

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
December 9, 2025
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

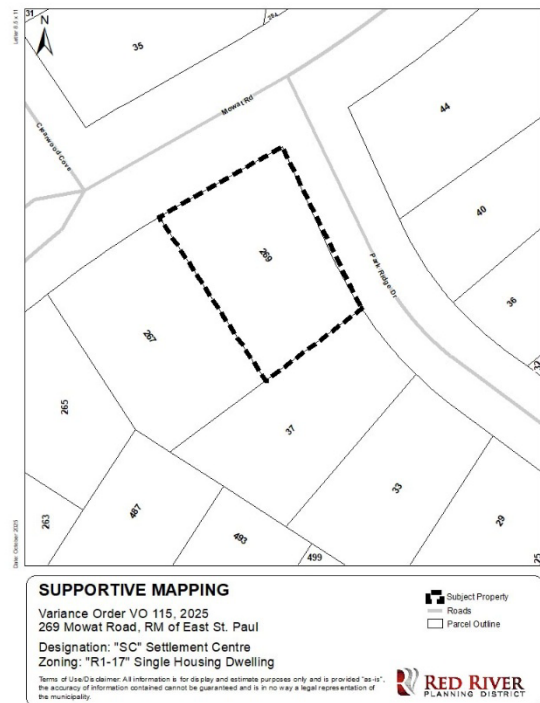
Application File: VO 115/2025

Applicant: Garage Masters

Property Location: 269 Mowat Road
RM of East St. Paul
Roll #: 5235
Legal: 4-1-32391

Application Purpose:

The applicant is seeking variance approval to decrease the interior side yard setback for a detached accessory structure from 10 feet to 5 feet, to construct a detached garage.



Property Zone	Variance Request	Proposed by Applicant
"R1-17" Single Housing Dwelling Zone (BL 2009-04 – 11.0)	Interior Side yard setback	Reduce the interior side yard from 10 ft to 5 ft

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 ORDER APPLICATION REPORT

Date	November 18, 2025
Application File	VO 115, 2025
Applicant	Garage Masters

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	269 Mowat Road, RM of East St. Paul 5235 4-1-32391
Zoning	"R1-17" Single Housing Dwelling 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
Property Size	.41 acres in area (+/-) 120 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Variance Request	Proposed by Applicant
"R1-17" Single Housing Dwelling Zone (BL 2009-04 – 11.0)	Interior Side yard setback	Reduce the interior side yard from 10 ft to 5 ft

Application Purpose

The applicant is seeking variance approval to decrease the interior side yard setback for a detached accessory structure from 10 feet to 5 feet, to construct a detached garage.

The detached garage will measure 20 feet by 24 feet, totaling 480 square feet. The applicant has confirmed that the existing shed in the planned location will be removed prior to the garage installation.

