

# 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  
May 26  
5:30 pm**

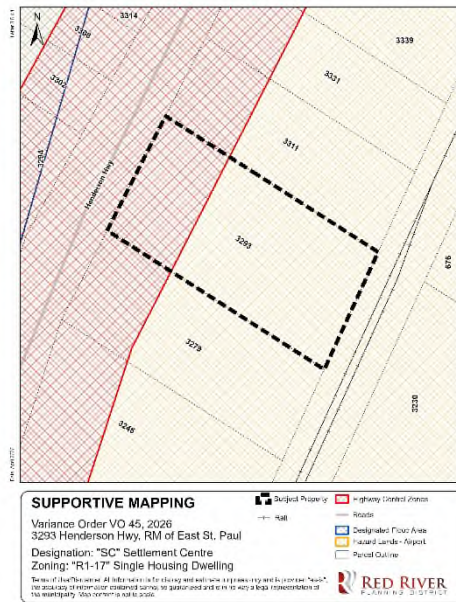
**Council Chambers  
3021 Birds Hill Rd.  
RM of East St. Paul, MB**

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

### APPLICATION INFORMATION

**Application File:** VO 45/2026  
**Applicant:** Mannington Homes  
**Property Location:** 3293 Henderson Hwy.  
 RM of East St. Paul  
 Roll # 56900  
 Legal: \*RL92-PA-13069

**Application Purpose:**  
 The applicant proposes to increase the maximum size for an attached accessory building from 1,200 sq. ft. to 2,183 sq. ft. on a 2.06 acre lot.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"R1-17" Single Housing Dwelling Zone (BL 2009-04 – 11.6)	Attached accessory building size	Increase the attached accessory building size

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>	May 4, 2026
<b>Application File</b>	<b>VO 45/2026</b>
<b>Applicant</b>	Mannington Homes

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	3293 Henderson Hwy., RM of East St. Paul
- Roll #	56900
- Legal	*RL92-PA-13069
<b>Zoning</b>	"R-17" Single Family Dwelling Zone RM of East St. Paul Zoning By-law No. 2009-04
<b>Development Plan Designation</b>	Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	"NA"
<b>Property Size</b>	2.06 acres in area (+/-) 211 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"R1-17" Single Housing Dwelling Zone (BL 2009-04 – 11.6)	Attached accessory building size	Increase the attached accessory building size

### Application Purpose

The applicant proposes to increase the maximum size for an attached accessory building from 1,200 sq. ft. to 2,183 sq. ft. on a 2.06 acre lot.

