

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 204 482-3300.

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

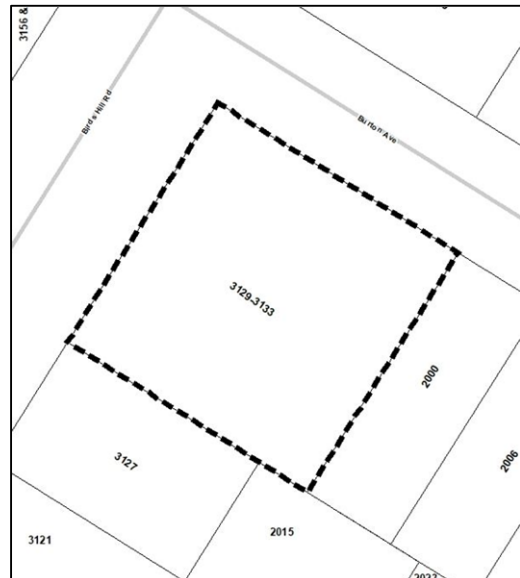
Application File: VO 92/2024

Applicant: LS Properties Inc.

Property Location: 3133 Birds Hill Road
R.M. of East St. Paul
Roll No. 84650,
Lot 1, Plan 23756

Application Purpose:

The applicant proposes to reduce the required length of parking spaces and aisle widths, in addition to allow parking within a required front yard for an existing commercial establishment to remain in compliance.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Spaces and Aisles (Section 60.2.1 Parking Space Length)	Parking Space Length 18.04 feet (min.)	13.17 feet
Spaces and Aisles (Section 60.2.2 Required Aisle Width)	Aisle width 22.97 feet (min.)	15.28 feet
Spaces and Aisles (Section 60.2.4 Front Yard)	No parking shall be located within a required front yard.	6 spaces to be located within the required front yard

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



2978 Birds Hill Rd
 East St. Paul, Manitoba R2E 1J5
 Toll Free: 1-800-876-5831
 Phone: 204-669-8880
 Fax: 204-669-8882

VARIANCE APPLICATION REPORT

Date	December 17, 2024
Application File	VO 92/2024
Applicant	LS Properties Inc.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	3133 Birds Hill Road, R.M. of East St. Paul
- Roll #	84650
- Legal	Lot 1 Plan 23756
Zoning	"CB" Commercial Business 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	-
Property Size	22,486 square feet / 0.52 acres in area (+/-) 149.9 feet frontage (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Spaces and Aisles (Section 60.2.1 Parking Space Length)	Parking Space Length 18.04 feet (min.)	13.17 feet
Spaces and Aisles (Section 60.2.2 Required Aisle Width)	Aisle width 22.97 feet (min.)	15.28 feet
Spaces and Aisles (Section 60.2.4 Front Yard)	No parking shall be located within a required front yard.	6 spaces to be located within the required front yard

Application Purpose

The applicant is seeking a variance to reduce the required length of parking spaces, the width of aisles, and to permit parking within the required front yard for an existing commercial establishment on the property. The property and its businesses have been in operation for several years, and this request is made in order to bring the property into compliance with current regulations.

The application was circulated to the municipality, and neither the CAO, Operations Manager, Planning, nor the Fire Department have comments or concerns.

