

# 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**  
**April 28, 2026**  
**5:30 PM**

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

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

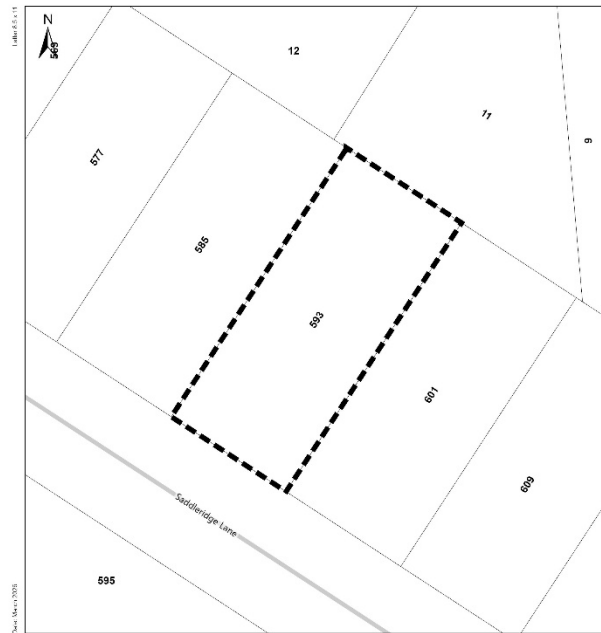
### APPLICATION INFORMATION

**Application File:** VO 27, 2026

**Applicant:** Riverside Pools

**Property Location:** 593 Saddleridge Lane  
Roll #22430  
Lot 3, Block 11, Plan  
53625

**Application Purpose:**  
The applicant proposes to reduce the separation distance between accessory and principal building from 10 ft (min) to **7 ft**.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Separation distance (accessory to principal)	10 feet (min.)	7 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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	April 9, 2026
<b>Application File</b>	<b>VO 27, 2026</b>
<b>Applicant</b>	Riverside Pools

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	593 Saddleridge Lane
- Roll #	22430
- Legal	Lot 3, Block 11, Plan 53625
<b>Zoning</b>	"R1-10" Single Housing Dwelling zone RM of East St. Paul Zoning By-law 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>	11,476 square feet in area (+/-) 70 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Separation distance (accessory to principal)	10 feet (min.)	7 feet

#### Application Purpose

The applicant proposes to reduce the separation distance between an accessory structure and the principal building from a minimum of 10 ft to **7 ft**, in order to construct a pool closer to the home. The location of the proposed pool would allow for enough room for a garden at the backyard.

This application was circulated to the RM of East St. Paul, and no comments were received at the writing of this report.