## **OPTIONS FOR COUNCILS CONSIDERATION**

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

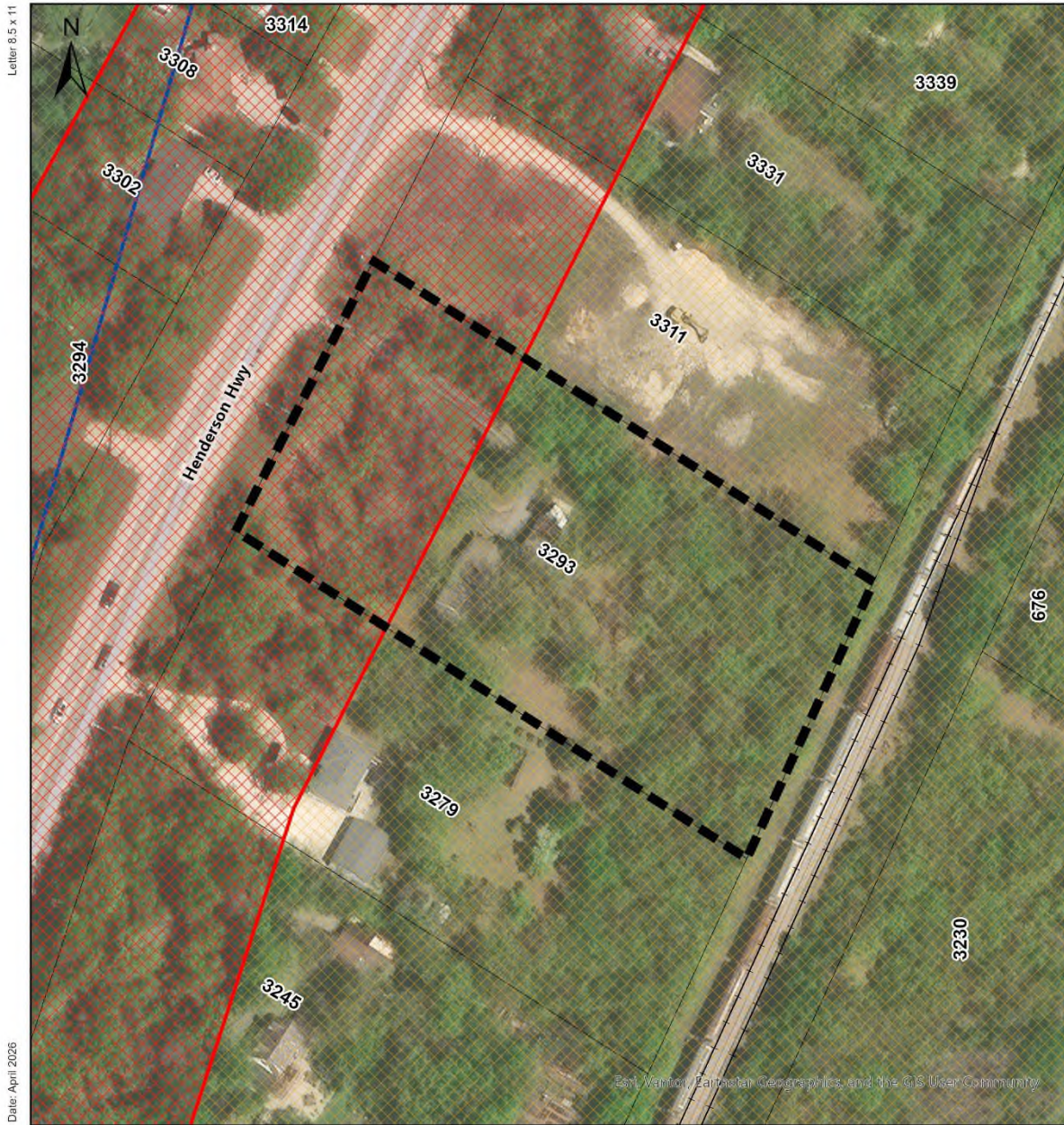
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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, replacements, or additions would require a new variance approval.
2. 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: April 2026

Est. Vantor, Earthstar Geographics, and the GIS User Community

## SUPPORTIVE MAPPING

Variance Order VO 45, 2026  
 3293 Henderson Hwy, RM of East St. Paul  
 Designation: "SC" Settlement Centre  
 Zoning: "R1-17" Single Housing Dwelling

-  Subject Property
-  Highway Control Zones
-  Rail
-  Roads
-  Designated Flood Area
-  Hazard Lands - Airport
-  Parcel Outline

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.



