

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality 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
2026-09-22
5:30 p.m.

Council Chambers
3021 Birds Hill Road, East St. Paul, MB
Rural Municipality of East St. Paul

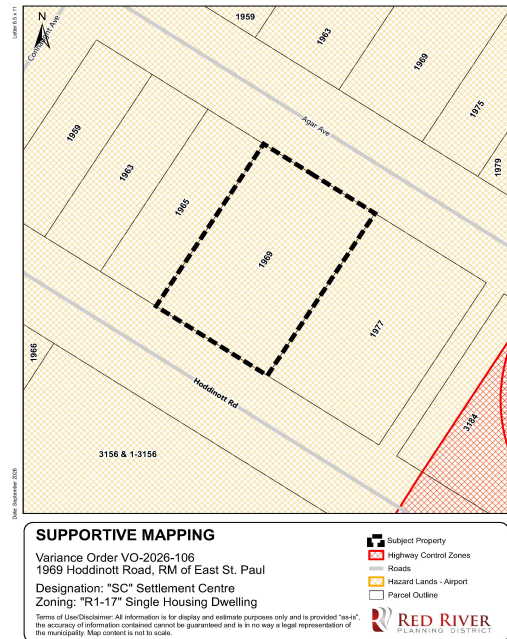
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO-2026-106
Applicant: James & Nancy Janzen
Property Location: 1969 HODDINOTT RD
Roll #: 81000.0
Legal: Lots 6 and 7 Block 2 Plan
1772 WLTO in RL Parish of St Paul

Application Purpose:

The applicant proposes to vary front yard setback to 25 ft on Agar Ave, 37 ft 7 in setback for principal building on Hoddinott due to through lot, 0 ft separation distance between house and proposed inground pool.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum setback from front Property line in R1-17 Zone Required setback for accessory structures from a primary structure	40 Foot Front Yard; 10 feet separation from all projections between accessory and primary structures	front yard setbacks & accessory structure setback for attached deck and inground pool

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	2026-09-08
Application File	VO-2026-106
Applicant	James & Nancy Janzen

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	1969 HODDINOTT RD, Rural Municipality of East St. Paul 81000.0 Lots 6 and 7 Block 2 Plan 1772 WLTO in RL Parish of St Paul
Zoning	R1-17 R.M. of East St. Paul - Zoning By-Law No. 2009-04
Development Plan Designation	Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	NA
Property Size	15,003 ft ² 100 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Reduction in required front yard. Reduction in required separation distance between primary and accessory structures.	40 foot front yard 10 foot separation between accessory structures and all projections from the primary structure.	Reduction in required front yard setback from Agar Avenue from 40 feet to 25 feet Reduction in required front yard setback from Hoddinott Road from 40 feet to 37' 7" Reduction in required separation distance between primary and accessory structure from 10 feet to 0 feet

Application Purpose

The applicant proposes to vary front yard setback to allow for the construction of a new dwelling.

The applicant proposes a reduction in the required separation distance between primary and accessory structure to allow for a inground pool.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

- (a) reject the requested variance; or
- (b) vary 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 effect 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 that are not in substantial conformance with the application would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.



SUPPORTIVE MAPPING

Variance Order VO-2026-106
1969 Hoddinott Road, RM of East St. Paul

Designation: "SC" Settlement Centre

Zoning: "R1-17" Single Housing Dwelling

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.

- Subject Property
- Highway Control Zones
- Roads
- Hazard Lands - Airport
- Parcel Outline

**1969 HODDINOTT
LOT-6/7 BLK-2 PLAN-1772**

The site plan shows a rectangular lot bounded by Agar Ave to the north and south, and an existing secondary driveway to the east. The proposed development includes:

- PROPOSED HOUSE:** Located in the upper left portion of the lot.
- COVERED PORCH:** Attached to the front of the proposed house.
- PROPOSED SUNDECK:** Situated between the proposed house and the future pool.
- FUTURE POOL:** A rectangular pool area located to the right of the sundeck.
- PROPOSED GARAGE:** Located in the lower central portion of the lot.
- COVERED ENTRY:** Access point from the driveway to the garage.
- NEW PROPOSED LOCATION OF MAIN DRIVEWAY:** A curved driveway leading from Agar Ave to the garage.
- EXISTING SECONDARY DRIVEWAY:** Located along the eastern boundary of the lot.

