

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

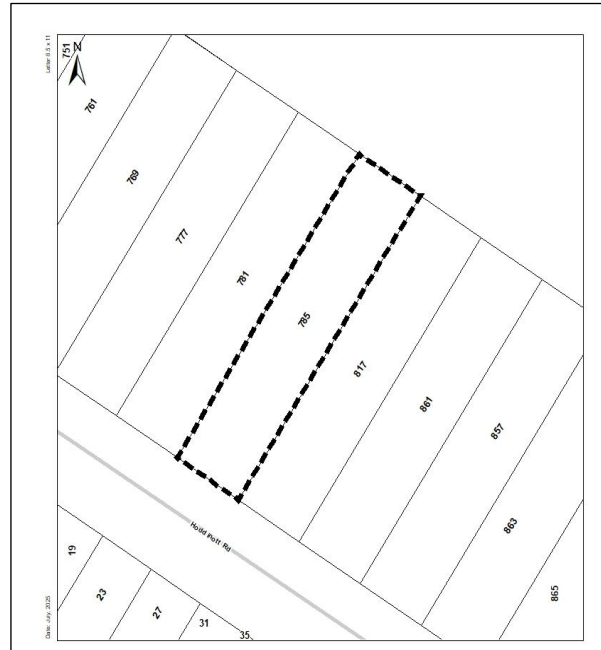
Application File: VO 73, 2025

Applicant: Jeremy Molinski

Property Location: 785 Hoddinott Rd, East
St. Paul
Roll #65400
Lot 3, Plan 7243

Application Purpose:

The applicant proposes increasing the building height (accessory structure) from 16 ft to 18.8 1/8" in order to allow for a detached garage to be constructed in a "R1-17" Single Housing Dwelling zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building height – accessory building (Section 11.6(4))	16 ft	18'- 8 1/8"

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	July 29, 2025
Application File	VO 73, 2025
Applicant	Jeremy Molinski

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	785 Hoddinott Rd, East St. Paul
- Roll #	65400
- Legal	Lot 3, Plan 65400
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	1.07 acres in area (+/-) 100.7 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 building (Section 11.6(4))	16 ft (min)	18'- 8 1/8"

Application Purpose

The applicant proposes increasing the maximum building height in the "R1-17" Single Housing Dwelling zone to permit a 36' x 30' detached garage, intended to accommodate vehicles, yard tools, lawn equipment, a tractor, and bicycles. An existing approved variance order (VO 48, 2025) has already authorized an increase in the building area of the garage from 800 sq. ft to 1080 sq. ft.

The CAO, Operations Manager, Planning, Project Manager, and the Fire Department have no concerns with this application. The CAO notes that VO 48, 2025 was approved for the same proposed detached accessory structure.

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 73, 2025
785 Hoddinott Rd, 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