OPTIONS FOR COUNCILS CONSIDERATION

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

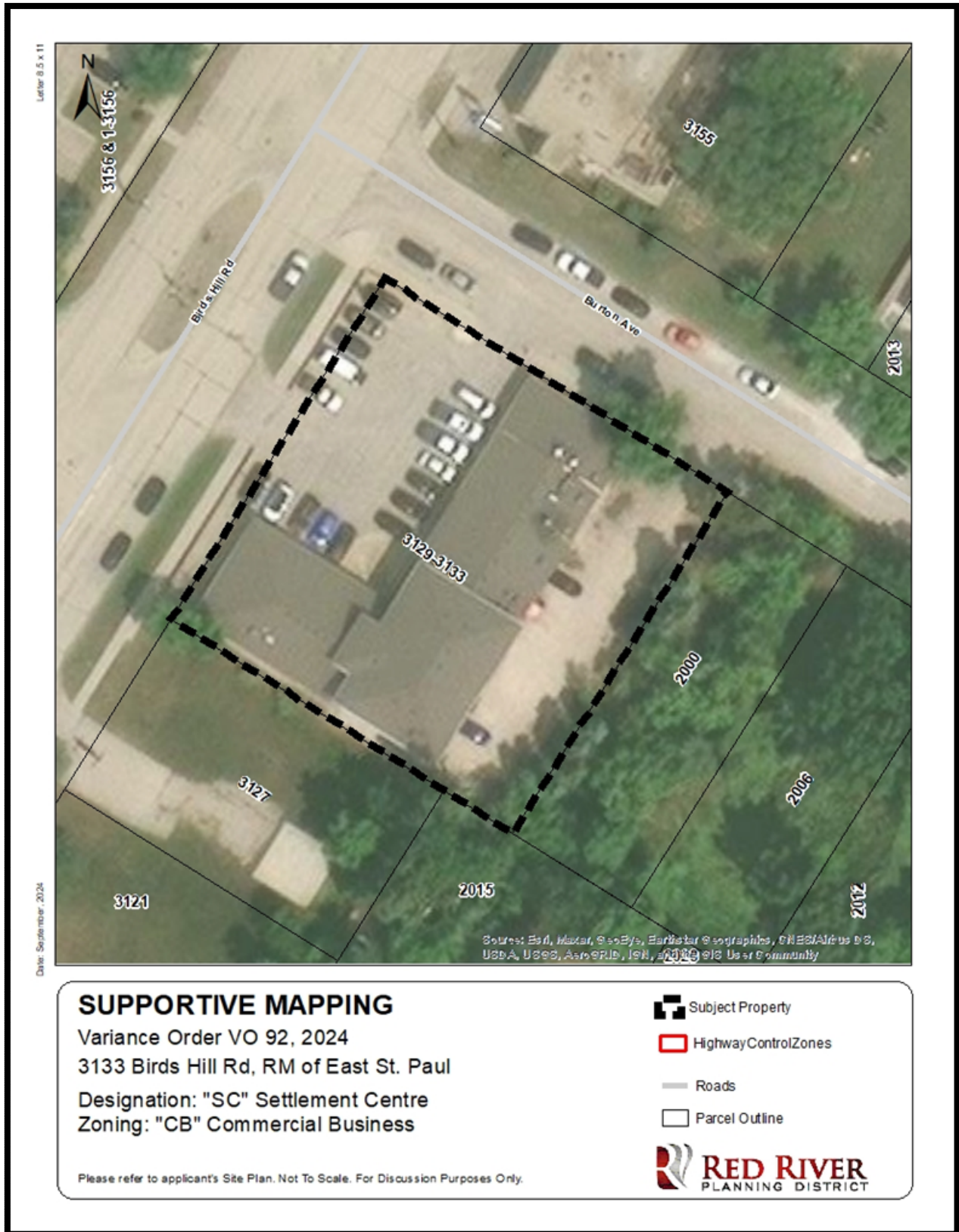
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



Date: September, 2024

SUPPORTIVE MAPPING

Variance Order VO 92, 2024
 3133 Birds Hill Rd, RM of East St. Paul
 Designation: "SC" Settlement Centre
 Zoning: "CB" Commercial Business

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

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION



Dear RM of East St. Paul,

Subject: Letter of Intent for Variance Application – 3133 Bird's Hill Rd, East St. Paul, R2E 1G4

I am writing to formally request a variance for the commercial building located at 3133 Bird's Hill Rd. Our company, Green Valley Management, represents the owner and operator of this property, LS Properties Inc, and we are seeking approval for the following variances to facilitate continued use of the property:

1. Length of Required Parking Spaces below 13.17 ft
2. Aisle Width Accessing Required Parking Spaces below 22.97ft
3. Required Parking Spaces located within the Required Front Yard (25ft)

The requested variances are essential as we have been operating with the current site plan for many years without disruption to the community, and have limited space to correct the current site plan to by-law requirements.

We believe that granting these variances will continue the property and Local Business Owners to continue serving the East St. Paul Community positively.

We understand the importance of adhering to municipal regulations and are committed to working closely with the Rural Municipality of East St. Paul to address any concerns and ensure that our property aligns with the community's standards and expectations.

Please find attached the required documentation to support our application, including site plan, management agreement and current copy of title.

Thank you for your time and consideration of our variance application. We look forward to your favorable response and the opportunity to contribute positively to the community of East St. Paul.

