

NOTICE OF PUBLIC HEARING

VARIANCE 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 9th, 2025
5:30 PM**

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

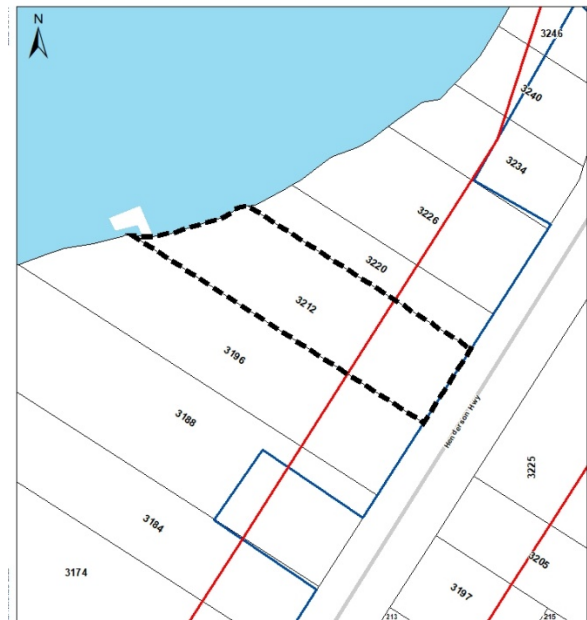
Application File: VO 121, 2025

Applicant: Phil Fenez

Property Location: 3212 Henderson
Highway, East St. Paul
Roll # 58600
Legal: *RL94-PA-13069

Application Purpose:

The applicant proposes to increase the maximum combined building area for an attached accessory building, in order to allow for an attached garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum Combined Building Area for Attached Accessory Building	1,200 square feet (max.)	2,090 square feet

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	November 20, 2025
Application File	VO 121, 2025
Applicant	Phil Fenez

SUBJECT PROPERTY INFORMATION

Property Location <ul style="list-style-type: none">- Street Address- Roll #- Legal	3212 Henderson Highway, East St. Paul 58600 *RL94-PA-13069
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
Secondary Plan Designation	N/A
Property Size	1.16 acres in area (+/-) 121 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum Combined Building Area for Attached Accessory Building (Section 11.6(4))	1,200 square feet (max.)	2,090 square feet

Application Purpose

The applicant proposes to increase the maximum combined building area for an attached accessory building from 1,200 square feet to 2,090 square feet, in order to allow for an attached garage to be constructed on the subject property.

The applicant intends to demolish the existing house yet will keep the existing attached garage. The proposed single-family dwelling will be attached to the existing garage. A second attached garage is to be constructed with the proposed single-family dwelling.

The applicant has applied for a building permit for the proposed single-family dwelling.

This application was circulated to the RM of East St. Paul, MIT Water Review, and Highways. The RM of East St. Paul has no comments or concerns with the proposal. MIT Water Review noted that this property is within the Lower Red River Designated Flood Area and must therefore meet certain requirements for minimum elevations of flood protection measures. No comments were received from Highways at the time this report was written.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

