

# 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

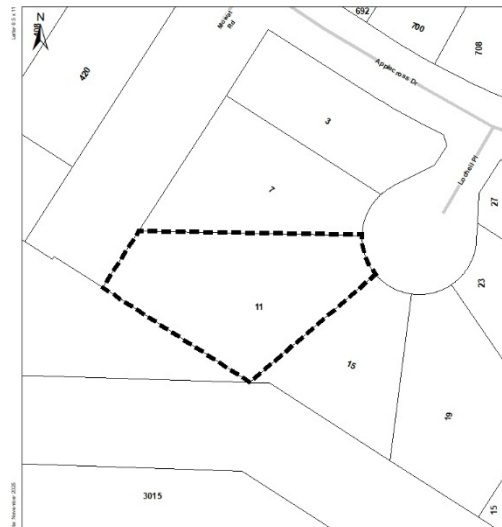
**Application File:** VO 123/2025

**Applicant:** J. Weedon

**Property Location:** 11 Locheil Place  
RM of East St. Paul  
Roll #: 2130  
Legal: 3-2-21285

#### Application Purpose:

The applicant is seeking variance approval to decrease the north side yard setback for a detached accessory structure from 10 feet to 6 feet, to construct a pool house.



#### SUPPORTIVE MAPPING

Variance Order VO 123, 2025  
11 Locheil Place, 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

**RED RIVER**  
PLANNING DISTRICT

Property Zone	Variance Request	Proposed by Applicant
"R1-17" Single Housing Dwelling Zone (BL 2009-04 – 11.0)	Side yard setback	Reduce the side yard from 10 ft to 6 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](mailto:info@rrpd.ca)

## VARIANCE ORDER APPLICATION REPORT

<b>Date</b>	November 21, 2025
<b>Application File</b>	<b>VO 123, 2025</b>
<b>Applicant</b>	J. Weedon

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	11 Locheil Place, RM of East St. Paul 2130 <b>3-2-21285</b>
<b>Zoning</b>	"R1-17" Single Housing Dwelling Zone RM of East St. Paul Zoning By-law No. 2009-04
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	.74 acres in area (+/-) 47.23 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)	Side yard setback	Reduce the side yard from 10 ft to 6 ft

### Application Purpose

The applicant is seeking variance approval to decrease the north side yard setback for a detached accessory structure from 10 feet to 6 feet, to construct a pool house.

The applicant has not provided the size of the future pool house. The size of the future pool house can be a maximum of 800 sq. ft., as per the regulations in the Zoning By-law. Anything larger than this will require a second variance application.