OPTIONS FOR COUNCILS CONSIDERATION

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

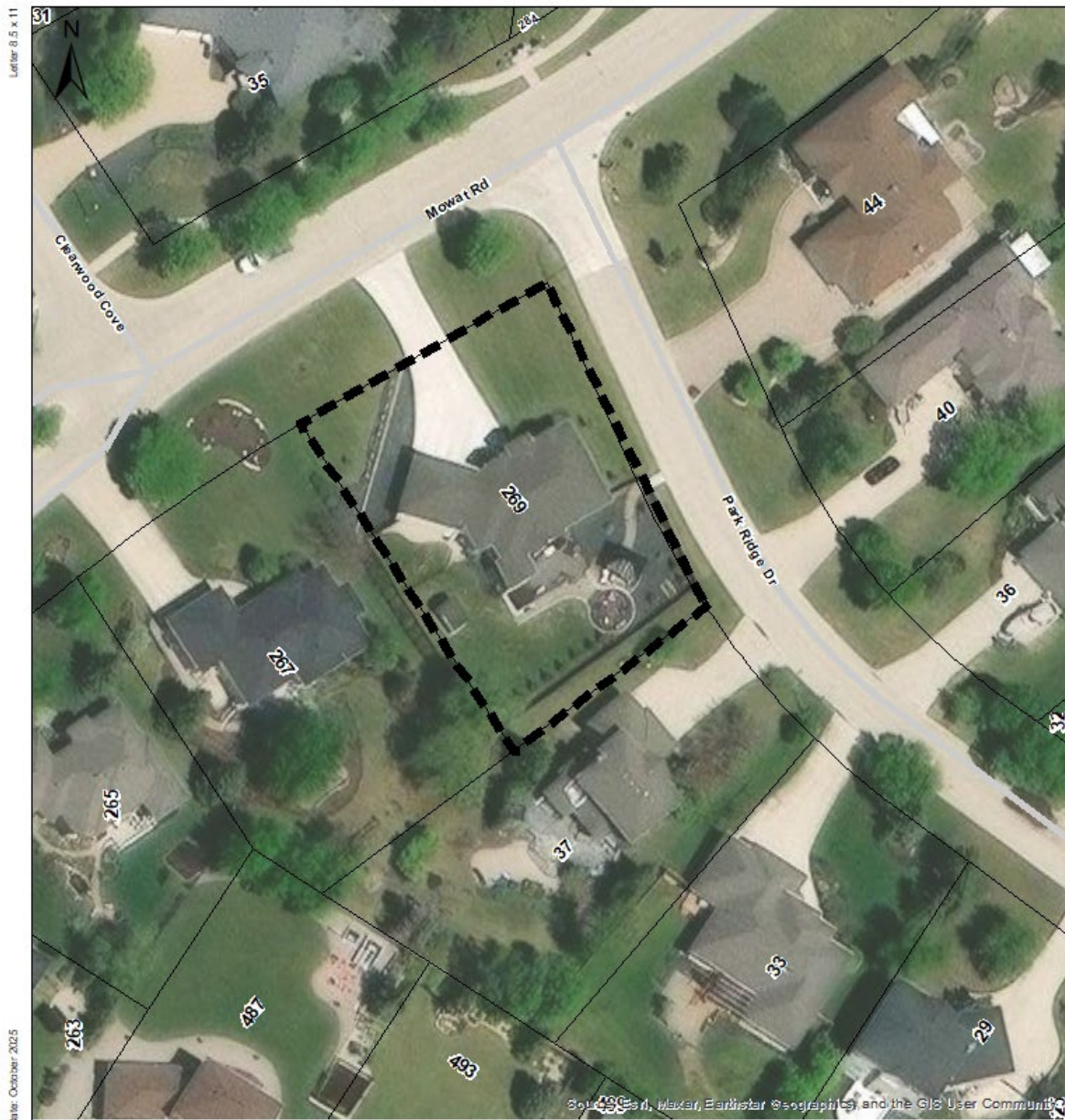
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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

1. This variance is limited to what has been presented in this application. Any further changes, replacements, or additions would require a new variance approval.
2. Roof drainage and downspouts from the accessory structure shall be directed toward the front of the property and away from the west property line to prevent drainage impacts on the adjacent lot.
3. Applicant/owner obtains all required permits from the Red River Planning District and the Municipality, if required.
4. Additional variances concerning eave projections may be required. This will be determined at the building permit stage.

RRPD LOCATION MAP





SUPPORTIVE MAPPING

Variance Order VO 115, 2025
269 Mowat 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.

-  Subject Property
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION

Letter of Intent

October 30th/2025

RE: 269 Mowat Road

We plan to build a detached garage on our property at 269 Mowat Road in East St. Paul. We require this building for the purpose of storage and security for a variety of items such as a ride mower, yard and landscaping tools and maintenance equipment, patio furniture sets, umbrellas etc. The location that we have available in our yard for this building is located in the Southeast corner where we will be able to meet the required eave to eave separations but we are looking for support to vary the East side yard to 5'. The proposed building location in the yard will not be visible to neighboring properties and will pose no negative effect to the community. The building design and exterior will be finished to match the house and be consistent with colors, pitches and all finishing details. We thank you for your consideration on this matter and hope to have a favorable response from council.

Kind regards,

Scott and Lisa Magalas

Site plan



Municipal Comments

Public Hearing Comments

December 9, 2025

VO 115, 2025 – 269 Mowat Rd.

CAO: No concerns from administration. The requested variance to reduce the interior side yard setback from 10 feet to 5 feet for a detached garage is considered reasonable and in keeping with past approvals of a similar nature.

Planning: I have reviewed the conditional use application and have no comments or concerns.

Project Manager: Roof drainage and downspouts from the accessory structure shall be directed toward the front of the property and away from the west property line to prevent drainage impacts on the adjacent lot. Aside from that, the variance request may be considered reasonable.

Fire Department: The Fire Department has no issue with this application.