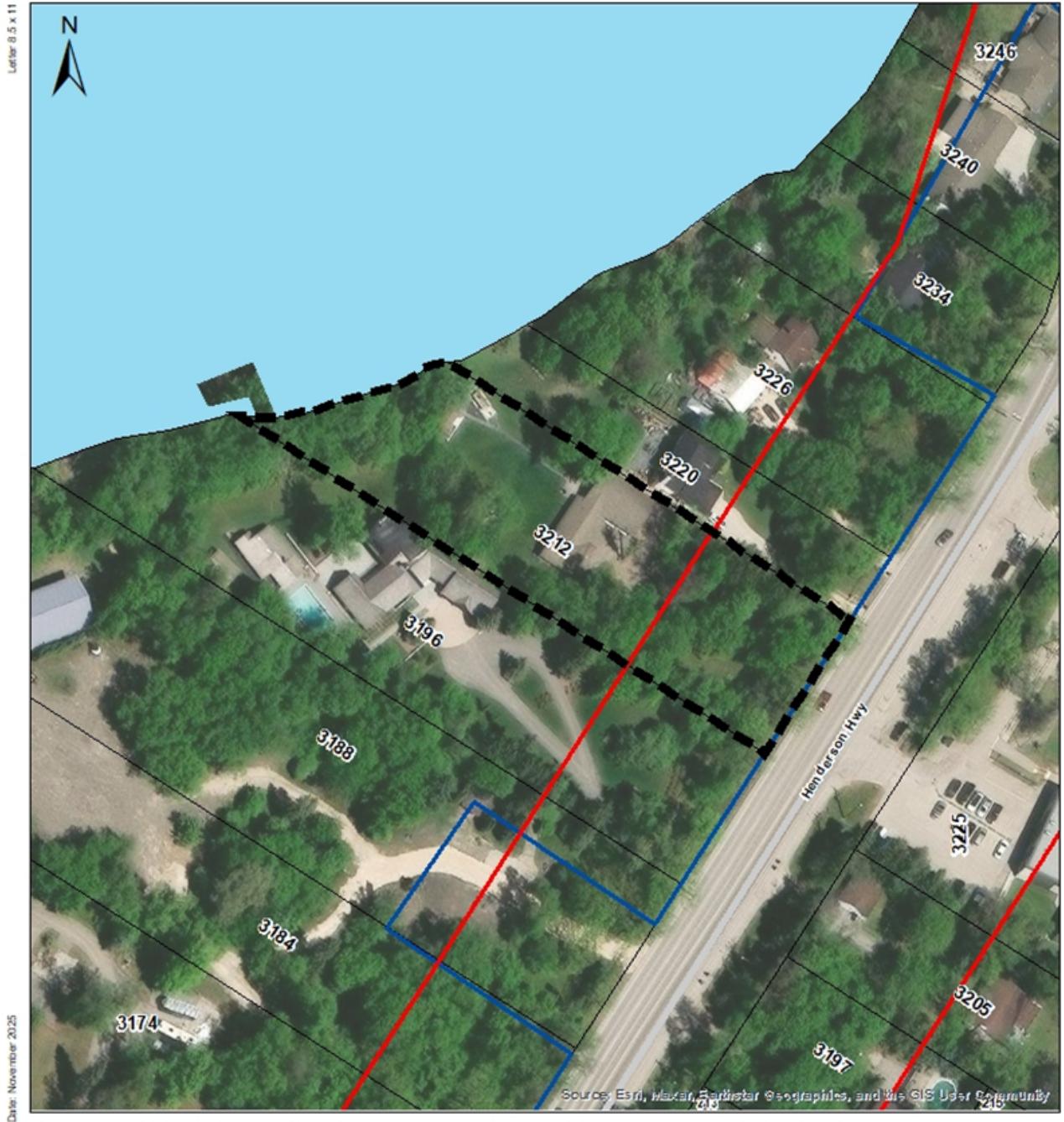
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 121, 2025
3212 Henderson Highway, RM of East St. Paul