Sincerely,

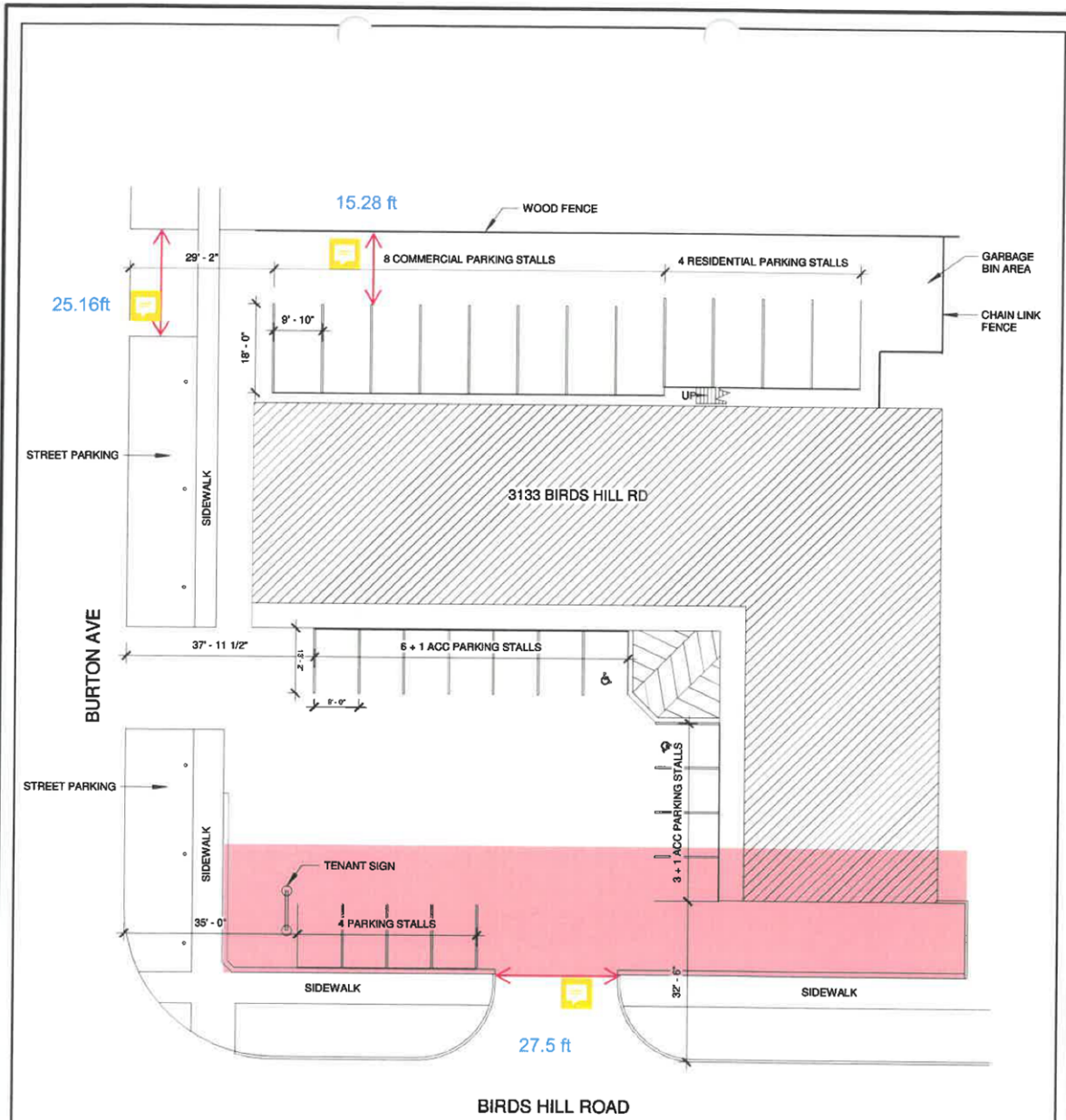
A handwritten signature in dark ink, appearing to read "Jane Snow", is written over a faint, larger version of the same signature.

Jane Snow

Commercial Property Manager
460 1615 Regent Avenue W.
Winnipeg, MB R2C 5C6
Direct: 204.594.5925
Bus: 204.669.4800
Fax: 204.415.1145

jane@greenvalleymgmt.com

www.greenvalleymgmt.com



DRAWN BY:

 ph. 204.806.9754
 www.accuratedrafting.ca



3133 BIRDS HILL ROAD
 PARKING LAYOUT

Sheet Size	11 x 8.5
Date	JUNE 16, 2024
Drawn By	SLA
Checked By	
A1	
Scale	1 : 310

GOVERNMENT AGENCY COMMENTS

Hi Ingrid,

We have reviewed VO 92, 2024 and have no concerns.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*



1420-215 Garry Street
Winnipeg, MB R3C 3P3



VO 92, 2024 – 3133 Birds Hill Rd.

CAO: I have reviewed the public hearing package. This variance will not result in any changes to the existing parking conditions and is a procedural adjustment to ensure compliance with the current zoning requirements.

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

Planning: I have reviewed the variance application and have no concerns since the business has already been operating for three years and there are no changes the existing parking situation on the site.

Fire Department: The fire department has no concerns as long as the access for fire department is not affected.