

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

R.M. of 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**  
**May 27<sup>th</sup>, 2025**  
**5:30 pm**

**Council Chambers**  
**RM of East St. Paul**  
**3021 Birds Hill Rd.**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

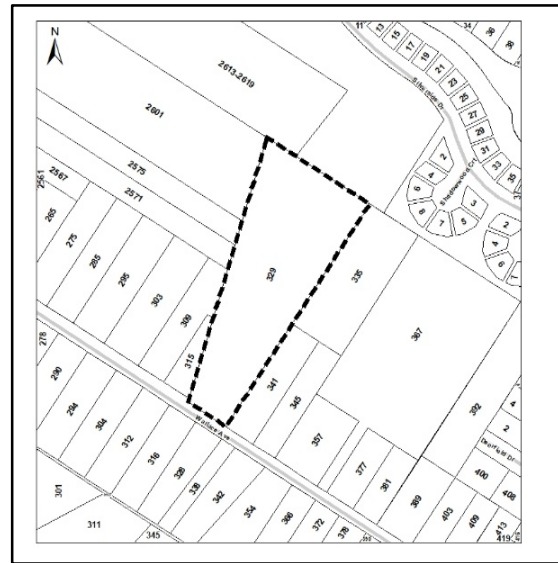
**Application File:** VO 27, 2025

**Applicant:** Brar

**Property Location:** 329 Wallace Ave.  
R.M. of East St. Paul  
Roll #12700  
Lot 20, Blk 1, Plan 13116

**Application Purpose:**

The applicant proposes to increase the combined size of an attached accessory structure from 1,200 sq ft (max) to **2,515 sq ft**.



## VARIANCE APPLICATION REPORT

<b>Date</b>	May 5, 2025
<b>Application File</b>	<b>VO 27, 2025</b>
<b>Applicant</b>	Brar

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	329 Wallace Ave., R.M. of East St. Paul 12700 Lot 20, Blk 1, Plan 13116
<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>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	5.08 acres in site area 158 feet in site width  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
<b>Maximum combined building area – attached accessory structure</b> Section 11.6(4)	1,200 sq ft	2,515 sq ft

#### Application Purpose

The applicant proposes to increase the combined building area for an attached accessory structure, from 1,200 sq ft (max) to 2,515 sq ft.

The proposed addition would allow for the construction of a larger attached garage, creating an estate-style setting. The garage expansion will create a total of an 8-car garage, and store classic cars, summer vehicles, utility tractors, and equipment for maintenance and snow clearing.

This application was circulated to the R.M of East St. Paul. The municipality have no concerns, as the attached garage has the same façade as a larger home. The project manager also indicates that both the house and accessory structure will be reviewed during lot grading application.

### **OPTIONS FOR COUNCILS CONSIDERATION**

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

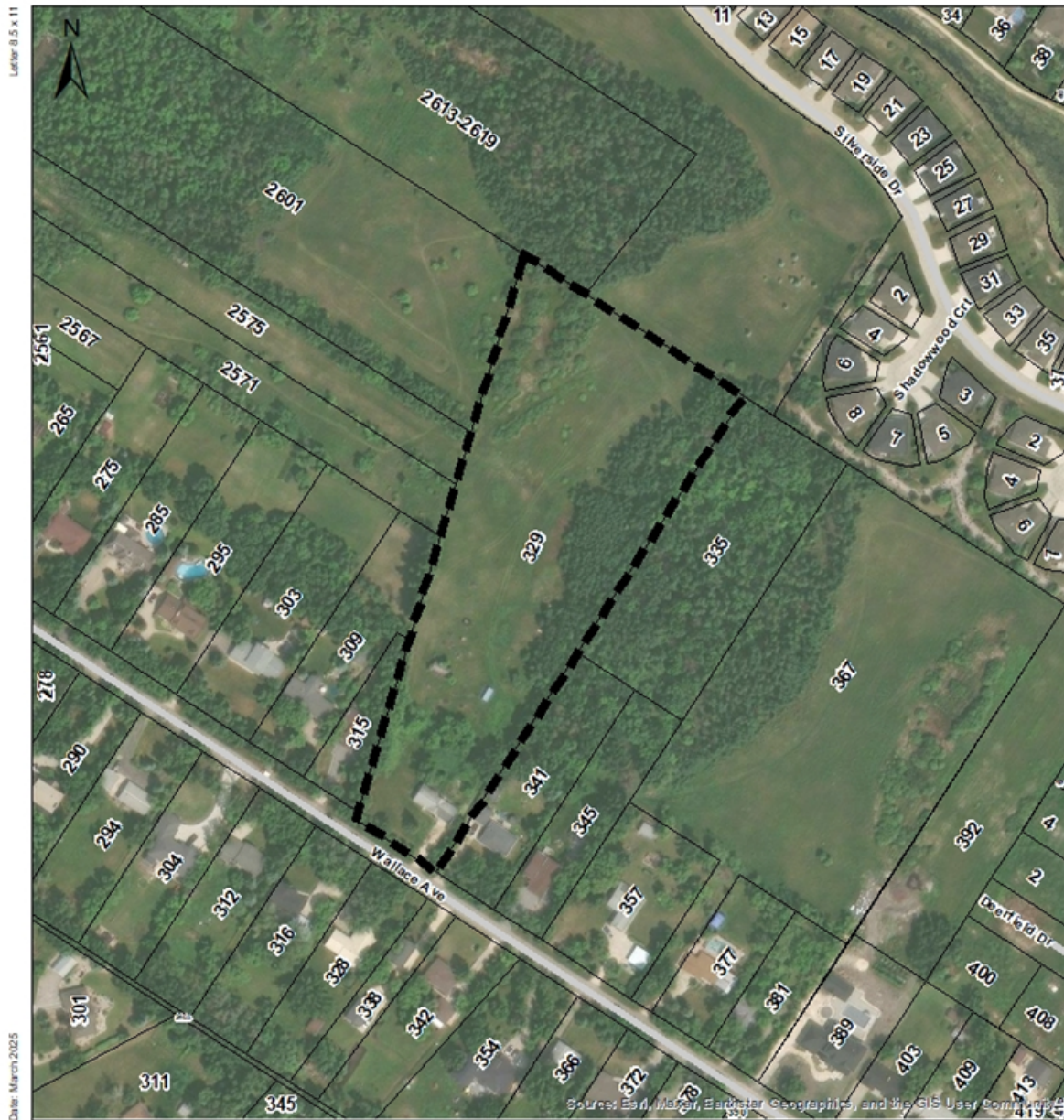
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 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 would require a new variance approval.
2. Applicant / owner obtains all required permits from the Red River Planning District, the Province and the municipality, if required.


## RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Variance Order VO 27, 2025  
 329 Wallace Avenue, RM of East St. Paul  
 Designation: "SC" Settlement Centre  
 Zoning: "R1-17" Single Housing Dwelling

 Subject Property

 Roads

 Parcels Outline

 **RED RIVER**  
 PLANNING DISTRICT

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

**ADDITIONAL INFORMATION:**

Re: 329 Wallace Ave

Dear Council Members,

I am writing to formally request a variance to allow the construction of a larger garage, attached to my home at 329 Wallace Avenue. I understand that the current bylaw limits garage sizes to a maximum of 1,200 sq. ft., and my proposed garage exceeds this limit, measuring 2,515 sq. ft. I respectfully request your consideration of this variance.

The house plans and site layout have been carefully designed to complement the unique characteristics of the lot. The home is a 3,500 sq. ft. bungalow, with an additional 550 sq. ft. of two-storey space at the main entrance, and a 19' ceiling height extending through the back of the house to accommodate a two-storey great room. The total dimensions of the house are 137' wide by 96' deep. For the garage, I have planned an east side setback of 48' and a west side setback of approximately 32'. The garage will be positioned in such a way that, from the street view, the angled garage appears as an extension of the house, with windows facing the street. The additional four-car garage will also be visible from the street, creating a total of an 8-car garage.

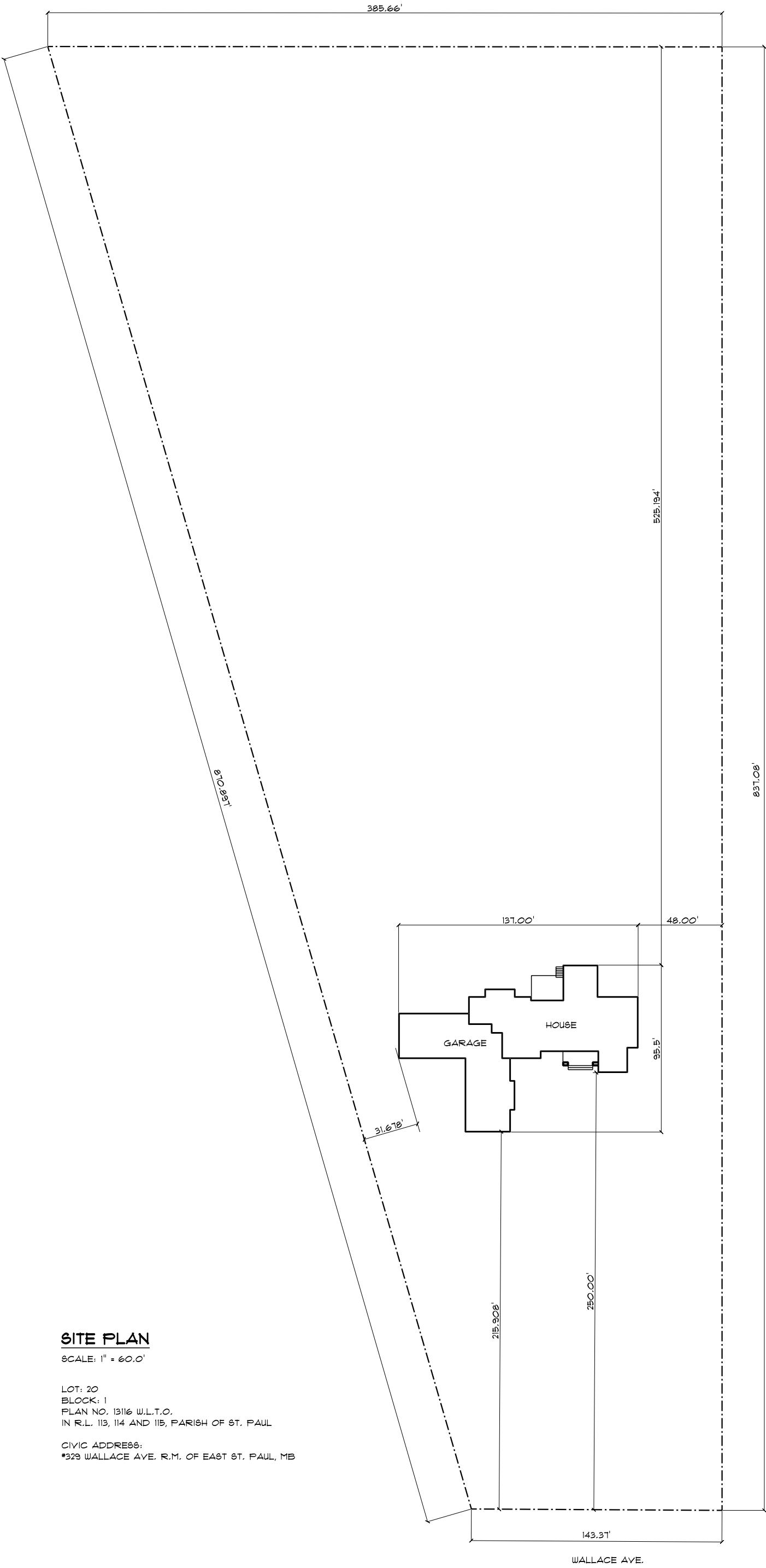
This lot is unique in that it spans 5.05 acres and is located in the heart of Pritchard Farms, an area predominantly comprised of 100' x 200' lots, with a few larger properties, but noncomparable in size to this one. Given the size of the lot, the house and garage have been designed to harmonize with the space, creating an estate-style setting. The design includes gates at the street, with a wrought-iron fence running both parallel and

perpendicular to the street. The house is set back approximately 250' from the street and the angled garage is positioned 216' from the front steps, ensuring the property maintains a natural, aesthetically pleasing balance with its surroundings.

