

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
April 22nd, 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

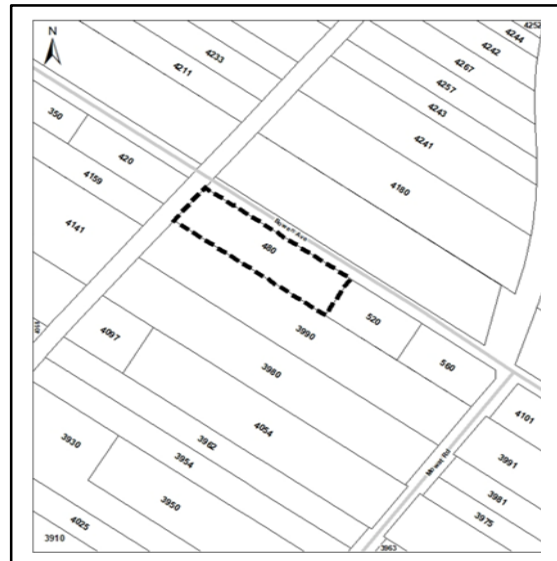
Application File: VO 23, 2025

Applicant: Wizer Buildings

Property Location: 480 Bowen Ave,
R.M. of East St. Paul
Roll #41000
Lot 1, Plan 44248

Application Purpose:

The applicant proposes to increase building area and number of accessory structures requirements of the subject property.



| Variance Request | Zoning By-law Requirement | Proposed by Applicant |
|---|---------------------------|-----------------------|
| Building area of accessory structure Section 27.5 | 2200 ft | 2772 ft |
| Number of accessory structures Section 28.6(3) | 2 (max) | 3 (max) |

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 | April 2, 2025 |
| Application File | VO 23, 2025 |
| Applicant | Wizer Buildings |

SUBJECT PROPERTY INFORMATION

| | |
|---|--|
| Property Location - Street Address - Roll # - Legal | 480 Bowen Ave, East Selkirk, R.M. of East St. Paul. Roll #41000 Parcel 1 , Plan 44248 |
| Zoning | "RR-5" Rural Residential zone RM of East St. Paul, Zoning By-law No. 2009-04 |
| Development Plan Designation | "RR" Rural Residential designation RRPD Development Plan By-law No. 272/19 |
| Secondary Plan Designation | N/A |
| Property Size | 4.14 acres in site area 817 feet in site width <i>NOTE: Information is based on GIS data</i> |

APPLICATION DETAILS / PROPOSAL

| Variance Request | Zoning By-law Requirement | Proposed by Applicant |
|---|---------------------------|-----------------------|
| Building area of accessory structure Section 27.5 | 2200 ft | 2772 ft |
| Number of accessory structures Section 28.6(3) | 2 (max) | 3 (max) |

Application Purpose

The applicant proposes to increase building area and number of accessory structures requirements in order to comply with a Zoning By-Law and to establish BP for 34*18 Post Frame lean to on the subject property. No concerns from RM after circulation.

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, the Province and the municipality, if required.

RRPD LOCATION MAP




SUPPORTIVE MAPPING


Variance Order VO 23, 2025
480 Bowen Ave, RM of East St. Paul

Designation: "RR" Rural Residential
Zoning: "RR5" Rural Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION:

Letter of Intent

March 5, 2025

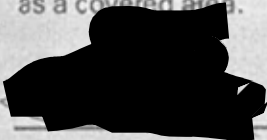
To whom it may concern in regards to the application for
building permit at 480 Bowen Ave, East Selkirk, MB.