## **OPTIONS FOR COUNCILS CONSIDERATION**

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

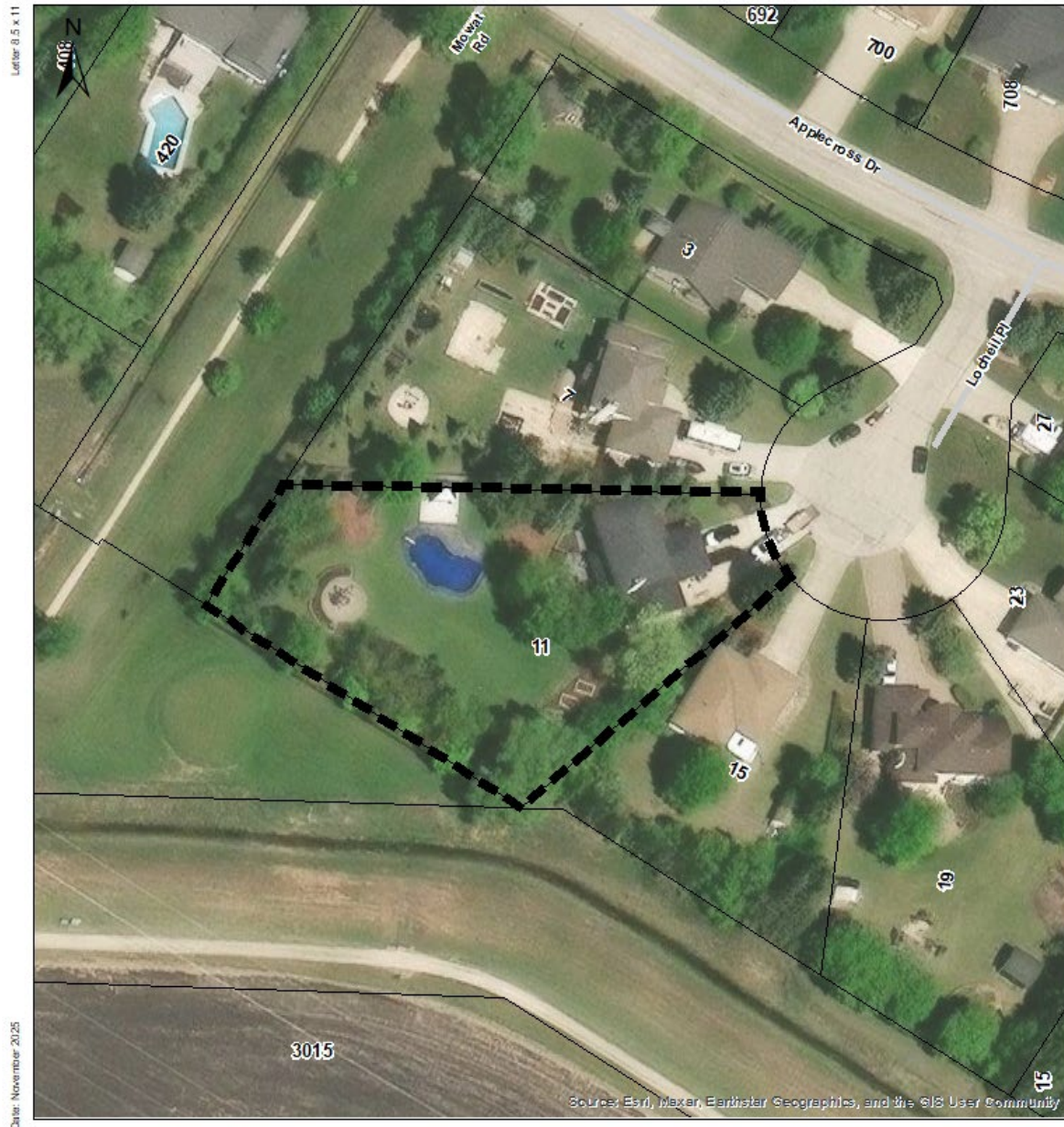
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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. 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 123, 2025  
11 Locheil Place, RM of East St. Paul

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

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-  Subject Property
-  Roads
-  Parcel Outline



## ADDITIONAL INFORMATION

### Letter of Intent

#### Letter of Intent – Request to Build Pool House 6 Feet from Property Line

Dear Red River Planning District,

I am writing to formally express our intent to construct a pool house on our property located at 11 Locheil Place, East St. Paul, MB, R2E 0G9. As part of our proposed design, we are requesting a variance from the standard setback requirement.

Specifically, we are seeking approval to construct the pool house **6 feet from the right-side property line**, instead of the required **10 feet**, due to our pool being installed slightly off from where we originally had intended on putting it.

We understand that zoning regulations are in place to protect property values and ensure community standards. We want to assure you that the proposed pool house will be built with high-quality materials and will be designed to maintain the aesthetic and structural integrity of the neighborhood. We will take measures to ensure that it will not adversely impact our neighbors in terms of privacy, light, or drainage. We have spoken to both neighbors, and they are ok with us building if this is approved.

We have provided “unprofessional” site drawing (professional design plan to be done once a decision is made on the variance), we can provide any additional documentation required to move forward with this request. We are also open to scheduling a meeting or site visit if necessary.

Thank you for considering our request. We look forward to working with the planning district on this project.