Our family consists of four members, each with a vehicle, in addition to classic cars, summer vehicles, utility tractors, and equipment for maintaining the land and snow clearing. The size of the proposed garage is necessary to accommodate these vehicles and equipment in a manner that complements the design of the property.

I believe this project will not only enhance the beauty of our property but also contribute positively to the overall property values of the surrounding area. I respectfully request that the council approve this variance, and I am happy to provide any additional information or meet with you in person to discuss this request further.

Thank you for your time and consideration. I look forward to your favorable response.



**SITE PLAN**

SCALE: 1" = 60.0'

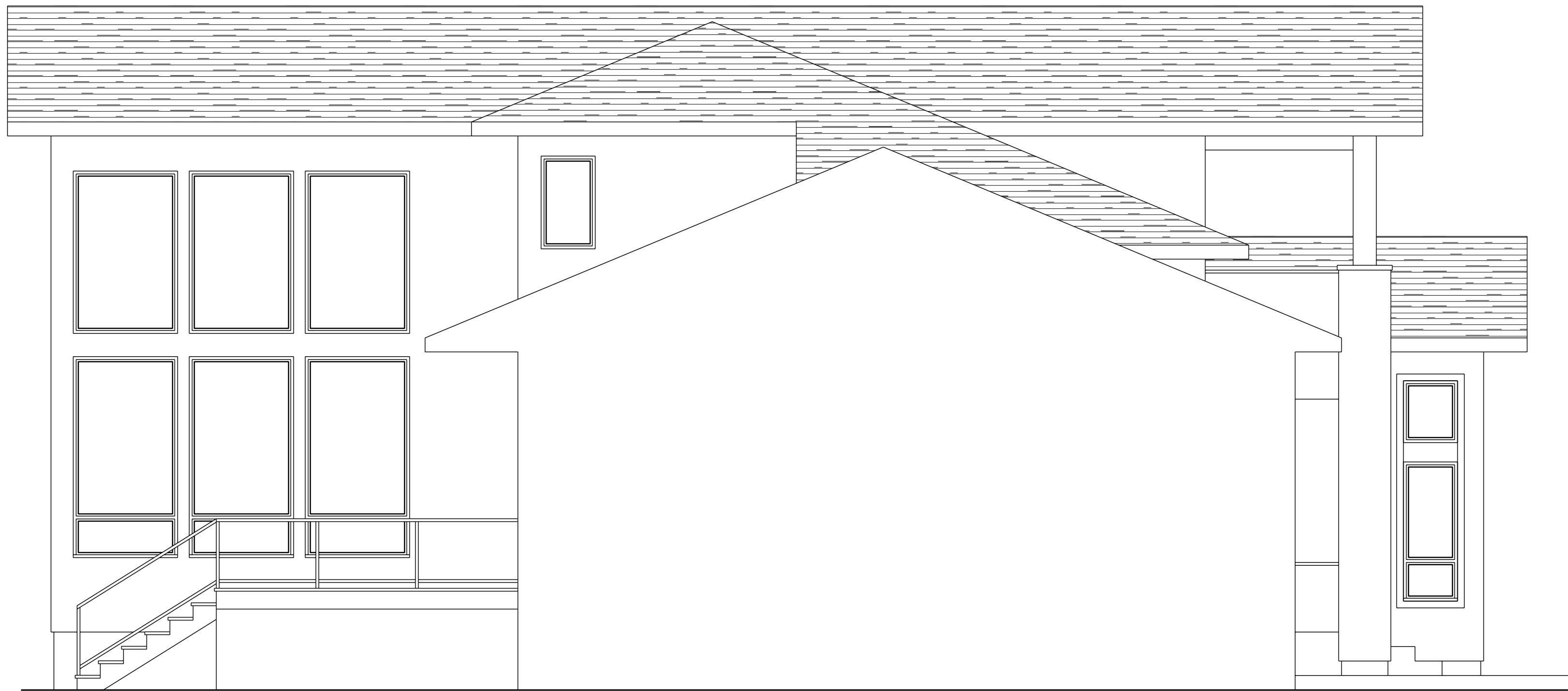
LOT: 20  
BLOCK: 1  
PLAN NO. 13116 W.L.T.O.  
IN R.L. 113, 114 AND 115, PARISH OF ST. PAUL  
CIVIC ADDRESS:  
#329 WALLACE AVE. R.M. OF EAST ST. PAUL, MB