Key dimensions and features include:

- Lot Dimensions:** 100' wide by 150' deep.
- Agar Ave Frontage:** 100'.
- Proposed House Footprint:** Approximately 38'-0" x 37'-8".
- Sundeck Dimensions:** 18'-0" x 15'-0".
- Pool Dimensions:** 18'-0" x 15'-0".
- Garage Footprint:** Approximately 32'-0" x 24'-0".
- Driveway Width:** 20'-6" approx.
- Elevations:** Various spot elevations are shown, such as (-) 0.75" at the top left corner and 0.00" at the bottom right corner (T.O. CURB).

STRUCTURAL REVIEW
AND APPROVAL ONLY

ENGINEER'S SEAL RECOMMENDED HERE:
REVECUSTOMHOMES ASSUMES NO
RESPONSIBILITY FOR STRUCTURAL DESIGN

September 1, 2026

Letter of Intent – Variance Application

Roll #0081000.000

1969 Hoddinott Road, RM of East St. Paul

To Whom It May Concern:

We are requesting variances related to the construction of our new home and the proposed pool and deck at 1969 Hoddinott Road in Birds Hill.

1. Front-yard setbacks

We are requesting a variance to allow for:

- a **25-foot setback from the property line on Agar Avenue**, and
- a **37'7" setback from the property line on Hoddinott Road**.

When we initially inquired with RRPD regarding the proposed construction, our understanding was that the Agar Avenue side would be treated as the rear yard, with a 25-foot setback, and that the Hoddinott Road side would have a 40-foot front-yard setback, subject to the allowable threshold. Our house plans were designed based on that understanding.

Our property is a double lot with approximately 100 feet of frontage on Agar Avenue, which is also where our driveway access is located. There is approximately 20 feet between our property line and the curb on Agar Avenue.

During the permit process, we were subsequently advised that the property is considered to have two front yards, requiring a 40-foot setback on both Agar Avenue and Hoddinott Road.

We are therefore requesting the variance so that we can proceed with the house design that was developed based on the original setback information provided to us.

A 25-foot setback from Agar Avenue would also be consistent with the setback of the new home immediately next to us at 1965 Hoddinott Road.

We believe the requested setback is reasonable given the configuration of our double lot, the location of the driveway on Agar Avenue, and the existing development in the immediate area.

2. Accessory structure setbacks for attached deck and inground pool

We are requesting a variance to allow a **zero-foot setback** between the house and the proposed inground pool, which is considered an accessory structure, in order to accommodate an attached deck surrounding the pool and the pool being located less than 10 feet from the house.

The proposed pool will be a professionally engineered and installed fiberglass pool by Gellar's, including an engineered support/collar and drainage plan. Our house engineer is comfortable with the proposed proximity to the house foundation provided that the drainage system is properly engineered.

The proposed design has been carefully developed around the large number of mature trees on the lot. Preserving these trees has been a priority throughout the design of the house and outdoor space, and we have worked with an arborist to minimize the impact on the existing tree root systems. The proposed pool location allows us to preserve large, mature cedar trees that would otherwise be at risk of removal. An attached deck also allows us to minimize the impact on the existing tree roots within the courtyard while allowing water to continue to reach their root systems.

There are also practical engineering and long-term accessibility considerations. An attached deck provides a more structurally practical design for the smaller sections of deck surrounding the pool than a detached deck would. The design focuses on accessibility for long term use if a wheelchair is ever required for anyone living in the home.

The pool is flat bottom 5' deep. Therefore, when flush to the deck, we'll only be about 3' into the surrounding grade to bottom of pool, minimizing its impact on the property and surrounding trees.

We have also considered alternative pool sizes, locations and orientations. However, the proposed design provides the best balance between preserving the mature trees, maintaining access to water for the existing tree root systems, providing accessibility, making practical use of the courtyard area, and allowing us to future-proof the design for potential changes to pool enclosure and fencing requirements.

We believe the requested variances are reasonable and appropriate for the unique configuration and characteristics of our property. Our intention throughout the design process has been to minimize the impact of the new construction while preserving the mature trees and maintaining a safe, functional and accessible property.

We respectfully request that Council approve the requested variances so that we can proceed with our planned home construction.

Thank you for your consideration.

Sincerely, James & Nancy Janzen