

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 26, 2026
5:30 PM

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

Note: property owners are responsible for notifying "tenants"

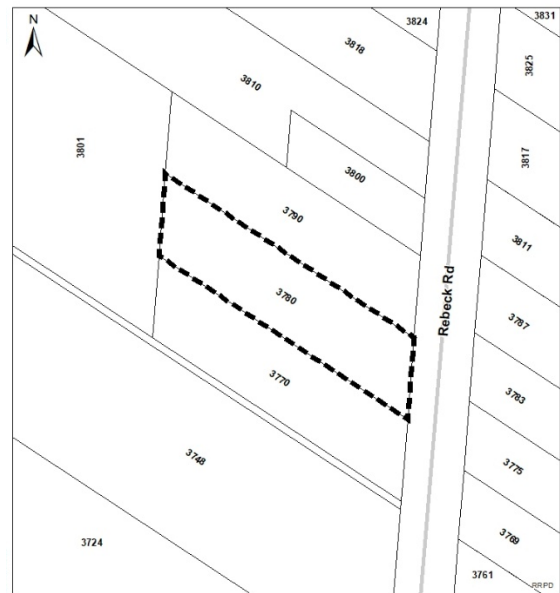
APPLICATION INFORMATION

Application File: VO 30, 2026

Applicant: Driedger

Property Location: 3780 Rebeck Road
Lot 2, Plan 28253
Roll #47310

Application Purpose:
The applicant proposes to add a second storey mezzanine.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Accessory building height	1 storey (max)	2 storeys

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

VARIANCE APPLICATION REPORT

Date	May 6, 2026
Application File	VO 30, 2026
Applicant	Driedger

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	3780 Rebeck Road
- Roll #	47310
- Legal	Lot 2, Plan 28253
Zoning	“RR1” Rural Infill Residential, “RR5” Rural Residential RM of East St. Paul Zoning By-law 2009-04
Development Plan Designation	“RR” Rural Residential RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	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
Accessory building height	1 storey (max)	2 storeys

Application Purpose

The applicant proposes to build a workshop that would include a second storey mezzanine.

The initial Variance, VO 15, 2026, approved a height increase from 20 ft to 21 ft, and a reduction in the minimum side yard setback from 10 ft to 5 ft. However, the increased height was from a mezzanine storage area, which requires a Variance for the number of storeys for this proposed workshop.

This application was circulated to the RM of East St. Paul, and there were no comments, concerns, or issues from the CAO, Planning, Project Manager, or the Fire Department.

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.
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 30, 2026
 3780 Rebeck Road, RM of East St. Paul

Designation: "RR" Rural Residential
 Zoning: "RR1" Rural Infill Residential, "RR5" Rural Residential

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.

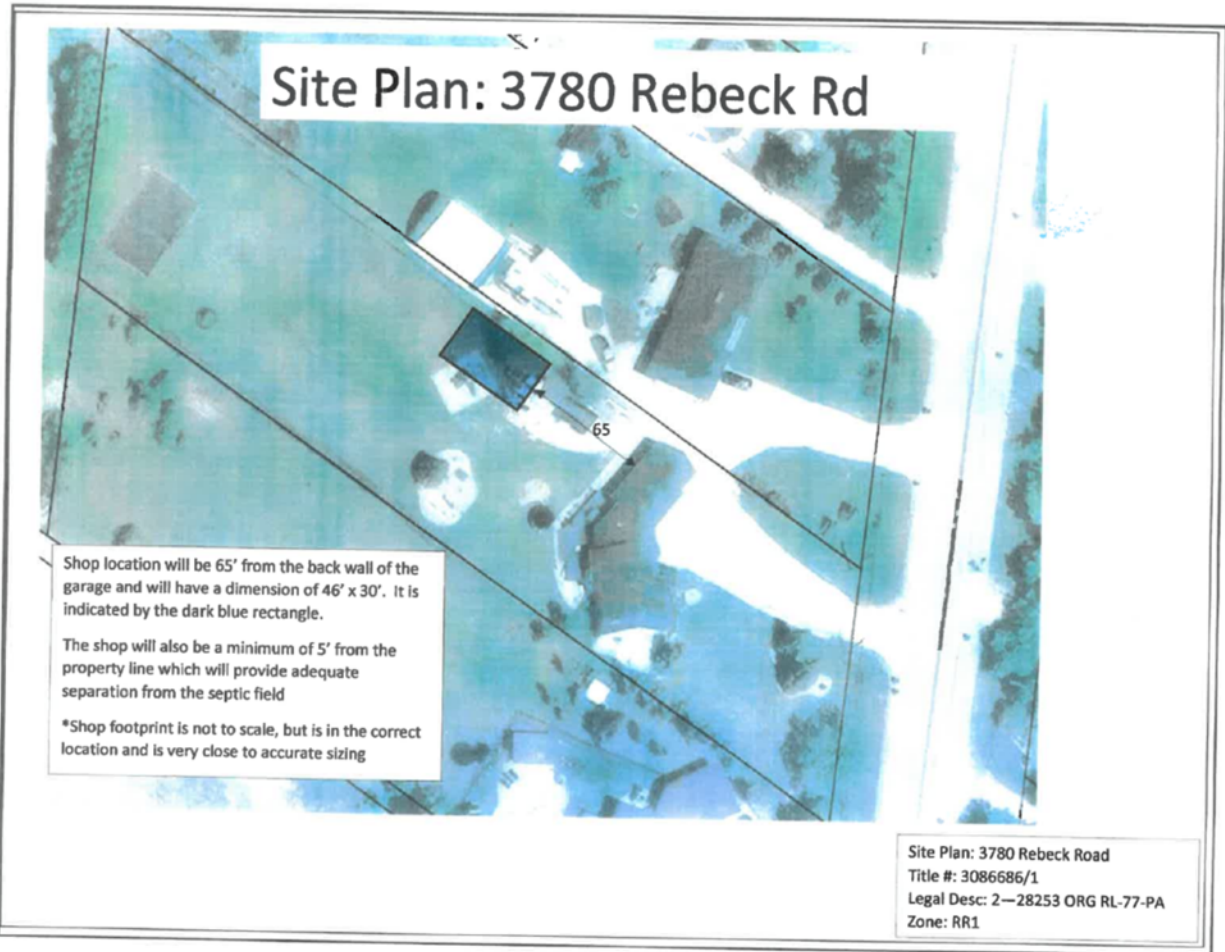
 Subject Property

 Roads

 Parcel Outline



ADDITIONAL INFORMATION – 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 ORG RL-77-PA
Zone: RR1

ADDITIONAL INFORMATION – LETTER OF INTENT

To whom it may concern,

I have submitted and been approved for the below listed variance application (VO 15/2026) on February 24, 2026 to build a workshop on my property. I was approved for building 5' from my property line, and also 21' in overall height. In the initial variance application it came to light that the overall square footage was within the limitations and that portion was removed from the application. We did however miss that I would need to apply for a second storey variance for the mezzanine that I intended on building inside of the shop.

This variance application is for that second storey mezzanine.

Initial Variance Application (VO 15/2026):

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:

- ~~Square footage increase from 1200 sq ft to 1380 sq ft (1800 sq ft if mezzanine is included)~~
- Proximity to property line from 10 ft to a minimum of 5 ft
- Overall height of 21'

Thank you for your time and consideration,