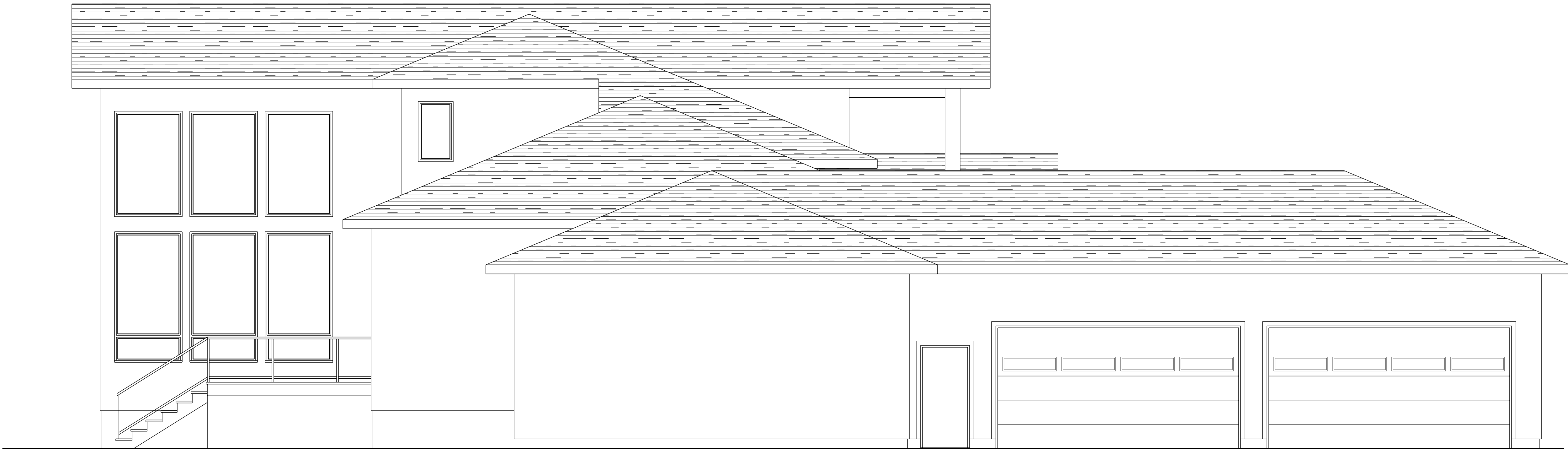




**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



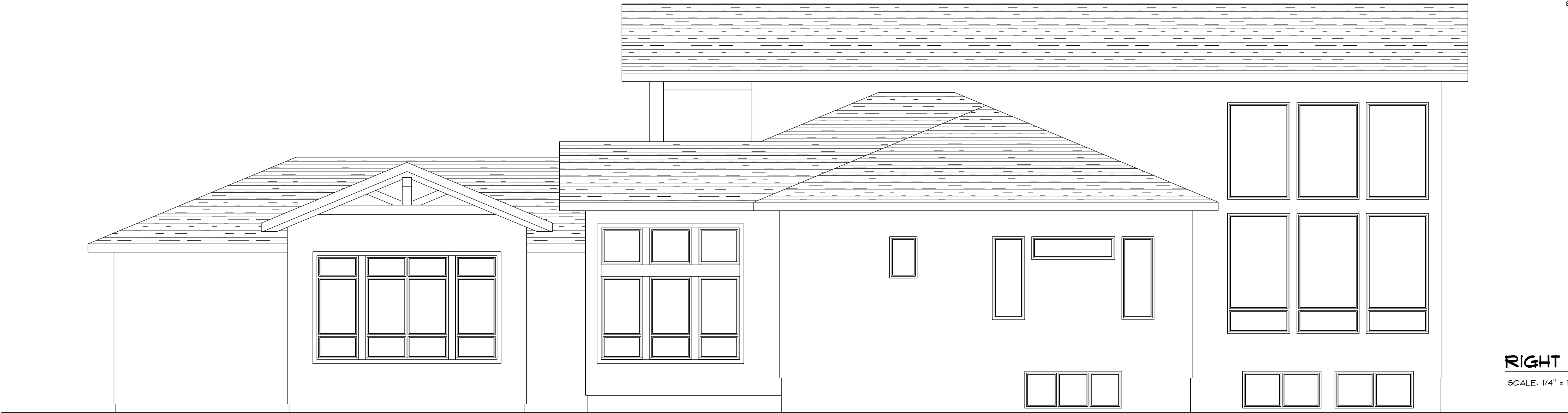
**PARTIAL LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



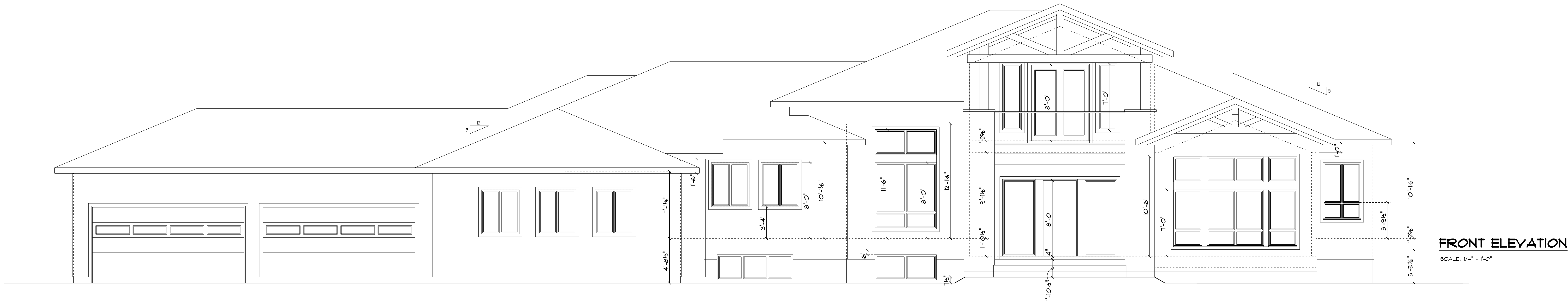
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



