

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

RM 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
August 19th, 2025
5:30pm

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

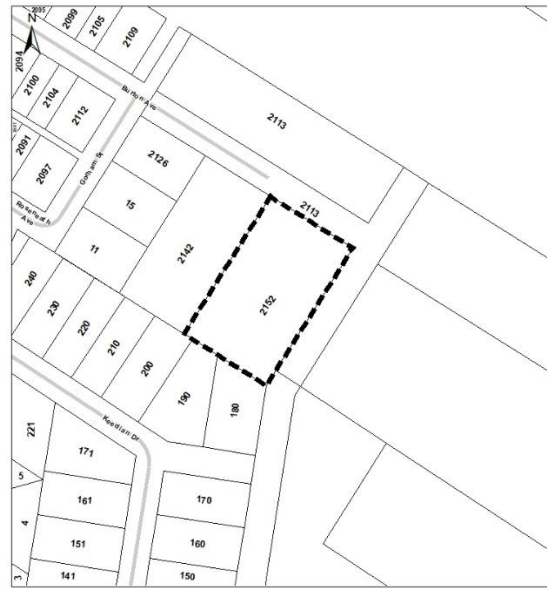
Application File: VO 71, 2025

Applicant: Imperium Builders

Property Location: 2152 Burton Ave
Roll #87900
OT 95/96-PA-0

Application Purpose:

The applicant proposes to increase the building height for an accessory structure to 19 ft, increase the maximum combined area for a detached accessory structure to 923.74 sq ft, and decrease the front yard setback to 23.083 ft in the "R1-17" Single Housing Dwelling zone.



VARIANCE APPLICATION REPORT

Date	July 28, 2025
Application File	VO 71, 2025
Applicant	Imperium Builders

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	2152 Burton Avenue, East St. Paul 87900 OT 95/96-PA-0
Zoning	"R1-17" Single Housing Dwelling zone RM of East St. Paul Zoning By-law No. 2009-04
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	1.84 acres in area (+/-) 220 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building height – Accessory Front yard – Accessory (Section 11.5)	16 ft (max) 40 ft (min)	19 ft 23.083 ft
Building area – Detached accessory building (Section 11.6(4))	800 sq ft (max)	923.74 sq ft

Application Purpose

The applicant proposes outbuildings that would total 923.74 sq ft, with one garage requiring a Variance of 19 ft in height.

The applicant previously received Variances in February 2012 to increase the combined maximum unit area from 800 sq ft to 912 sq ft, and increase the maximum height for a garage from 16 ft to 18 ft. Unfortunately the garage burned, and the proposed Variances address the size and height increase for the proposed new garage.

The CAO, Operations Manager, Planning, Project Manager, and the Fire Department from the Municipality have no comments or concerns with this application.

