

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**

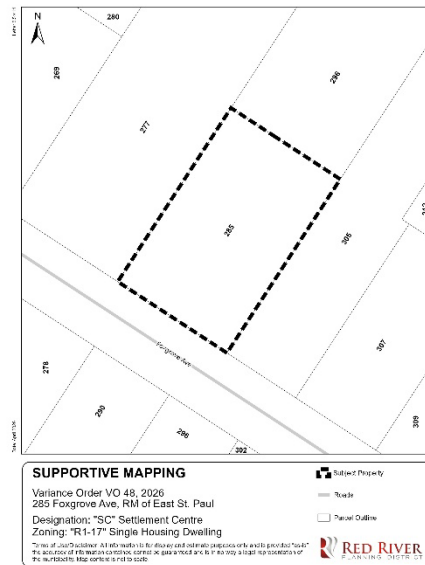
**Council Chambers
3021 Birds Hill Rd.
RM of East St. Paul, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 48/2026
Applicant: Mr. & Mrs. Grundmann
Property Location: 285 Foxgrove Ave.
 RM of East St. Paul
 Roll # 24200
 Legal: 1-63852

Application Purpose:
 The applicant is proposing a second driveway on the property; and the ability to park a second motor home on the property. Only one of each is permitted in the Zoning By-law.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"R1-17" Single Housing Dwelling Zone (BL 2009-04 – 56.0 & 60.1)	Maximum one driveway and motor home in the R1-17 zone	Two driveways and the ability to park two motor homes

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 11, 2026
Application File	VO 48/2026
Applicant	Mr. & Mrs. Grundmann

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	285 Foxgrove Ave., RM of East St. Paul
- Roll #	24200
- Legal	1-63852
Zoning	"R1-17" Single Housing Dwelling Zone RM of East St. Paul Zoning By-law No. 2009-04
Development Plan Designation	Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	"NA"
Property Size	.5 acres in area (+/-) 117 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 – 56.0 & 60.1)	Maximum one driveway and motor home in the R1-17 zone	Two driveways and the ability to park two motor homes

Application Purpose

The applicant is proposing a second driveway on the property; and the ability to park a second motor home on the property. Only one of each is permitted in the Zoning By-law.

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


Esri, Vantor, Earthstar Geographics, and the GIS User Community

SUPPORTIVE MAPPING

Variance Order VO 48, 2026
285 Foxgrove Ave, RM of East St. Paul

Designation: "SC" Settlement Centre
Zoning: "R1-17" 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

Letter of Intent

285 Foxgrove Ave
East St Paul Manitoba
April 23/2026

Subject: Letter of Intent for Installation of a New Driveway

Dear Sir or Madam

We are writing to express our intent to install a new driveway on our property located at 285 Foxgrove Ave. The purpose of this driveway is to provide a stable, organized, and designated area for parking and storing our campers on our property. We would park 1 camper on the new driveway and 1 on the existing parking pad beside our existing garage.

The new driveway will help improve the functionality of our yard by creating a proper off-street parking area. This will reduce the need to park the trailer on grass or other unprepared surfaces, which can lead to rutting, mud, erosion, and general wear to the property. A defined driveway surface will also improve the overall appearance and upkeep of the yard by keeping the trailer in a neat and consistent location. The existing area where this driveway will be located has been unusable due to unlevel ground and appears to be a blot on the landscape of our frontage.

In addition, installing the driveway will support better access and maneuverability for the trailer while helping maintain a cleaner and safer property. Our intention is to ensure that the driveway is constructed in a manner that is appropriate for the property and consistent with any applicable local requirements or neighborhood standards.