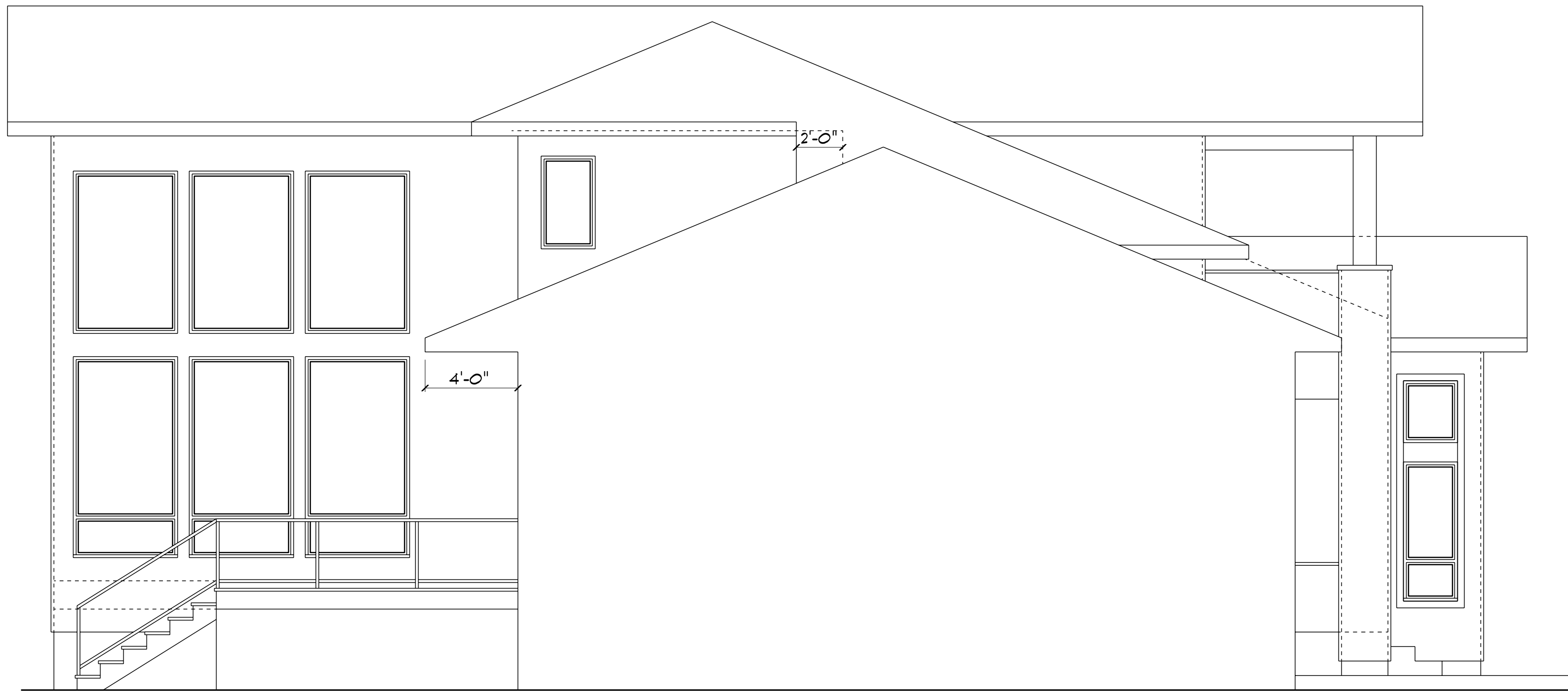
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

<b>strike design associates</b> 204-786-8623	
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PROPOSED RESIDENCE 329 WALLACE AVENUE EAST ST. PAUL, ME	
02 - 2025 - 8312 SHEET 10a OF DRAWN BY: AS	<b>10a</b>