## ADDITIONAL INFORMATION

# Letter of Intent

Mannington Homes  
2495 Henderson HWY  
East St. Paul, MB  
204-661-2166

## Variance for 3293 Henderson HWY

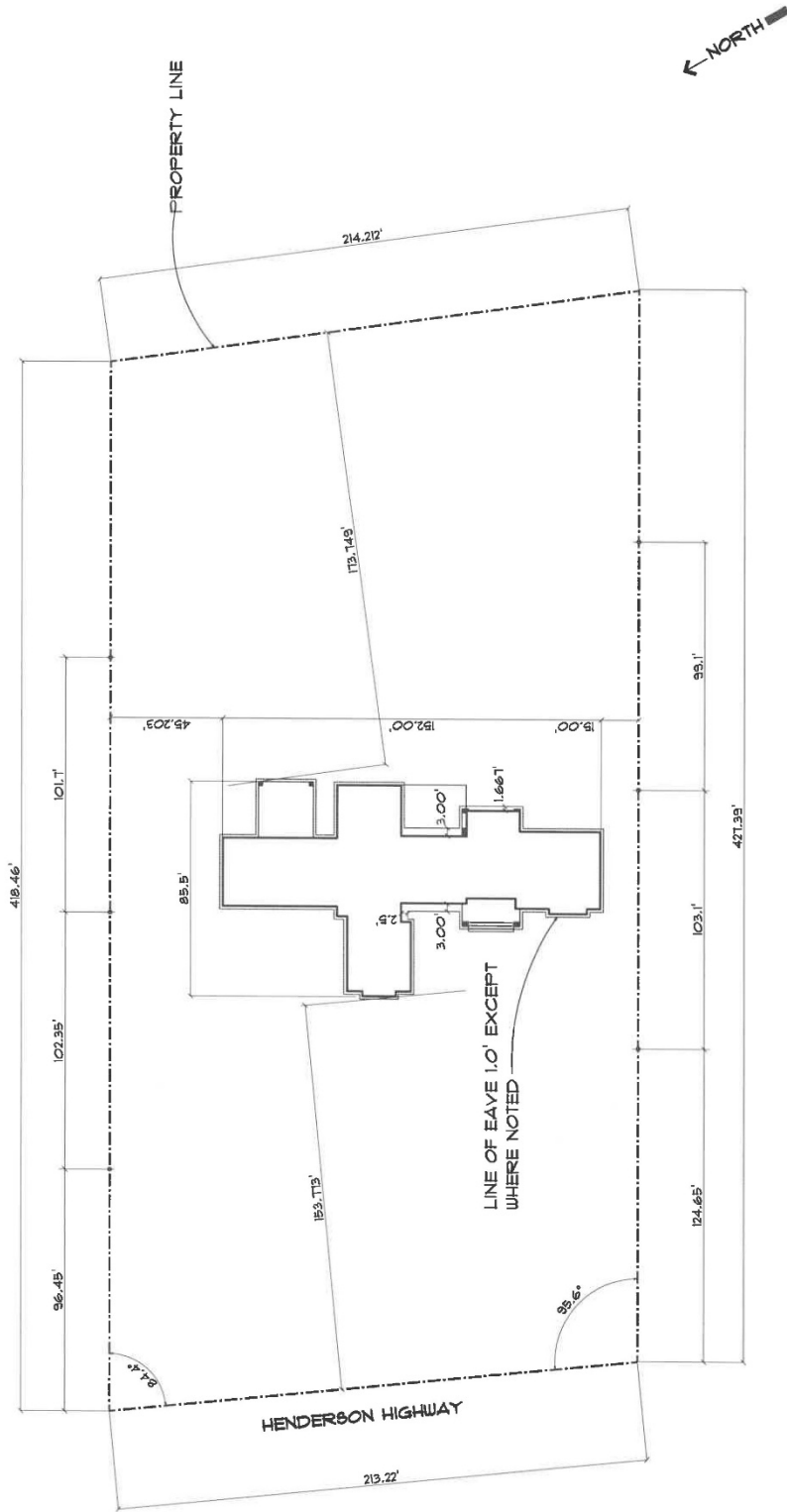
April 20, 2026

### Proposal

I am writing to request a variance to allow the construction of a larger garage for a new build at 3293 Henderson HWY. I understand that the current bylaw limits the garage size to a maximum of 1200 sq/ft. We are proposing the garage for the build to be 2183 sq/ft. This would be 983 sq/ft more than the maximum allowance.

The house plans and site layout have been designed to meet the required setbacks for the property. The required garage space is to accommodate summer vehicles, utility tractor, snow clearing equipment, and any yard maintenance equipment.

Site Plan



**SITE PLAN**

SCALE 1" = 50.0'

3293 HENDERSON HIGHWAY, RM OF EAST ST. PAUL  
PART RIVER LOT 92, PARISH OF ST. PAUL  
MANITOBA



***Municipal Comments***

**VO 45, 2026 – 3293 Henderson Hwy.**

**CAO:** I have reviewed the public hearing package for VO 45, 2026, and while the variance is significant, Council has approved similar requests in the past. Given the lot size and site layout, the proposed garage appears to be reasonably accommodated without impacting surrounding properties

**Operations Manager:** N/A

**Planning:** I have reviewed the variance, and I have no concerns. The attached garage will be part of the house façade.

**Project Manager:** No comments or concerns.

**Fire Department:** The fire department has no issues