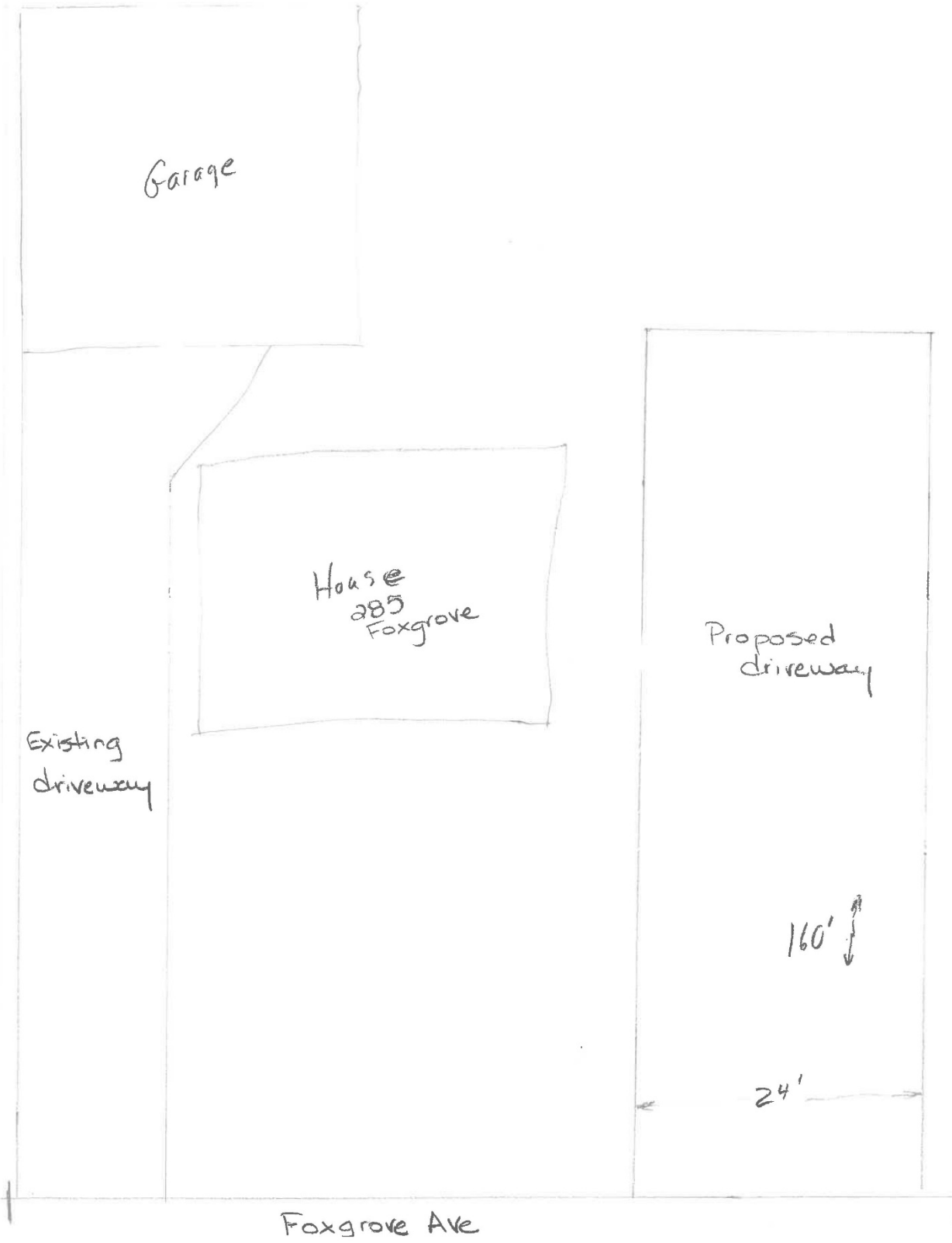
We are requesting approval to move forward with this driveway installation for the purpose described above. Please let us know if any additional information or documentation is required as part of the review process.

Thank you for your time and consideration.

Sincerely,

The Grundman's

Site Plan



Municipal Comments

VO 48, 2026 – 285 Foxgrove Ave.

CAO: I have reviewed the public hearing package for VO 48, 2026, and while the by-law generally limits the number of driveways, Council has approved similar requests in the past, including VO 121, 2023, in March 2024.

Operations Manager: N/A

Planning: I have reviewed the variance application and have no comments.

Project Manager: Driveway and approach location to be confirmed at the time of the approach permit application.

Fire Department: The fire department has no issues.