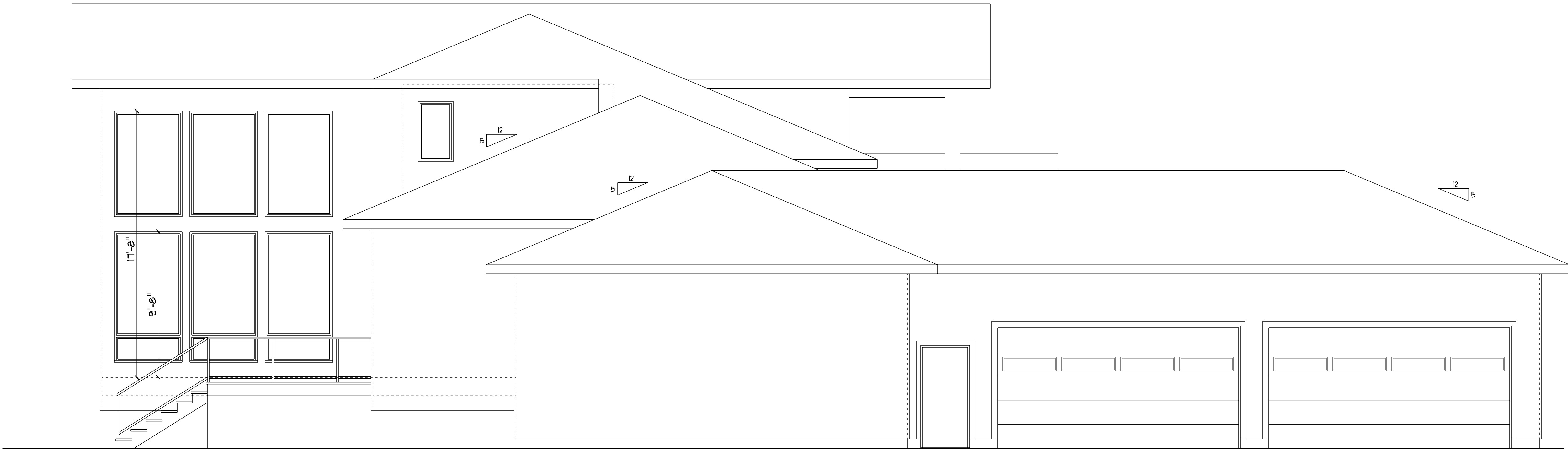




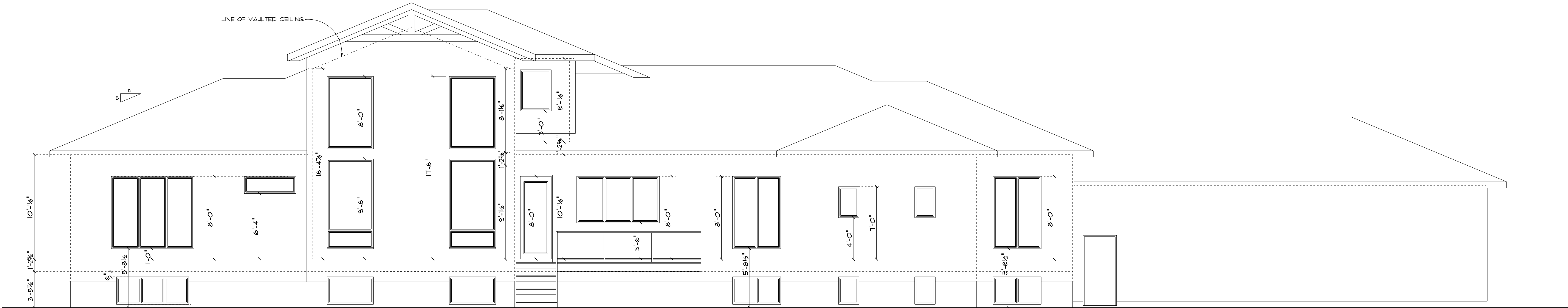
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



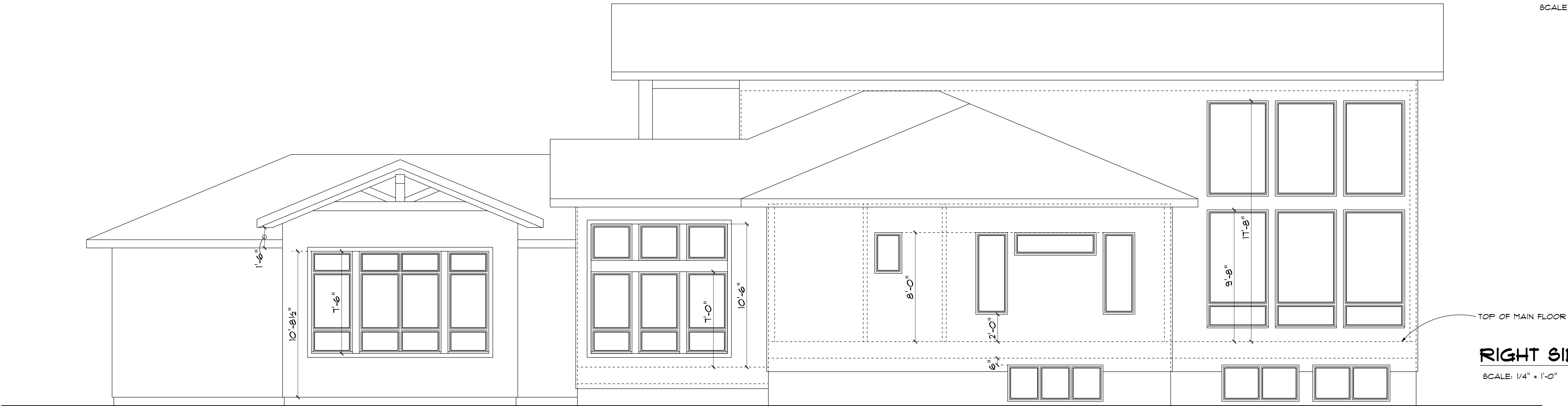
**PARTIAL LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