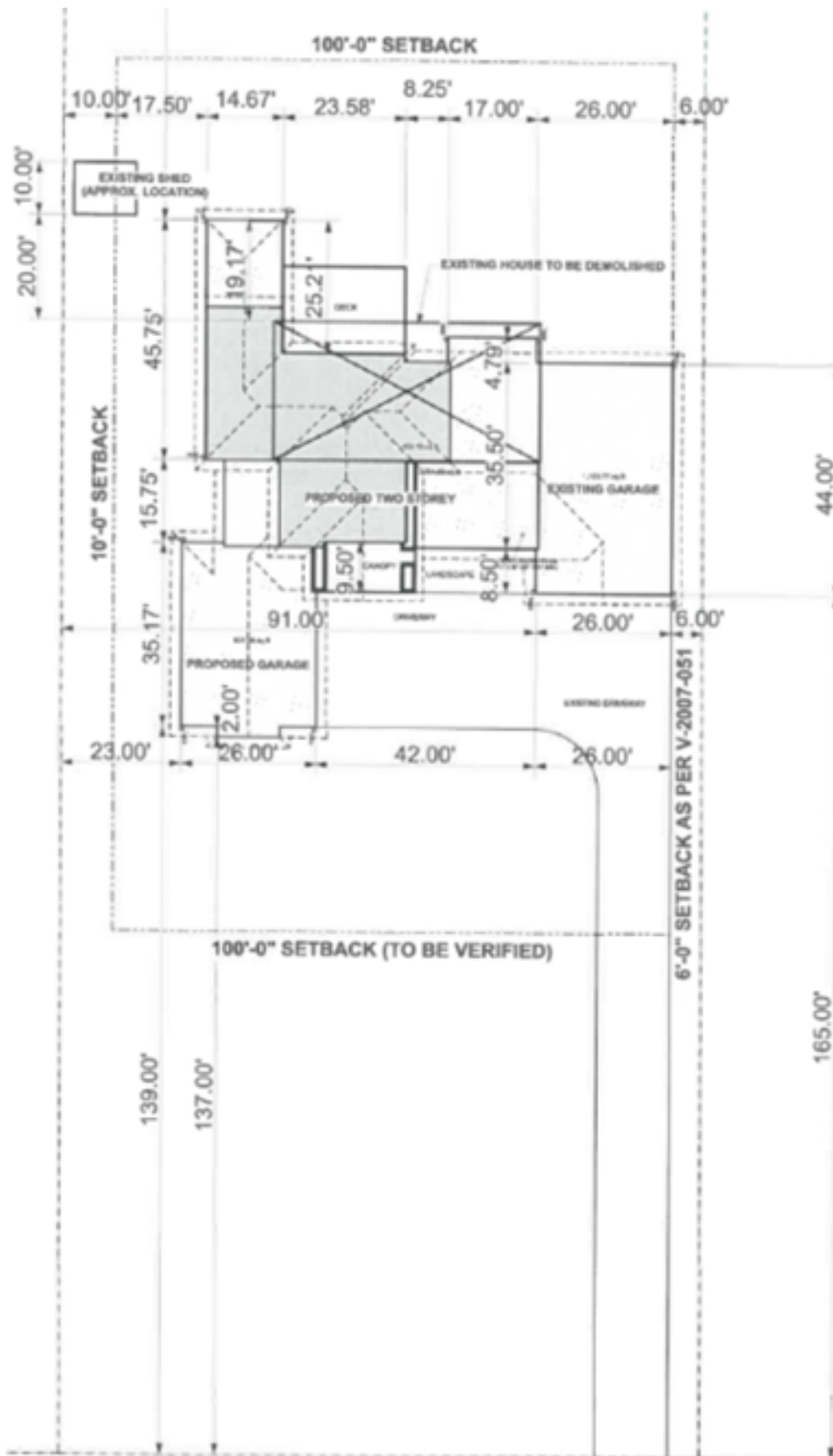
Designation: "SC" Settlement Centre
Zoning: "R1-17" Single Housing Dwelling Zone

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.

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



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

Letter of Intent

Mannington Homes



Variance for 3212 Henderson Hwy

November 17, 2025

Proposal

This is a variance for a new build at 3212 Henderson Hwy in East St. Paul. The current home at this address will be demoed leaving the current attached garage in place. The existing garage is still very new and would like to keep it for the new build. It had a variance approval for the 6' set back in 2007.

The new build will have a 938 sq/ft attached garage included. The existing garage is 1144 sq/ft, and would exceed our allowance of 1200 sq/ft for added attached structures. The new attached garage would be used for vehicle parking. The existing attached garage would be used for winter car storage, lawn care and yard care equipment.

We are asking to be able to keep the existing garage with our new build, and allow a variance of an extra 890 sq/ft of attached structure (garage). Included with my letter are the site plans for the current home and future build.

Trevor Markevich

Mannington Homes

ADDITIONAL INFORMATION – BUILDING PLAN

