

# 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**  
**July 21, 2026**  
**5:30 PM**

**East St. Paul Arena – Banquet Hall**  
**266 Hoddinott Road, 2<sup>nd</sup> Floor**  
**RM of East St. Paul, MB**

*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

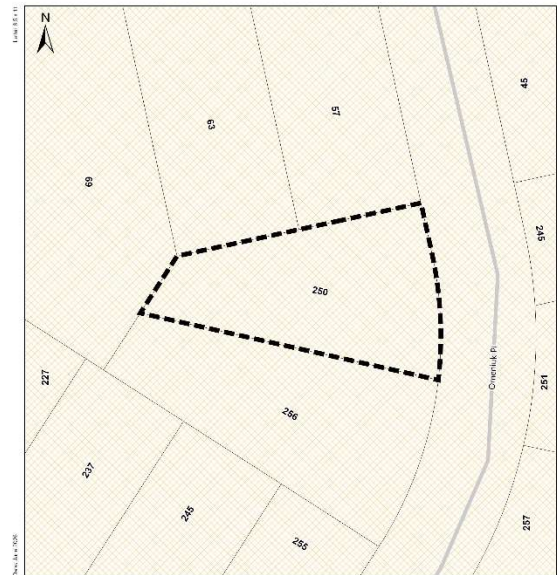
**Application File:** VO 67, 2026

**Applicant:** Michael Kurtas

**Property Location:** 250 Omeniuk Place, East St. Paul  
Roll #1621  
Lot 12 Block 1 Plan 20199  
WLTO  
In RL 95 to 100 Parish of St Paul

**Application Purpose:**

The applicant proposes to reduce the side yard minimum to allow for the construction of a garage extension.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side Yard	10 feet (min.)	5 feet 6 inches

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>	June 22, 2026
<b>Application File</b>	<b>VO 67/2026</b>
<b>Applicant</b>	Mr. Kurtas

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	250 Omeniuk Place, RM of East St. Paul
- Roll #	1621
- Legal	12-1-20199
<b>Zoning</b>	"R1-17" Single Housing 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>	.36 acres in area (+/-) 120 feet in width at the street (+/-)  <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 – 11.5)	Required 10 ft side yard	Reduce the NW side yard from 10 ft to 5 ft 6 in

#### Application Purpose

The applicant is proposing an addition to their existing attached garage. In order to construct the addition, they require a side yard variance on the NW side of the property to reduce the required setback from 10 ft to 5 ft 6 in.