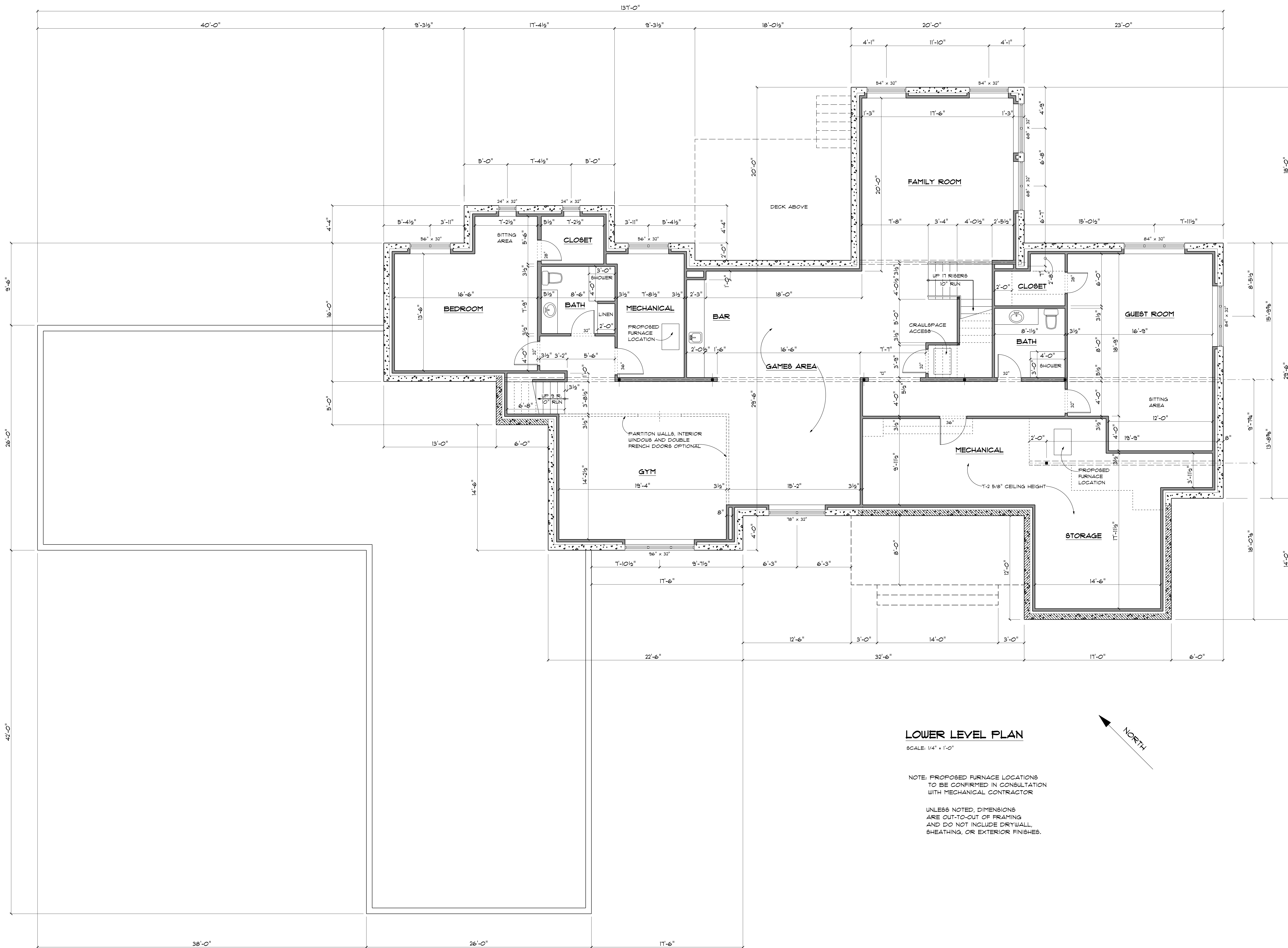


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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O2 - 2025 - 8312 SHEET 10 OF DRAWN BY: AS	10



LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

NOTE: PROPOSED FURNACE LOCATIONS  
TO BE CONFIRMED IN CONSULTATION  
WITH MECHANICAL CONTRACTOR

UNLESS NOTED, DIMENSIONS  
ARE OUT-TO-OUT OF FRAMING  
AND DO NOT INCLUDE DRYWALL,  
SHEATHING, OR EXTERIOR FINISHES.

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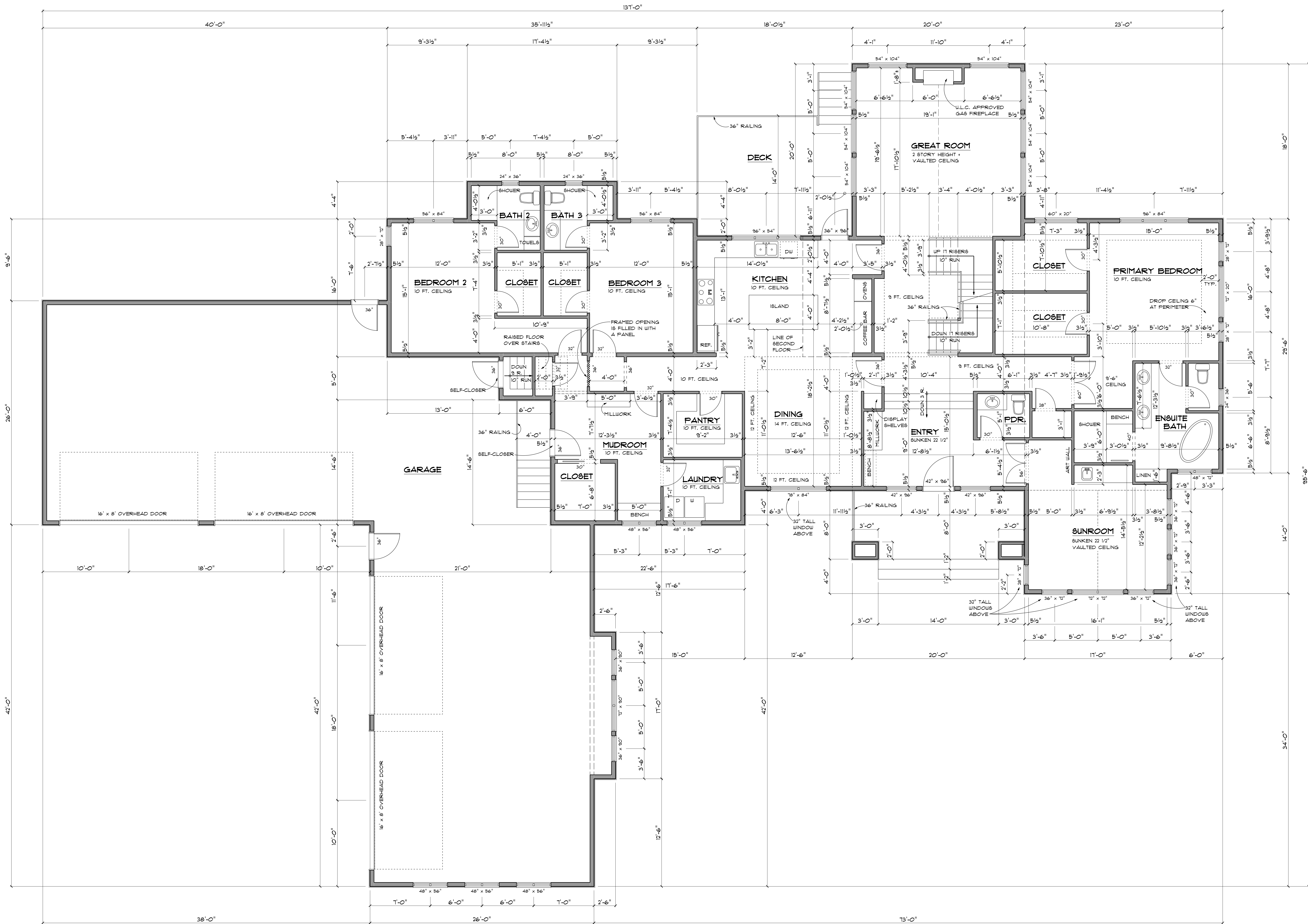
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PROPOSED RESIDENCE  
329 WALLACE AVENUE  
EAST ST. PAUL, ME

02 - 2025 - 8312  
SHEET 3 OF  
DRAWN BY: AS

3



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNLESS NOTED, DIMENSIONS  
ARE OUT-TO-OUT OF FRAMING  
AND DO NOT INCLUDE DRYWALL,  
SHEATHING, OR EXTERIOR FINISHES.