OPTIONS FOR COUNCILS CONSIDERATION

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

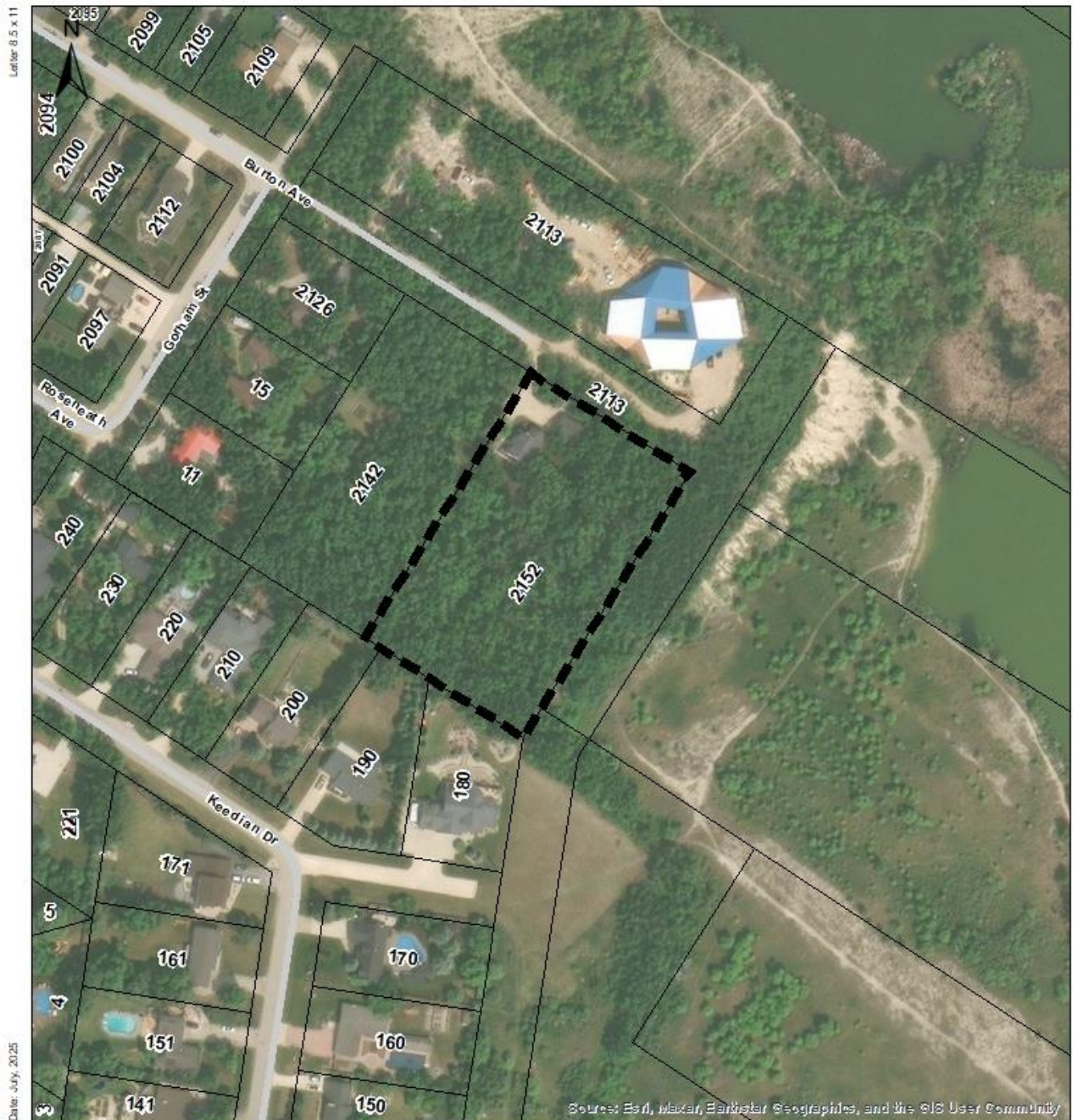
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 and the municipality, if required.

RRPD LOCATION MAP




SUPPORTIVE MAPPING

Variance Order VO 71, 2025
2152 Burton 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.

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION FROM APPLICANT

Variance requirement for 2152 Burton Ave. East St. Paul for reconstruction of burned garage

To whom it may concern:

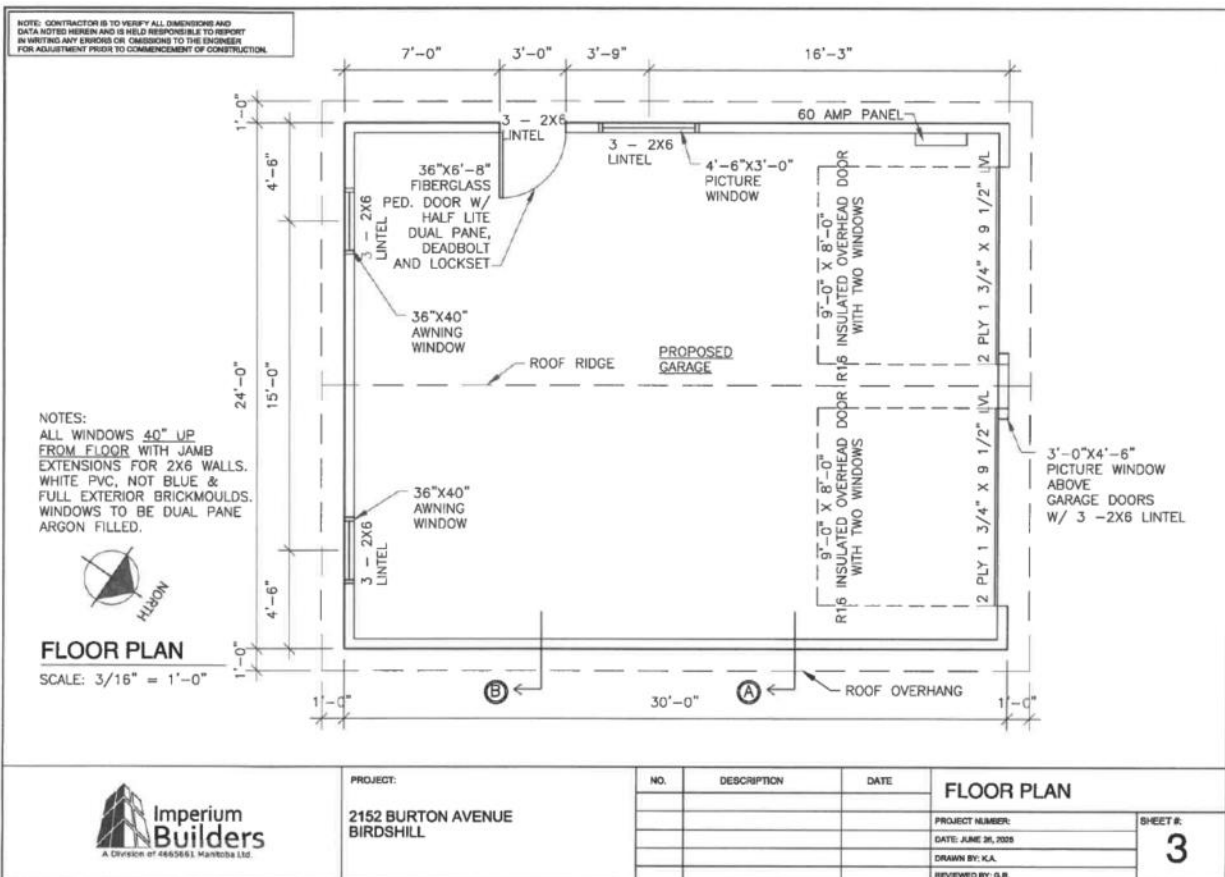
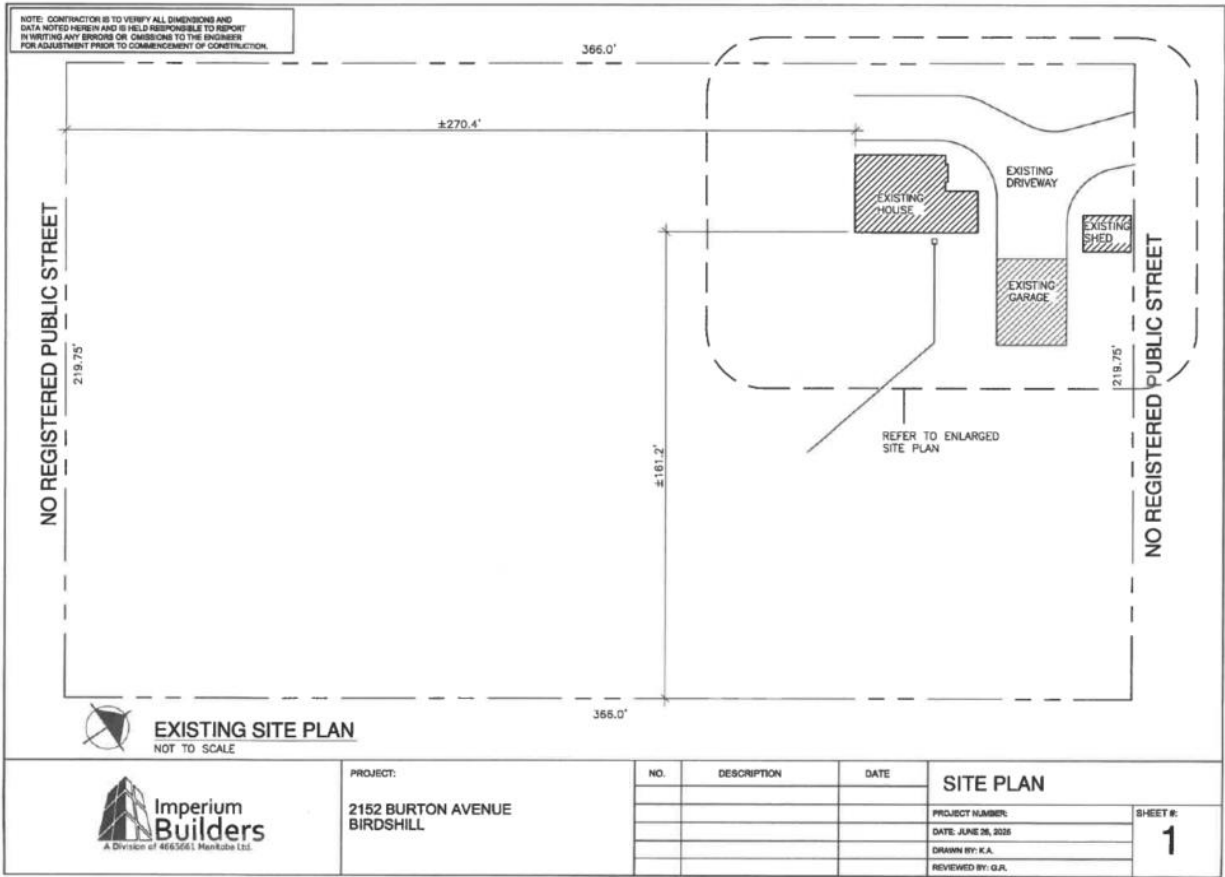
On Feb. 9th, 2012, we received variances for the construction of our 24'x30' detached garage from the RM of East St. Paul. It allowed for 912 sq. ft. of outbuildings vs. normal 800. We also received a height variance for 18' vs. standard limitation of 16'. Although the pad is still in place this garage burned and requires replacement.