Roll Number 41000

Legal 1-1-4428

East St Paul

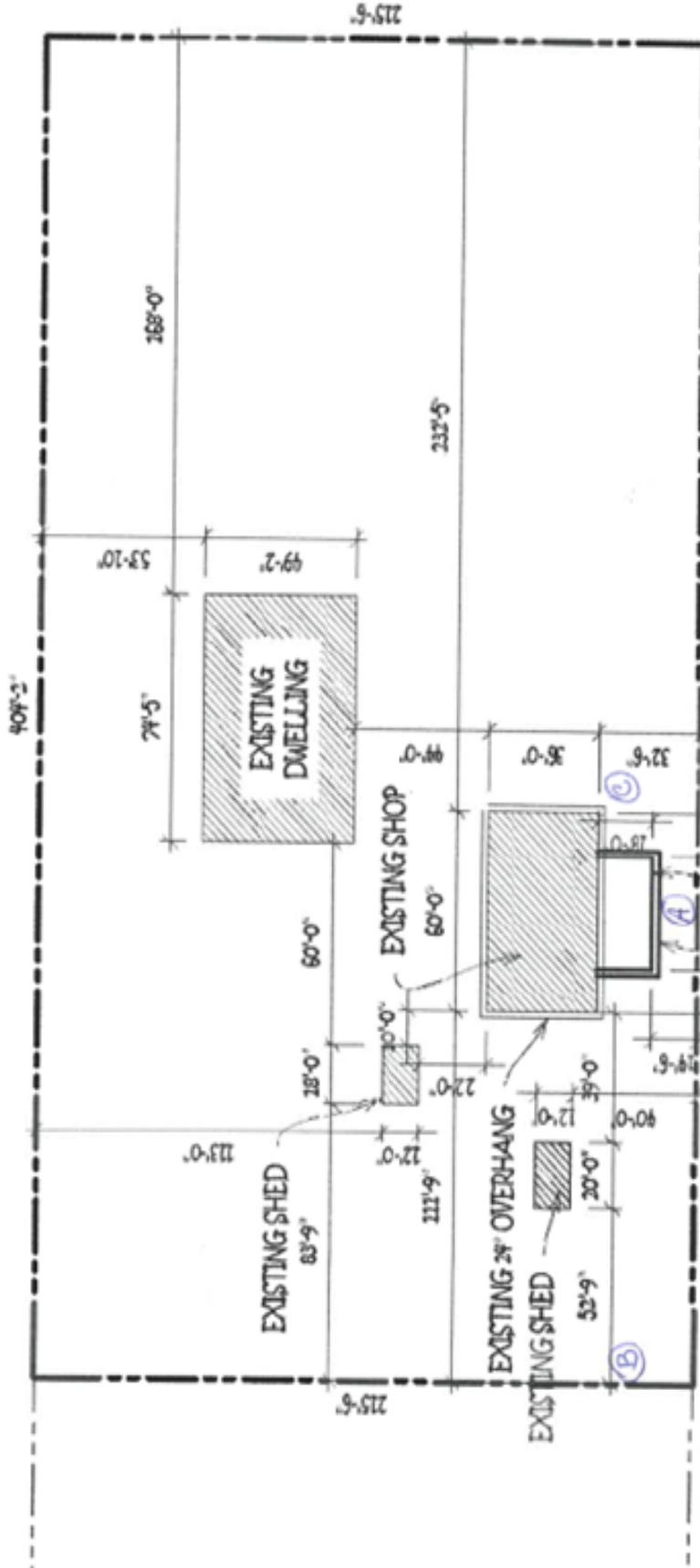
It is the intent to build a 34x18 Post Frame lean to, to be used
as a covered area.