## **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.

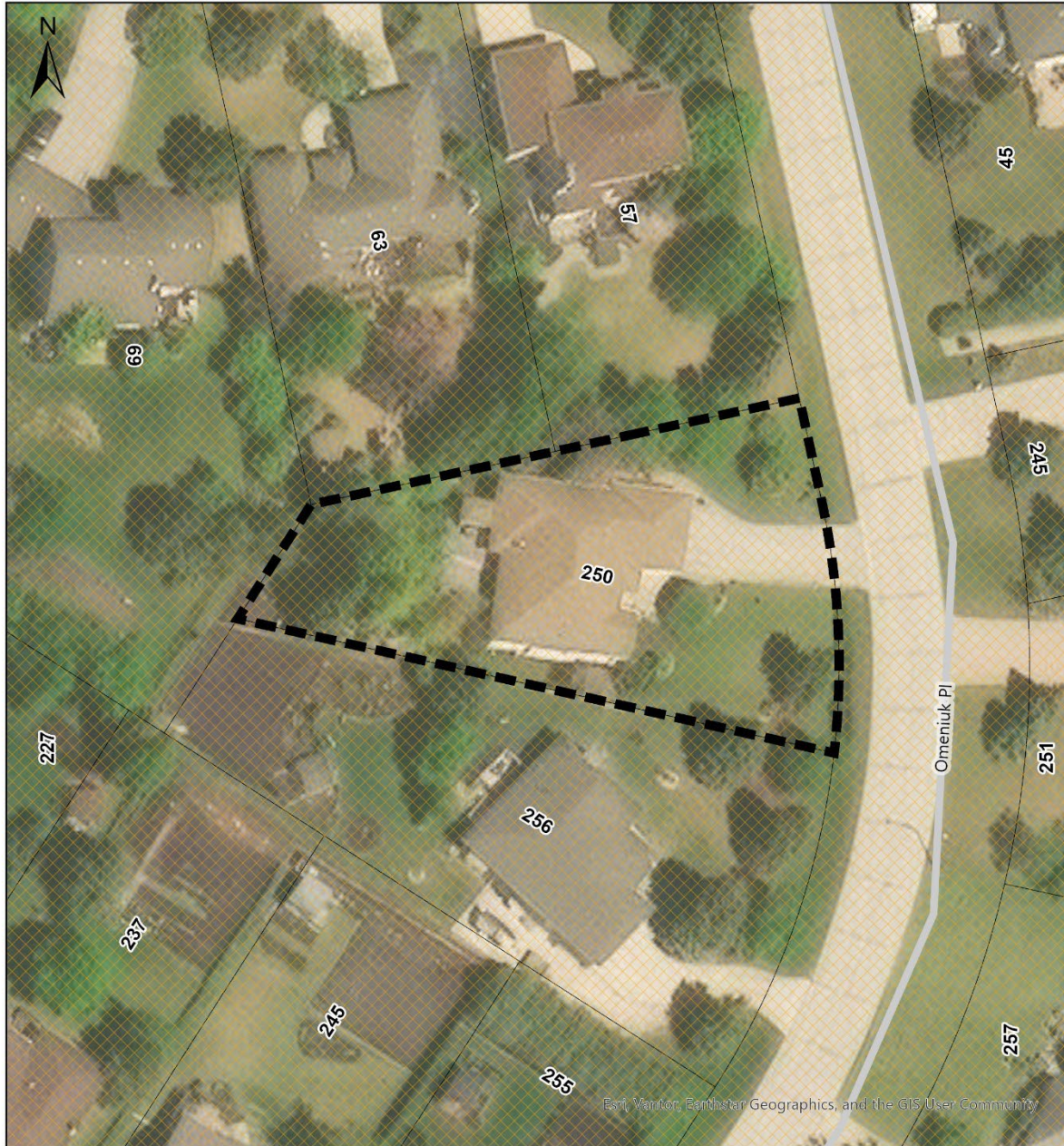
## **RECOMMENDED CONDITIONS OF APPROVAL**

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: June 2026

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

## SUPPORTIVE MAPPING

Variance Order VO 67, 2026  
250 Omeniuk Place, 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
-  Hazard Lands - Airport
-  Parcel Outline



## **ADDITIONAL INFORMATION**

### ***Letter of Intent***

250 Omeniuk Place  
East St. Paul, MB, R2E0H8

Dear Council Members,

Let the letter serve as formal request for the Council to grant a variance for me to build a garage addition on my property located at 250 Omeniuk Place.

### ***Garage Addition***

- My intent is to build a third garage stall (see Appendix A for rendering). The garage addition will have one parking stall and a heated workshop space in the rear. The garage effectively covers the existing driveway on the north side of the house. See green circle overlay on the google maps screenshot in Appendix B.
- Under the proposed dimensions, the side yard setback at the northwest corner of the garage addition will be approximately 5'6" from the property line compared to the allowed ten feet (10"). The side yard variance request is shown in the green circle overlaying the diagram in Appendix C.

Thank you for your time and consideration.



***Municipal Comments***

**VO 67, 2026 – 250 Omeniuk Place**

**CAO:** Administration has reviewed the application and notes that Council has previously approved similar setback variations. I have no concerns with the proposal.

**Operations Manager:** N/A

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

**Project Manager:** No concerns at this time. Grading will be reviewed as part of the permit application process.

**Fire Department:** The fire department has no concerns.