It has been determined the outbuildings totaled 923.74 sq. ft. vs. the 912 sq. ft. allowed. A variance is now being requested for the additional 11.74 sq. ft.

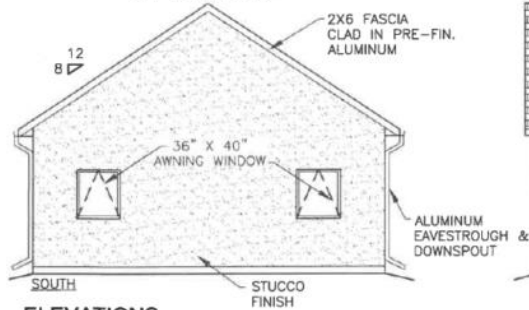
It has been determined the height of the garage when taken from the pad was 18' 1 1/8", however from grade, was 18' 7 1/8" vs. the 18' allowed. I would like a variance to increase this to 19' as the grade varies considerably around the garage.

We are advised we need a further variance as the garage is not 40' from the North Easterly property line. This was not required when we took the original variance out. Possibly because the garage was to replace an existing one which was even closer. In addition, there is no public roadway in front of our house. They did vary the shed to remain 2' from the North Easterly property line. This shed is still in place and can be seen on the plans submitted.

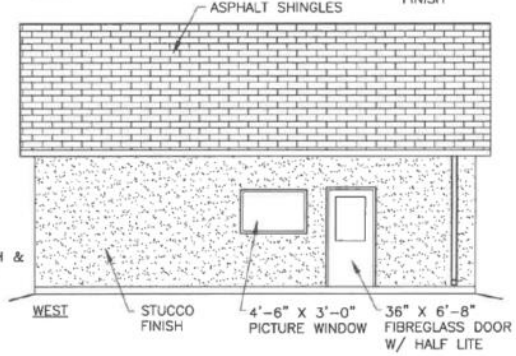
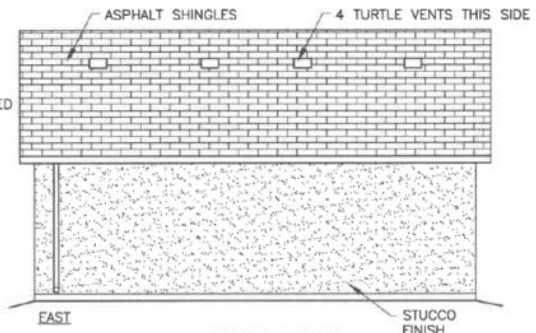
The reason this garage needs to be in this location (same as previously allowed) is it can't go behind the house due to severe elevation changes and flooding. The land beside and behind the house is very treed and on the South Easterly side of the house there is a septic field. Directly behind the garage are large mature trees.



NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN AND IS HELD RESPONSIBLE TO REPORT IN WRITING ANY ERRORS OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.



ELEVATIONS
SCALE: 1/8" = 1'-0"



PROJECT:
2152 BURTON AVENUE
BIRDSHILL

NO.	DESCRIPTION	DATE	ELEVATIONS	
			PROJECT NUMBER:	SHEET #: 5
			DATE: JUNE 26, 2023	
			DRAWN BY: K.A.	
			REVIEWED BY: G.R.	