Sincerely,

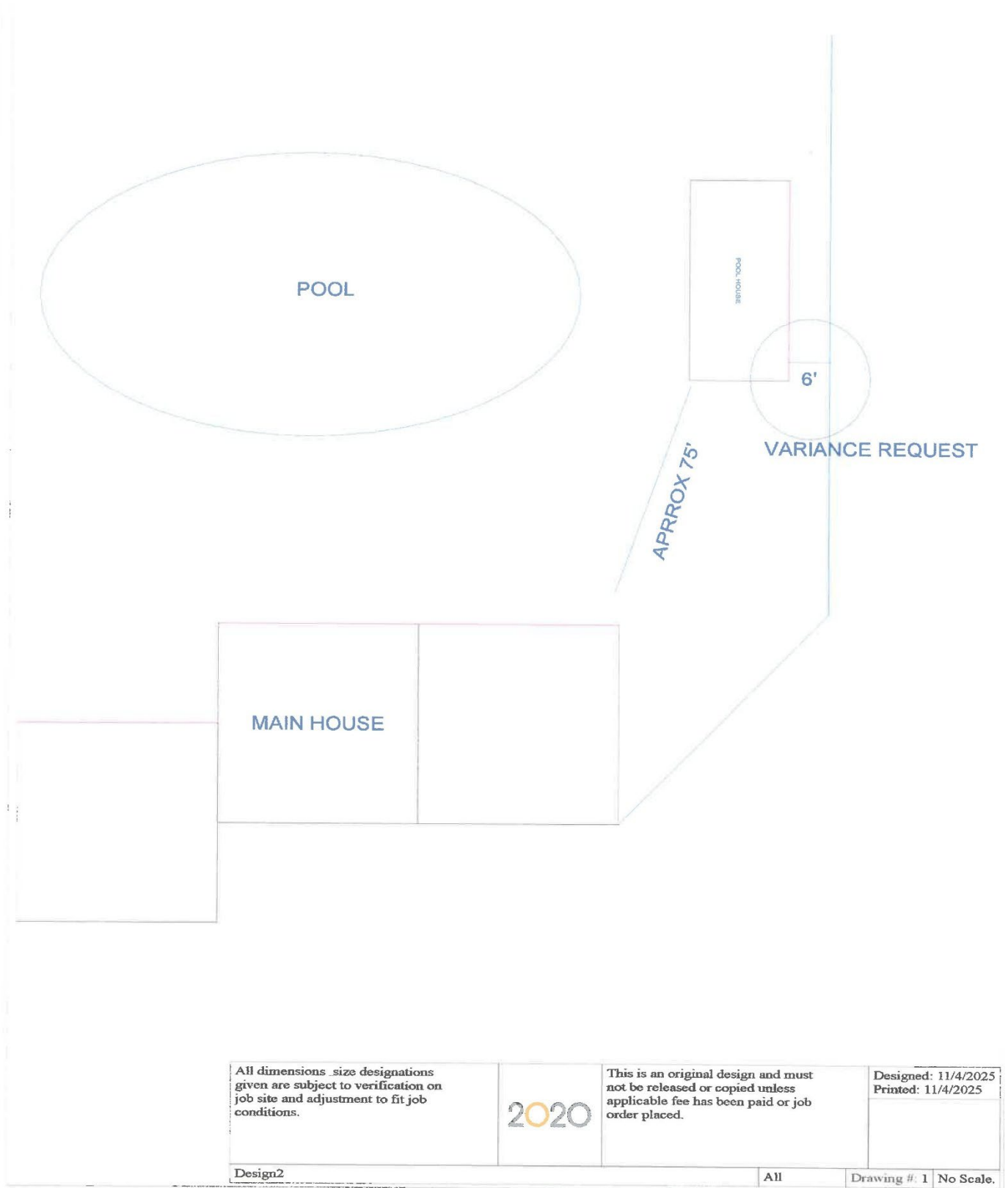
J. Weedon



11/05/25



# Applicants' Site Plan



## **Municipal Comments**

### **Public Hearing Comments**

December 9, 2025

#### **VO 123, 2025 – 11 Lochleil Place**

**CAO:** I have reviewed the application for Variation Order 123, 2025, and it is consistent with past approvals. I have no concerns with the proposal.

**Planning:** I have reviewed the variance application and have no comments.

**Operations Manager:** No concerns

**Project Manager:** No concerns or comments at this time.

**Fire Department:** The Fire Department has no issue with this matter.