

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
September 22, 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

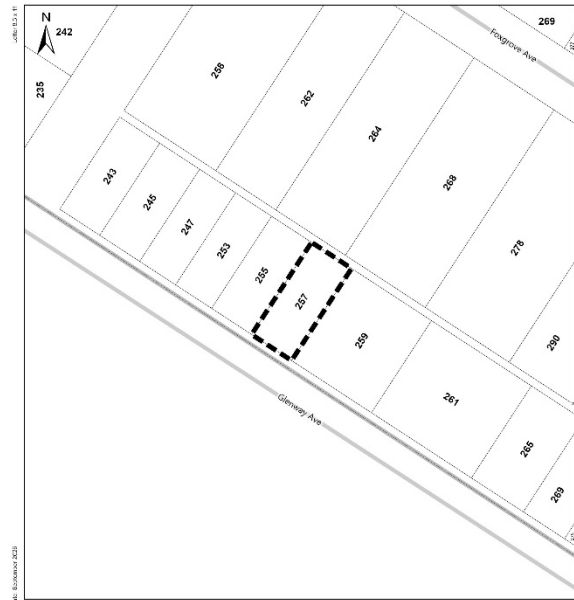
Application File: VO 107

Applicant: David Neufeld (Canopy Projects)

Property Location: 257 Glenway, East St Paul
Roll # 34298
Lot 2 Plan 76585 WLTO
In RL 119 Parish of ST Paul

Application Purpose:

The applicant proposes to reduce the required side yard, in order to allow for a new dwelling to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
R1-17 Side yard setback	10 feet side yard(min)	5 feet side 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

VARIANCE APPLICATION REPORT

Date	2026-09-08
Application File	VO-2026-107
Applicant	David Neufeld

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	257 GLENWAY AVE, Rural Municipality of East St. Paul 34298.0 Lot 2 Plan 76585 WLTO In RL 119 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	5,753 square feet (+/-) 50 feet (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Reduction in required side yard setback	10 feet side yard setback in the R1-17 zone	5 feet side yard setback

Application Purpose

To allow for the development of a new single-unit dwelling

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.

Letter of Intent

I, David Neufeld of Canopy Projects Inc. have been hired by the owners (Robert and Ardith Hammerling) of the property described as "lot 2 Plan76585 WLTO in RL 119 of St. Paul" to build them a custom home. To fit the house that has been designed we are requesting a variance to allow for a 5' side yard instead of the 10' side yard as per East St. Paul bylaws.

