

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
April 28
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 25/2026
Applicant: Dlux Design & Co.
Property Location: 3331 Henderson Hwy.
 RM of East St. Paul
 Roll # 56200
 Legal: *RL91-PA-13069

Application Purpose:

The applicant proposes to increase the maximum site coverage for the principal dwelling from 10% to 14.6% (7,432 sq. ft.), on a 50,850 sq. ft. lot. They are also proposing to increase the Maximum Height of the dwelling from 35 ft. to 39 ft.



SUPPORTIVE MAPPING

Variance Order VO 25, 2026
 3331 Henderson Hwy, RM of East St. Paul
 Designation: "SC" Settlement Centre
 Zoning: "RR2" Rural Residential

- Subject Property
- Highway Control Zones
- Roads
- Hazard Lands - Airport
- Parcel Outline

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Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR-2" Rural Residential Zone (BL 2009-04 – 28.4)	Site Coverage and Height	Increase Maximum Site Coverage and Height

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