Jerry Kube

K.2

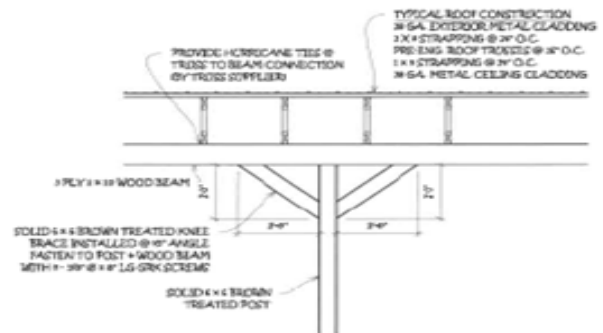
BOWEN AVENUE

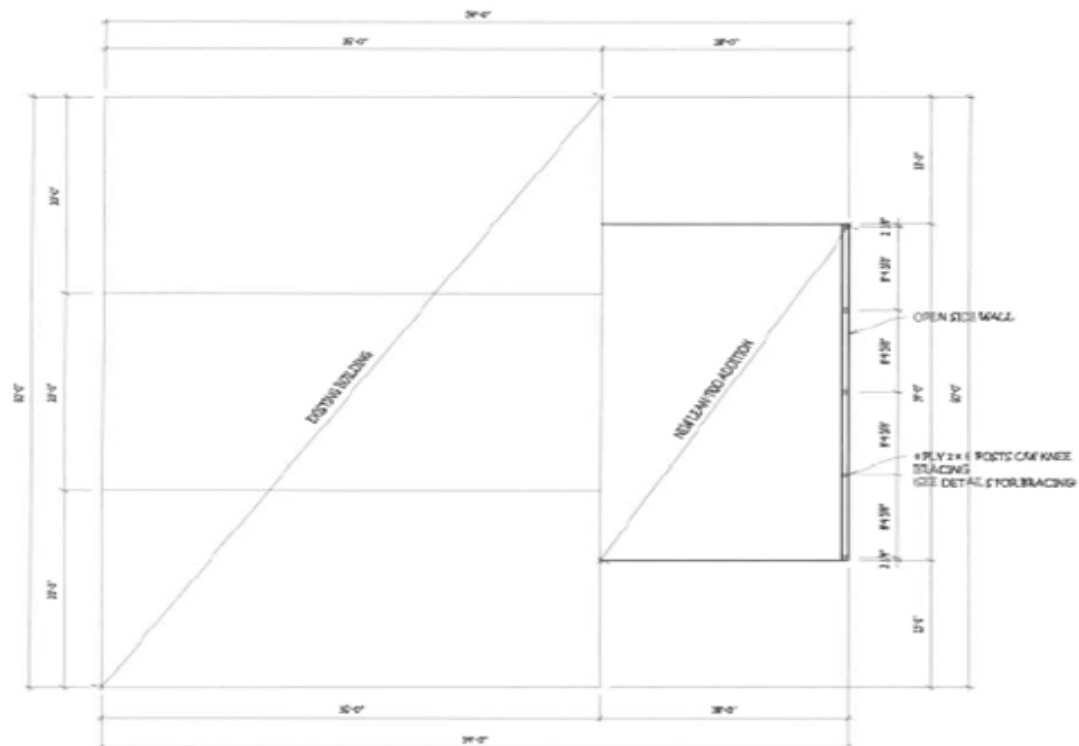
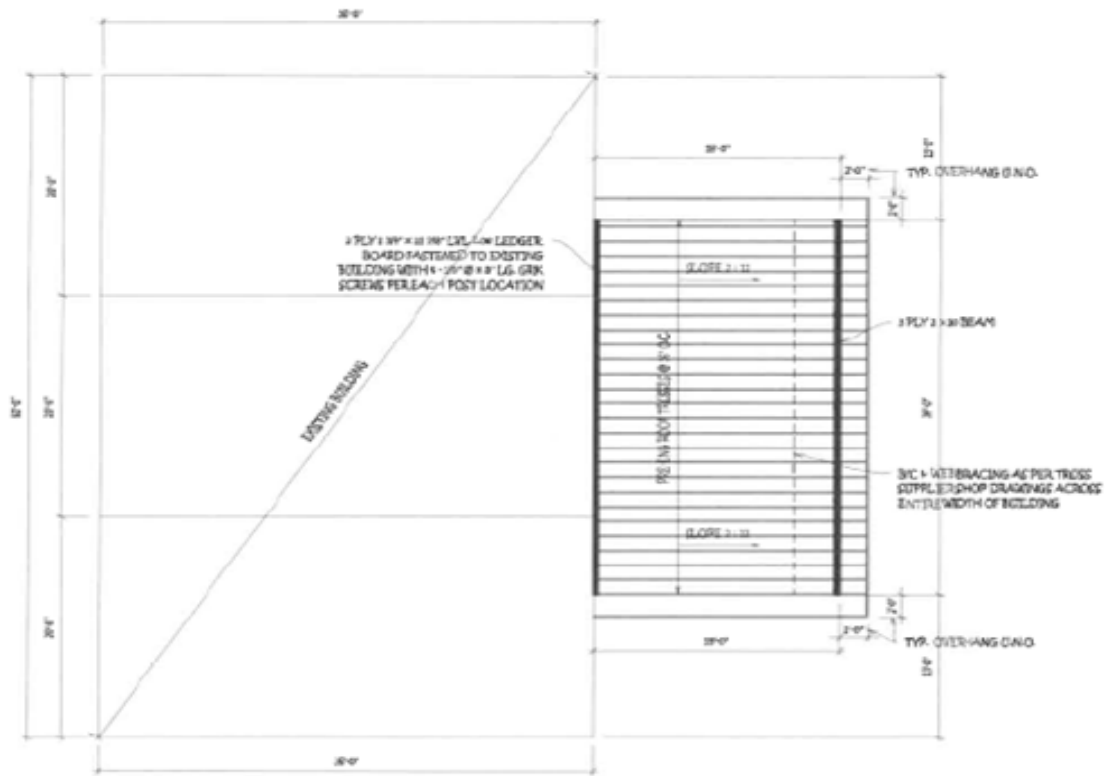