## **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.

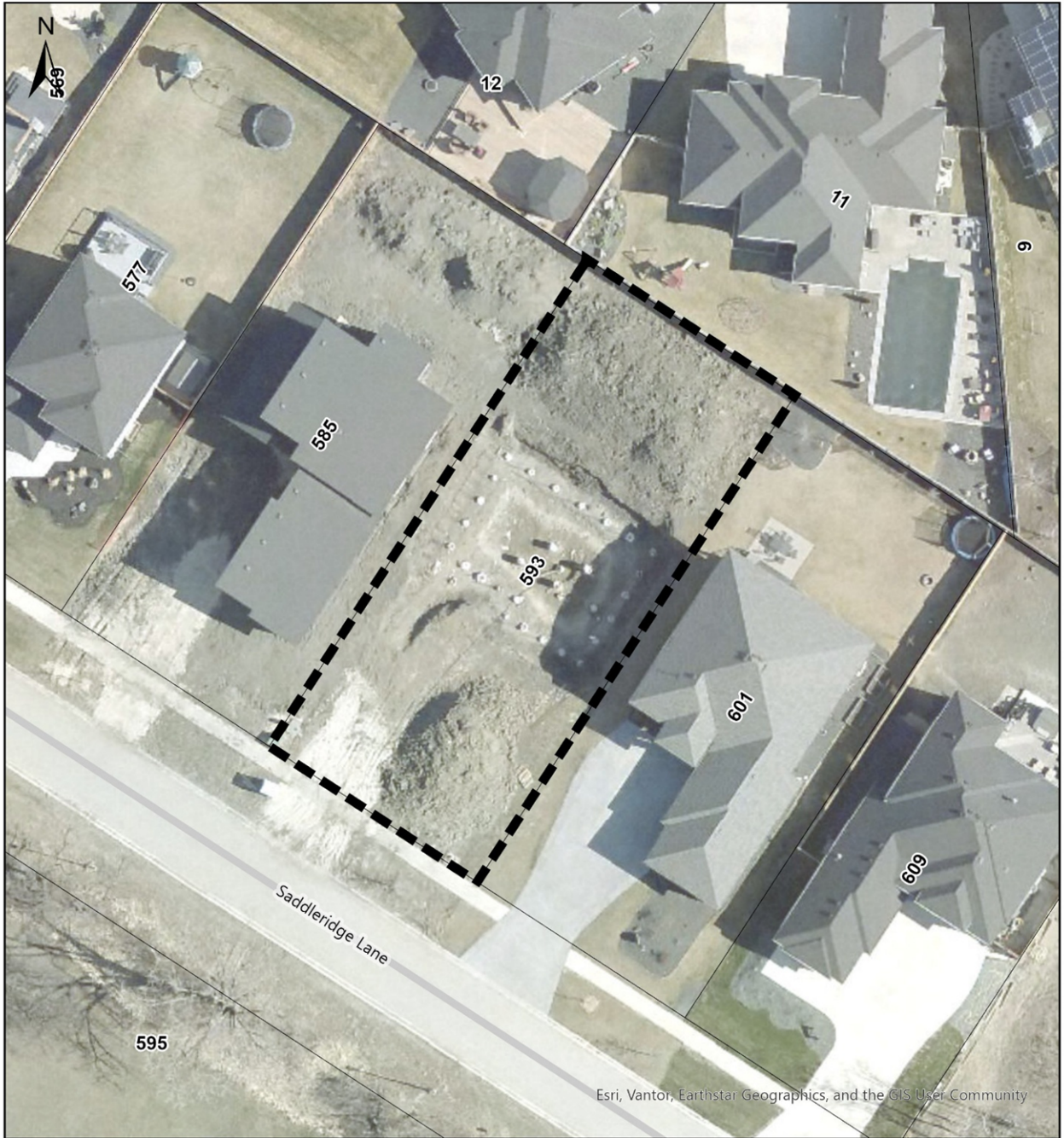
## **RECOMMENDED CONDITIONS OF APPROVAL**

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 that are not in substantial conformance with the application would require a new approval;
1. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

# RRPD LOCATION MAP

Letter 8.5 x 11



Date: March 2026

## SUPPORTIVE MAPPING


Variance Order VO 27, 2026  
 593 Saddleridge Lane, RM of East St. Paul

Designation: "SC" Settlement Centre  
 Zoning: "R1-10" 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. Map content is not to scale.

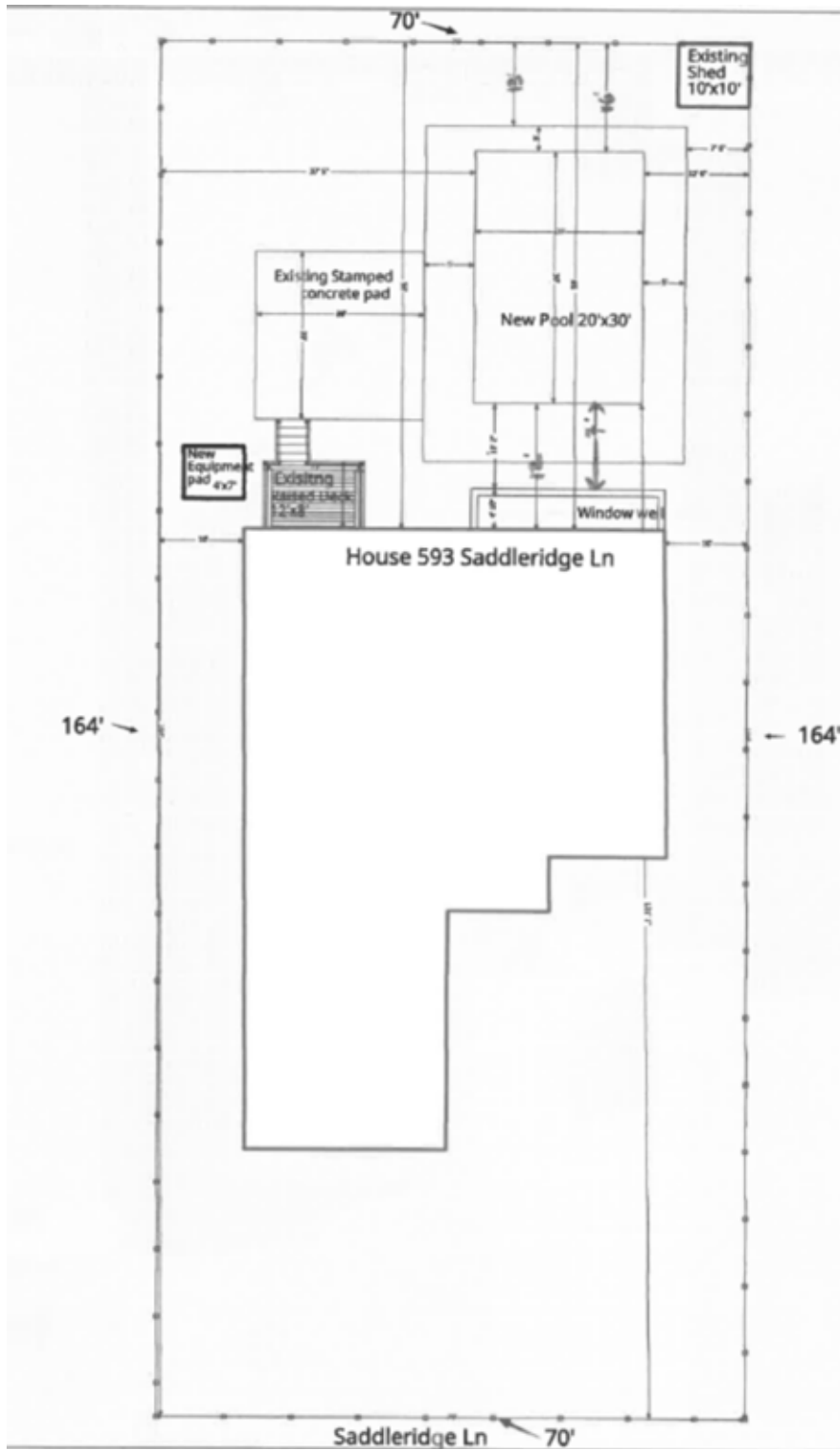
 Subject Property

 Roads

 Parcel Outline



ADDITIONAL INFORMATION – SITE PLAN



**ADDITIONAL INFORMATION – LETTER OF INTENT**

Riversidepools LTD applying for a variance on Len Ganetsky's behalf because he would like the pool 12 feet from his home so he has enough room for his garden at the back of his yard. The variance is 3 feet closer to the concrete window well.

Christine + Mike Moquin of Riverside Pools LTD