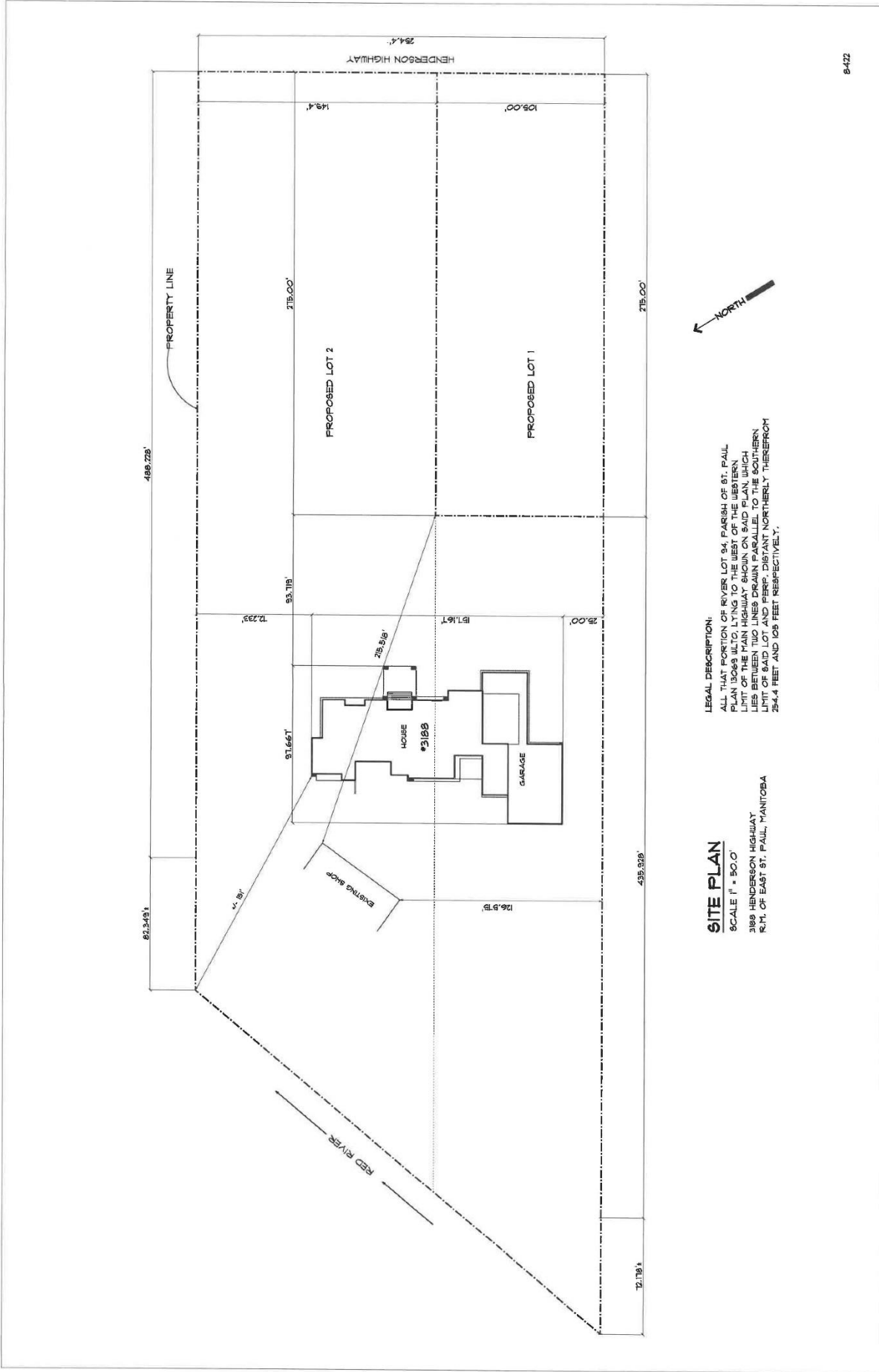
I have attached the site plan of the proposed layout.

Thank you in advance for your consideration of this matter.

Regards,

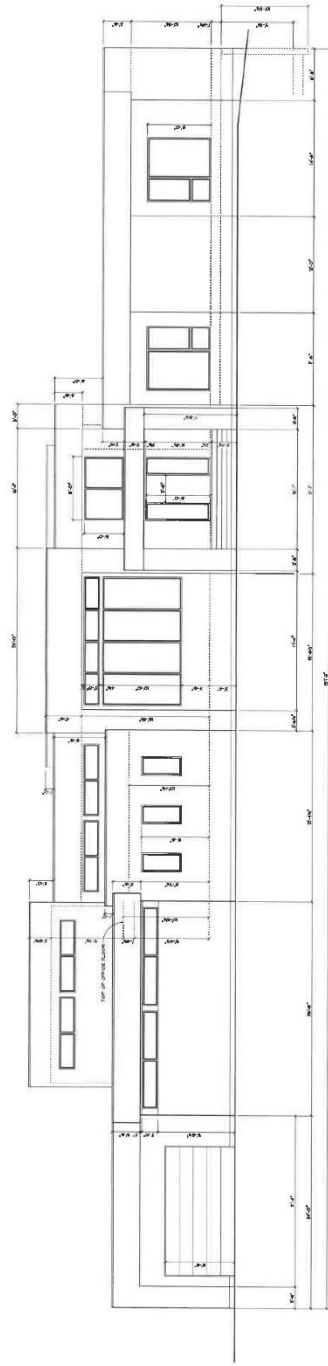
[Redacted Signature]
**President
Trevor Markevich**

2908 Henderson Highway, East St. Paul, Manitoba R2E 0C6
T: 204-661-2166 F: 204-669-9108
www.manningtonhomes.com

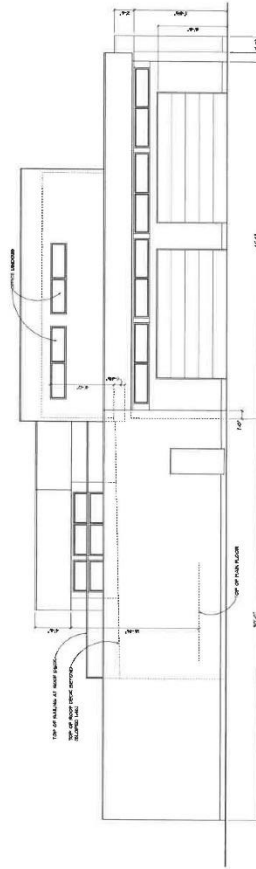


LEGAL DESCRIPTION:
 ALL THAT PORTION OF RIVER LOT 84, PARISH OF ST. PAUL
 PLAN 13063 ULTO LYING TO THE WEST OF THE WESTERN
 LIMIT OF THE MAIN HIGHWAY SHOWN ON SAID PLAN, WHICH
 LIES BETWEEN TWO LINES DRAIN PARALLEL TO THE SOUTHERN
 LIMIT OF SAID LOT AND FEET DISTANT NORTHERLY THEREFROM
 25.4 FEET AND 105 FEET RESPECTIVELY.

SITE PLAN
 SCALE 1" = 50.0'
 3189 HENDERSON HIGHWAY
 R.M. OF EAST ST. PAUL, MANITOBA



FRONT ELEVATION



LEFT SIDE ELEVATION

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