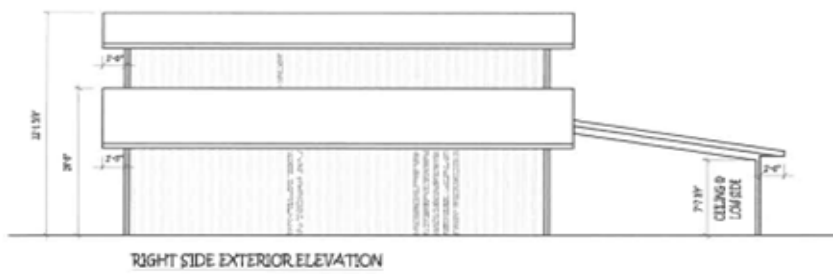
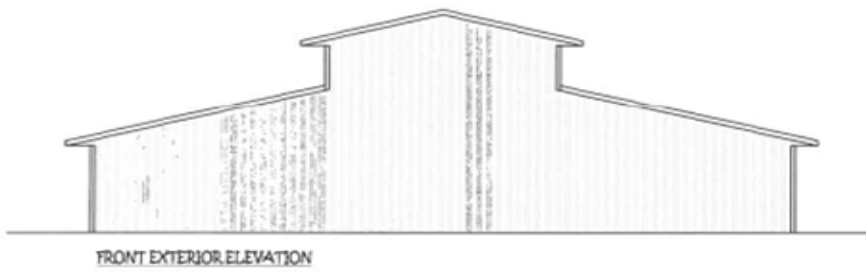
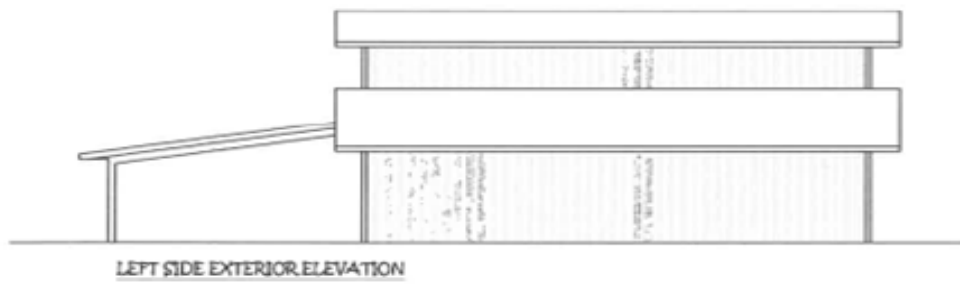
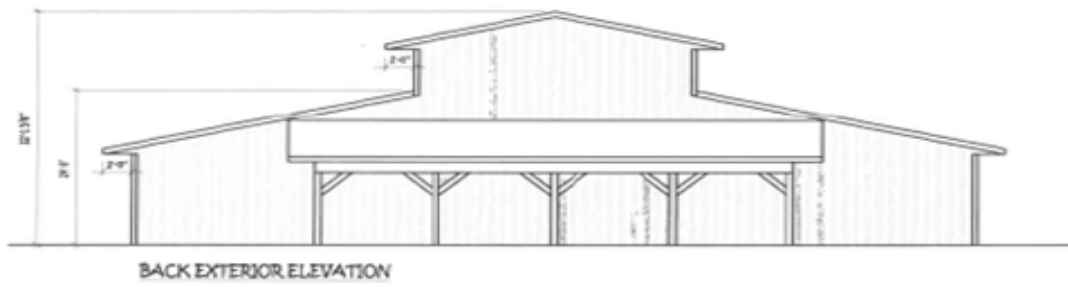
- Ⓐ 14'-6" from property edge
- Ⓑ 124'-9" from property edge
- Ⓒ 245'-5" from property edge

PROPOSED NEW 18' x 38' LEAN-TOO ADDITION

NEW 24" OVERHANG









LEGAL DESCRIPTION
LOT 1, BLOCK 1
PLAN W218 WILTO
IN RIVER LOTS 69 + 65 PARISH OF ST. PAUL, MB