GENERAL NOTES

Windows are casement, awning or picture  
units as specified. Suggested outside frame  
sizes are given. The window supplier is to  
provide rough opening dimensions.

Install galvanized flashing over exterior door  
and window openings as required. Lintels as  
specified on Roof Plan, and Foundation Plan.

Provide 21 1/2" x 35 1/2" (minimum) attic  
access through ceiling as required. Locate to suit.  
All interior and exterior doors to be 6'-8" in height  
except where noted on floor plans.

AREA:

MAIN FLOOR: 3472 SQ. FT.  
SECOND FLOOR: 520 SQ. FT.

TOTAL: 3992 SQ. FT.

GARAGE: 2515 SQ. FT.

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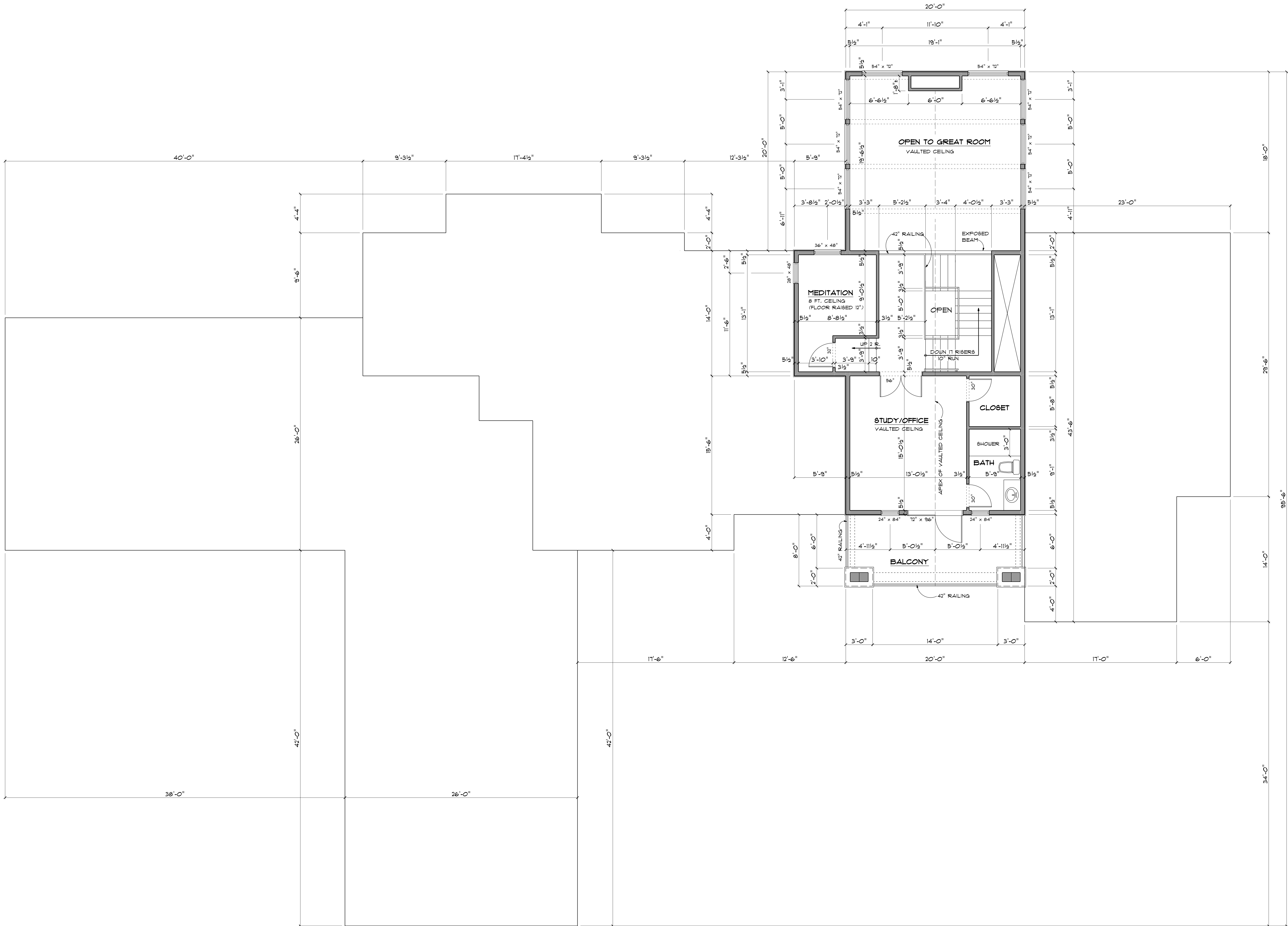
204-786-8623

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PROPOSED RESIDENCE  
329 WALLACE AVENUE  
EAST ST. PAUL, ME

02 - 2025 - 8312  
SHEET 1 OF  
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1



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

UNLESS NOTED, DIMENSIONS  
ARE OUT-TO-OUT OF FRAMING  
AND DO NOT INCLUDE DRYWALL,  
SHEATHING, OR EXTERIOR FINISHES.

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PROPOSED RESIDENCE  
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EAST ST. PAUL, ME

02 - 2025 - 8312  
SHEET 2 OF  
DRAWN BY: AS

2

**R.M of East St. Paul**

**VO 27, 2025 – 329 Wallace Ave.**

**CAO:** N/A

**Operations Manager:** N/A

**Planning:** I have reviewed the variance application, and I have no concerns since an attached garage has the same façade as a larger home.

**Project Manager:** House and accessory structure will be reviewed during the lot grading permit application.

**Fire Department:** N/A