

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 27th, 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 37, 2025

Applicant: David and Carmen
McAvoy

Property Location: 3560 Andrews Road,
R.M. of East St. Paul
Roll #77310
Lot 4, Plan 37738

Application Purpose:

The applicant proposes to increase the number of accessory structures requirements to comply with a Zoning By-Law and to establish new accessory structure on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of accessory structures Section 28.6(3)	2 (max)	4 (max)

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 5 th , 2025
Application File	VO 37, 2025
Applicant	David and Carmen McAvoy

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	3560 Andrews Road, R.M. of East St. Paul Roll #77310 Lot 4, Plan 37738
Zoning	"RR-1" Rural Infill Residential zone RM of East St. Paul, Zoning By-law No. 2009-04
Development Plan Designation	"RR" - Rural Residential designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	2.01 acres in site area 217.5 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
Number of accessory structures Section 28.6(3)	2 (max)	4(max)

Application Purpose

The applicant proposes to increase the number of accessory structures requirements to comply with a Zoning By-Law and to establish new accessory structure on the subject property. RM's comments:

CAO: The applicant is requesting a variance to the zoning by-law to permit an increase in the number of accessory structures from two to four on their 2-acre property, which is zoned RR1 and measures approximately 220 feet in width by 390 feet in depth. Based on a review of the proposal, the additional accessory structure is not anticipated to negatively impact the surrounding area.

Operations Manager: N/A

Planning: I have reviewed the variance application, and the applicant can have up to two 1200 sq. ft. accessory structures on his property. The square footage for the four accessory structures being applied for is less than 1200 sq. ft. in total.

Project Manager: No concerns/comments.

Fire Department: The fire department has no concerns as there is no impact on the delivery of fire or EMS services.

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 37, 2025
3560 Andrews Road, RM of East St. Paul

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

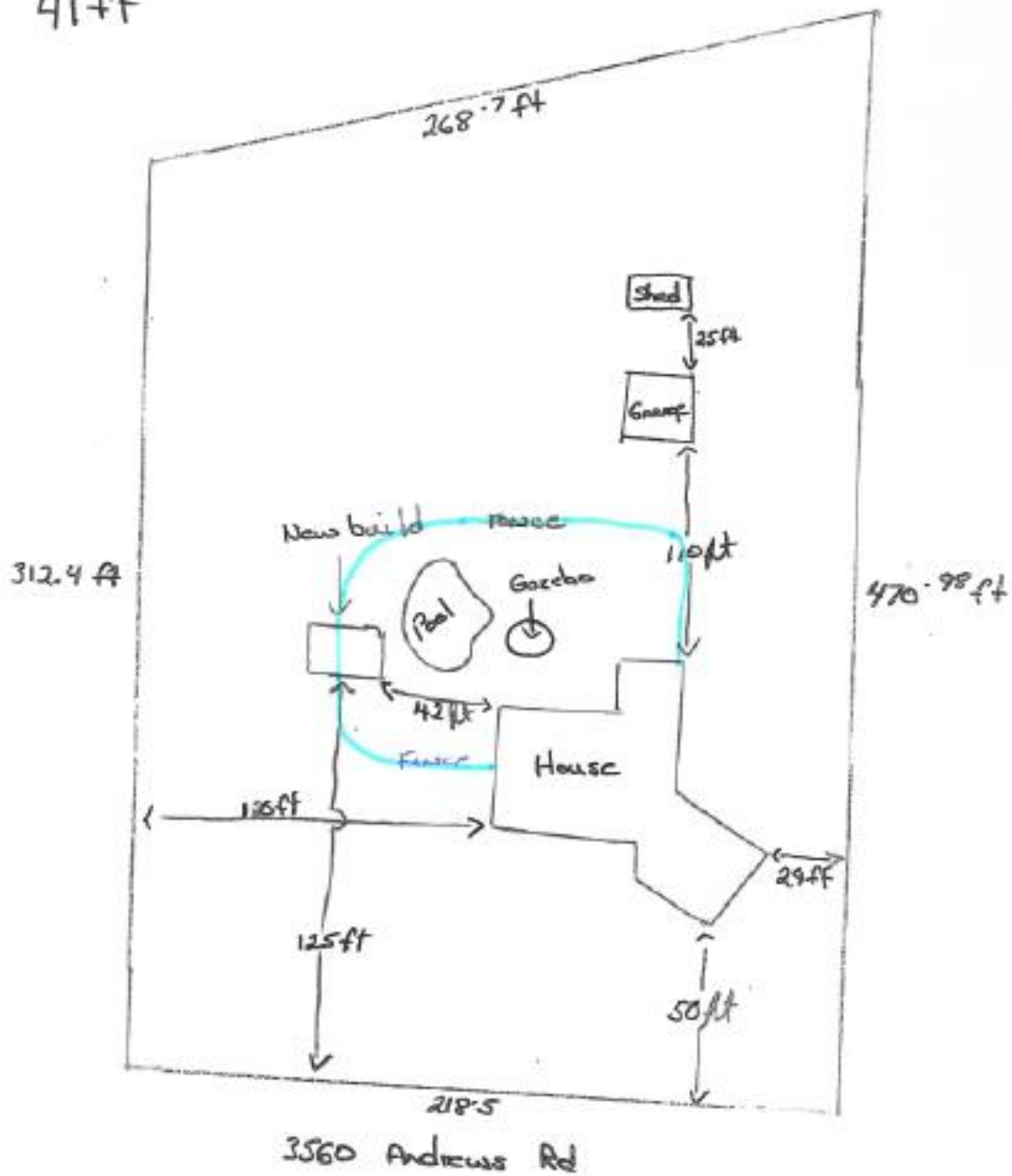
Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION:

- Separation from closest point of the roof to pool.
4ft
- Dwelling to closest point of new structure.
41ft



3560 Andrews Rd, East St Paul new pool house.

Letter of Intent

This letter is asking for permission to construct a new 15ft x 16ft building with a toilet and sink in it. It will have additional covered roof that is 10ft x 15ft. We have a little gazebo off our deck, 576sq foot garage and 160sq foot shed on our lot. The sewage line will be connected to our septic system through the plumbing in the house. If there is any other info that you need let me know.

Thank You

David McAvoy