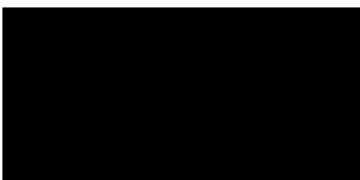


ADDITIONAL INFORMATION FROM APPLICANT

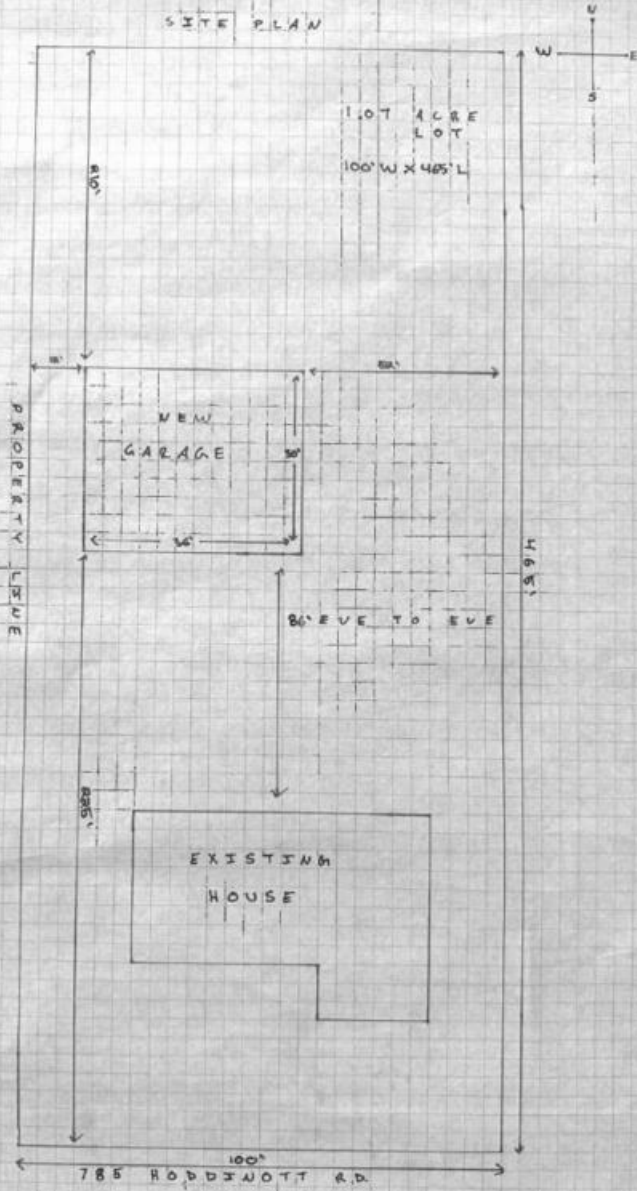
LETTER OF INTENT

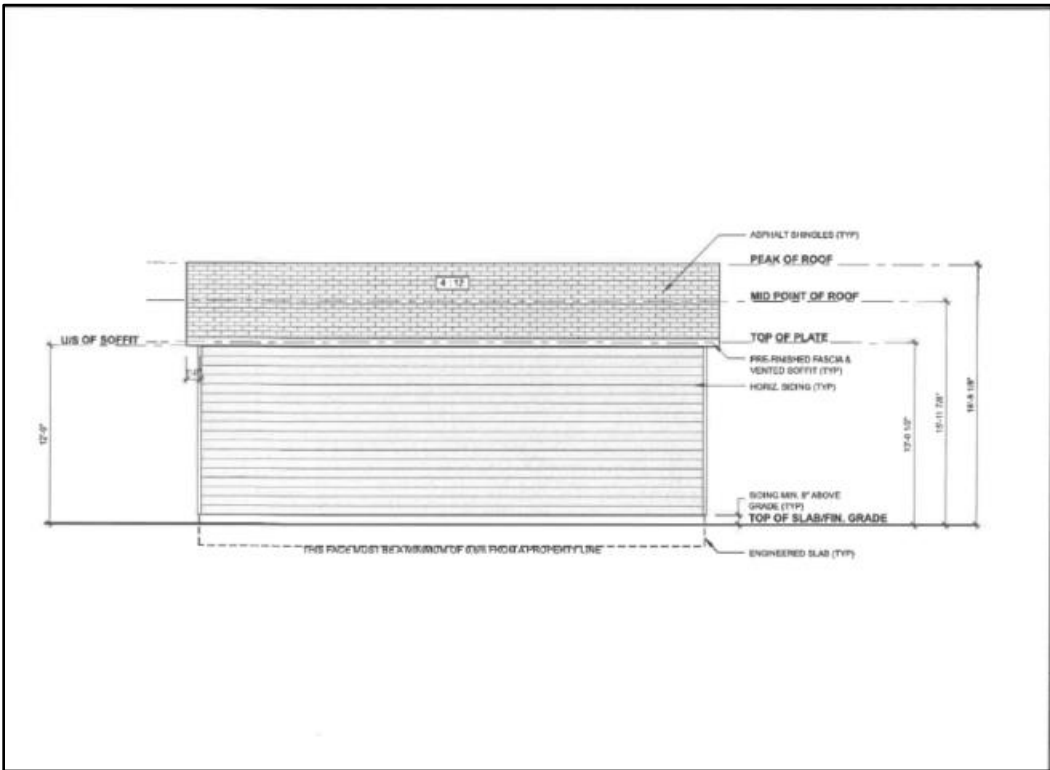
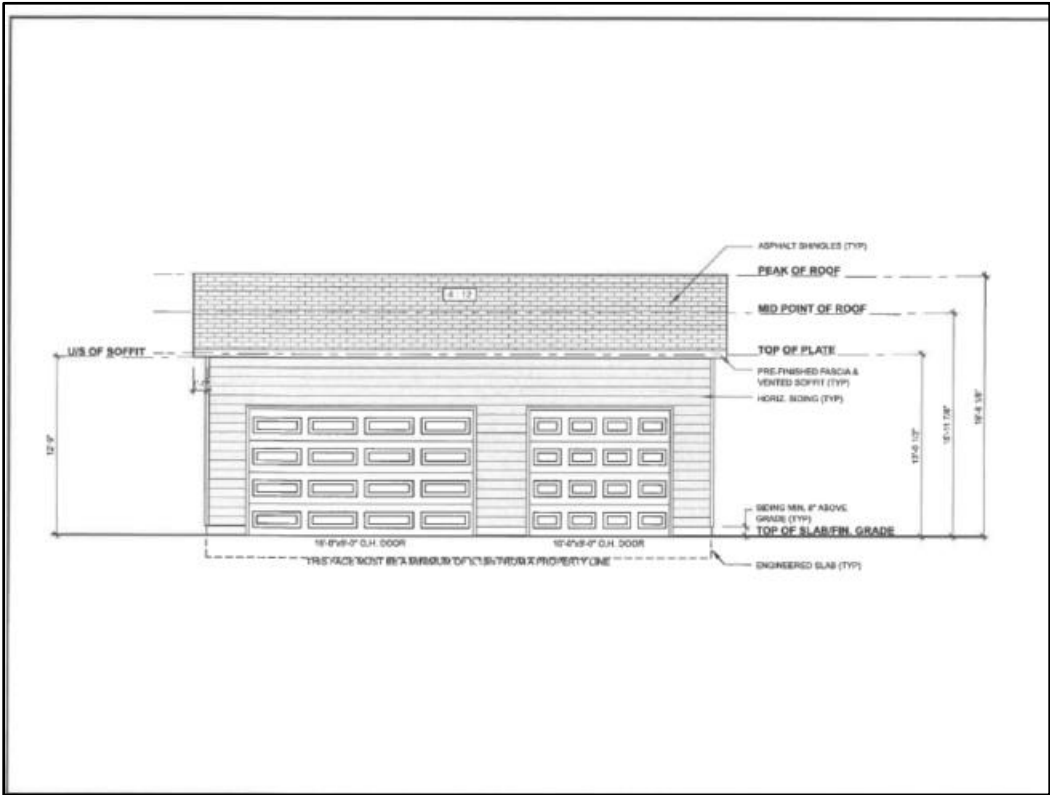
JULY 7/2025

