

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

## Rural Municipality of East St. Paul

Under the 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  
February 24  
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

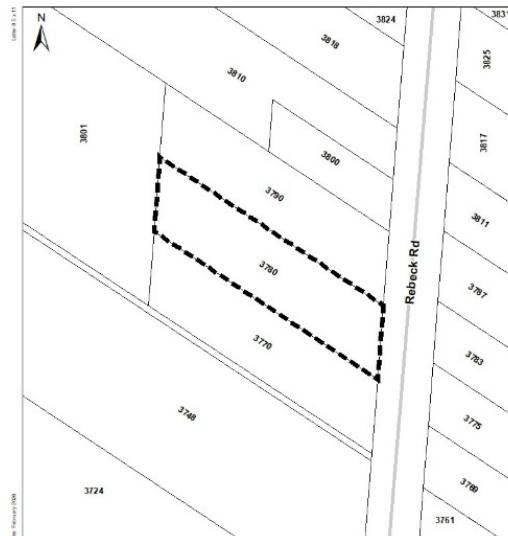
**Application File: VO 15/2026**

**Applicant:** Mr. Driedger

Property Location: 3780 Rebeck Road  
RM of East St. Paul  
Roll # 47310  
Legal: 2-28253

### **Application Purpose:**

The applicant proposes to reduce the side yard setback from 10 ft to 5 ft to allow for an 1,800 sq. ft. detached accessory structure to be constructed on the subject property. The applicant is also requesting a variance for the height of the accessory structure to be increased from 20 ft to 21 ft.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
RR1 & RR5 Rural Residential Dwelling Zone (BL 2009-04 – 27.0 & 29.0)	Side yard setback and height	Reduce the side yard setback from 10 ft to 5 ft Increase the height from 20 ft to 21 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)



2978 Birds Hill Rd  
East St. Paul, Manitoba R2E 1J5  
Toll Free: 1-800-876-5831  
Phone: 204-669-8880  
Fax: 204-669-8882

## VARIANCE APPLICATION REPORT

Date	February 9, 2026
Application File	<b>VO 15/2026</b>
Applicant	Mr. Driedger

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	- Street Address - Roll # - Legal	3780 Rebeck Road, RM of East St. Paul 47310 2-28253
<b>Zoning</b>	"RR1 & RR5" Rural residential zones RM of East St. Paul Zoning By-law No. 2009-04	
<b>Development Plan Designation</b>	Rural Residential designation RRPD Development Plan By-law No. 272/19	
<b>Secondary Plan Designation</b>	"NA"	
<b>Property Size</b>	1.37 acres in area (+/-) 135 feet in width (+/-)	<i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
RR1 & RR5 Rural Residential Dwelling Zone (BL 2009-04 – 27.0 & 29.0)	Side yard setback and height	Reduce the side yard setback from 10 ft to 5 ft Increase the height from 20 ft to 21 ft

### Application Purpose

The applicant proposes to reduce the side yard setback from 10 ft to 5 ft to allow for an 1,800 sq. ft. detached accessory structure to be constructed on the subject property. The applicant is also requesting a variance for the height of the accessory structure to be increased from 20 ft to 21 ft.

The accessory structure will be used for recreation, working on vehicles and storage. The reduced side yard setback is to allow for more space between the accessory structure and the existing septic field.

## **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 variances, 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 15, 2026  
3780 Rebeck Road, RM of East St. Paul

Designation: "RR" Rural Residential, "AR" Agricultural Restricted  
Zoning: "RR1" Rural Infill Residential, "RR5" Rural Residential

 Subject Property

 Roads

 Parcel Outline

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.

 RED RIVER  
PLANNING DISTRICT

## ADDITIONAL INFORMATION

### *Letter of Intent*

[REDACTED]  
3780 Rebeck Road  
East St Paul, MB  
R2E 1C4

To whom it may concern,

I am intending on building a workshop with mezzanine on my residential property. The overall dimensions are 30'x46' with 16' ceilings. The 5/12 slope roof trusses along with the ceiling height comply with the building height limitations of 20'. It will include a small bathroom, and a 14 x 30 mezzanine for storage. The distance from my house is 65'. The total floor space will be 1380 Square Feet not including the 420 sq ft mezzanine storage area, therefore exceeding the 1200sqft limitation of any accessory buildings as stated by the RM and Building Codes of 1200 sq ft.

I am also requesting a variance to allow me to build the structure a minimum of 5 feet from the property line. Building the structure closer to the property line will provide more space between the building and our septic leeching field.

The workshop area will be used for working on our personal vehicles and for recreation. It will also be used for storing our small acreage tractor, classic car and recreational vehicles during the off season. We will also use it for entertaining, and a space for off-ice training for my two children who are very active in hockey. It will also be used as a place to allow my children to learn how to maintain our family vehicles and develop their own hobbies.

In summary I would be applying for 2 variances:

- [REDACTED] (1200 sq ft)
- Proximity to property line from 10 ft to a minimum of 5 ft
- **VARIANCE FOR MAXIMUM OF 21' OF ELEVATION**

Thank you for your time and consideration,

[REDACTED]

*Site Plan*

# Site Plan: 3780 Rebeck Rd



Shop location will be 65' from the back wall of the garage and will have a dimension of 46' x 30'. It is indicated by the dark blue rectangle.

The shop will also be a minimum of 5' from the property line which will provide adequate separation from the septic field

\*Shop footprint is not to scale, but is in the correct location and is very close to accurate sizing

Site Plan: 3780 Rebeck Road  
Title #: 3086686/1  
Legal Desc: 2-28253.0RG RL-77-PA  
Zone: RR1

***Municipal Comments***

**VO 15, 2026 – 3780 Ross Farm Rd.**

**CAO:** I have reviewed the application and have no concerns with the proposed variance. Similar requests for accessory buildings of comparable size and placement have been approved in the area in the past.

**Operations Manager:** Operations has no comments/concerns at this time.

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

**Project Manager:** There is an existing drainage swale along the north side of the property that carries surface runoff. To help maintain its function and reduce the risk of future drainage issues, it is recommended that the proposed accessory building be located a minimum of 5 ft from the bottom of the swale, with greater separation preferred where possible.

**Fire Department:** The fire department has no issue with this application