

# NOTICE OF PUBLIC HEARING

## CONDITIONAL USE APPLICATION

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 28, 2026**  
**5:30 PM**

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

*Note: property owners are responsible for notifying "tenants"*

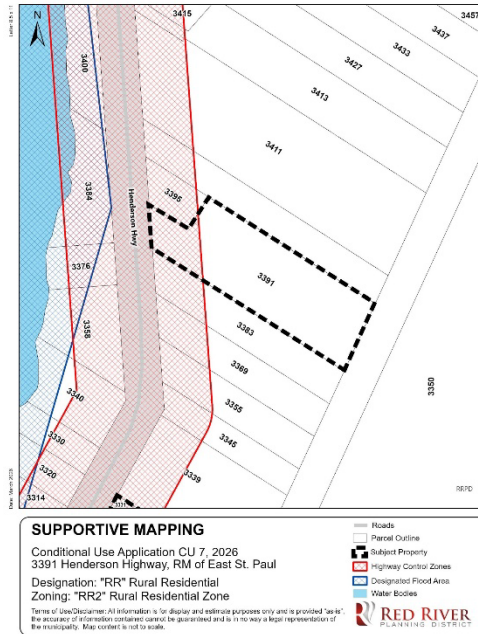
### APPLICATION INFORMATION

**Application File:** CU 7/2026

**Applicant:** Mr. Jungkind & Mrs. Penner

**Property Location:** 3391 Henderson Highway  
 RM of East St. Paul  
 Roll #: 55100  
 Legal: 4-7537

**Application Purpose:**  
 The applicant is seeking a conditional use approval for a detached Secondary Suite on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR-2" Rural Residential Zone (BL 2009-04 – 28.3)	Secondary Suite, detached	Secondary Suite, detached

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](mailto:info@rrpd.ca)

## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	April 9, 2026
<b>Application File</b>	<b>CU 7/2026</b>
<b>Applicant</b>	Mr. Jungkind & Mrs. Penner

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	3391 Henderson Hwy, RM of East St. Paul
- Roll #	55100
- Legal	4-7537
<b>Zoning</b>	“RR-2” Rural Residential Zone RM of East St. Paul Zoning By-law No. 2009-04
<b>Development Plan Designation</b>	“RR” Rural Residential designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	2.52 acres in area (+/-) 92 feet in width at Henderson (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
“RR-2” Rural Residential Zone (BL 2009-04 – 28.3)	Secondary Suite, detached	Secondary Suite, detached

#### Application Purpose

The applicant is seeking a conditional use approval for a detached Secondary Suite on the subject property. The 1000 sq. ft. suite will be located on the north/east side of the property, 90 ft back from the existing residential home.

#### OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or

- (b) approve the application if the conditional use proposed in the application
  - (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 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 conditional use, the following conditions are recommended:

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

**RRPD LOCATION MAP**



**SUPPORTIVE MAPPING**

Conditional Use Application CU 7, 2026  
 3391 Henderson Highway, RM of East St. Paul