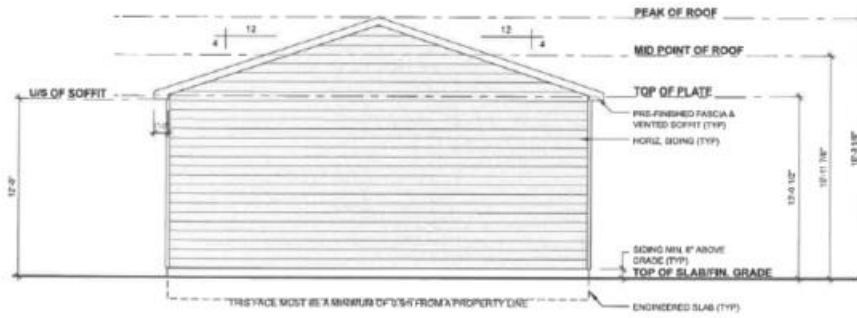
THE INTENDED CONSTRUCTION OF THIS GARAGE IS TO SHELTER VEHICLES, YARD TOOLS, LAWN EQUIPMENT, A TRACTOR AND BICYCLES FOR OUR GROWING FAMILY. THE GARAGE SIZE IS 36' WIDE BY 30' DEEP. THE 1st VARIANCE WAS APPROVED BY COUNCIL TO INCREASE THE FOOT PRINT TO 1080 SQFT. A SECOND VARIANCE IS NEEDED TO INCREASE THE HEIGHT TO 18'-8 1/8" ACCORDING TO SPEC ON THE SUBMITTED BUILDING PLANS.



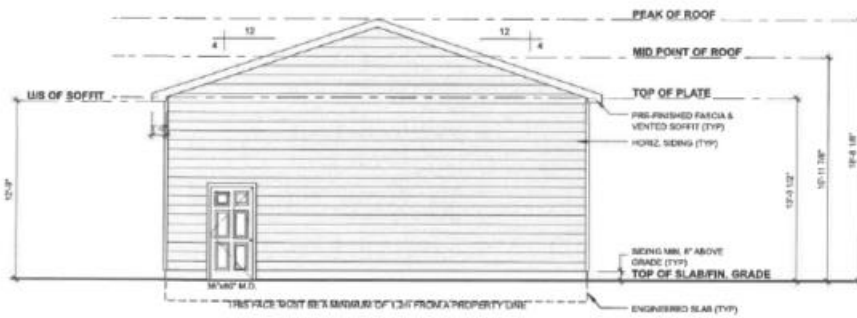
SITE PLAN







LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"