Designation: "RR" Rural Residential  
 Zoning: "RR2" Rural Residential Zone

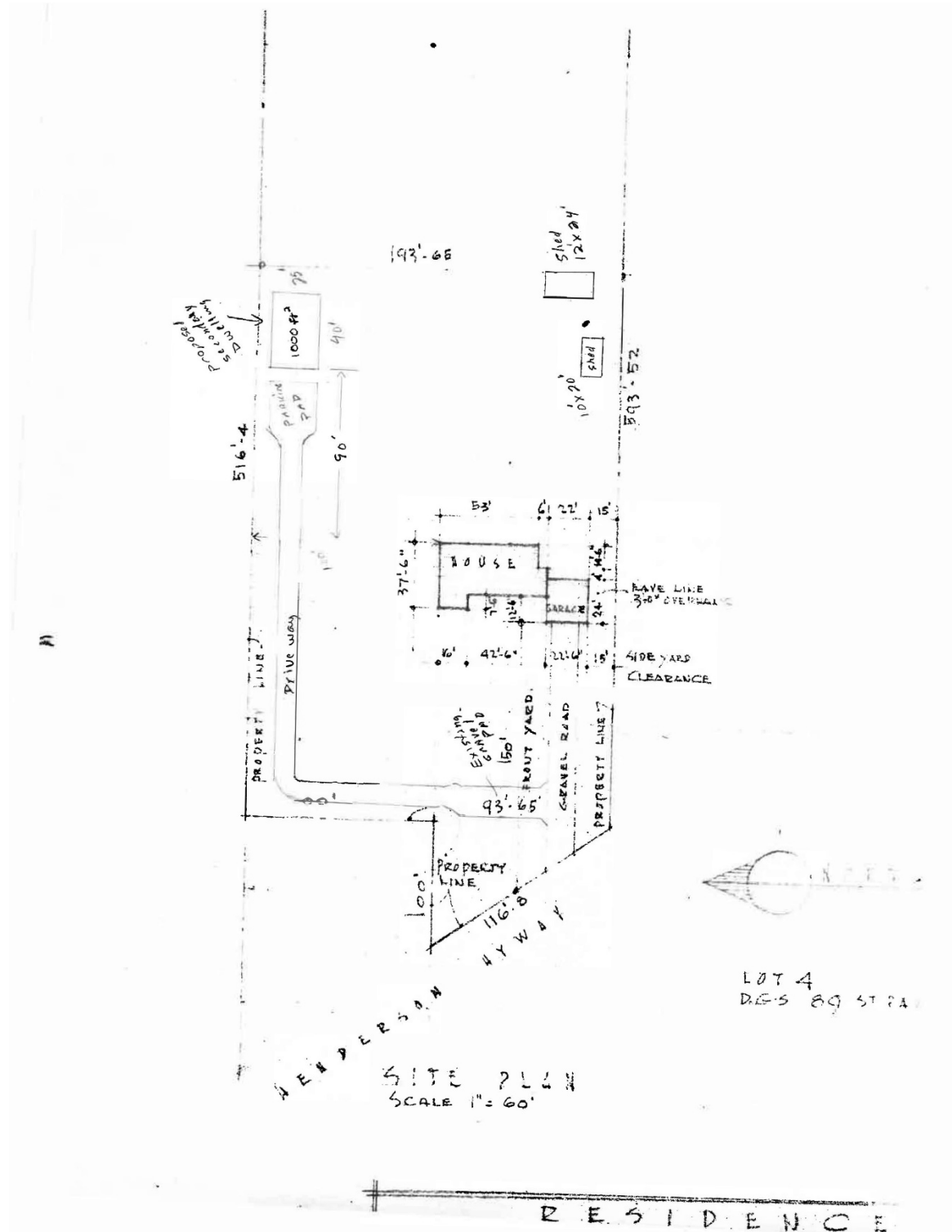
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

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



ADDITIONAL INFORMATION

Site Plan



## Applicant's Letter of Intent

Letter of Intent to the Red River Planning District  
and the Rural Municipality of East St. Paul

To whomever it may concern:

We are seeking to be permitted to add a secondary dwelling on our 2.4+ acre property  
at:

3391 Henderson Hwy.  
East St. Paul, Manitoba, R2E 1A8

The intent is that our oldest son would live there. Since we are both in our 70's and  
would like to remain at this residence as long as possible, it would be an advantage  
for us to have him there, to assist with yardwork, etc., when we need him, and for him  
to be able to monitor our house and property when we travel.

Dated March 16, 2026



## **Municipal Comments**

### **Public Hearing Comments**

April 28, 2026

#### **CU 7, 2026 – 3391 Henderson Hwy.**

**CAO:** I have reviewed the application and have no concerns. The proposal does not appear to create any issues for the surrounding area.

**Planning:** I have reviewed the conditional use application and have no concerns. The secondary suite will have to adhere to the regulations in the Zoning By-law.

**Operations Manager:** N/A

**Project Manager:** Grading and site servicing plan will be reviewed upon permit application.

**Fire Department:** The Fire Department has no issues.