

# 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**  
**August 19<sup>th</sup>, 2025**  
**5:30 PM**

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

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

### APPLICATION INFORMATION

**Application File:** VO 76, 2025

**Applicant:** Jodie and Michael  
Froese

**Property Location:** 652 Mowat Road,  
East St. Paul  
Roll # 57210  
Legal: Lot 3, Plan 22364

**Application Purpose:**

The applicant proposes to reduce the interior side yard setback, in order to allow for a 16' by 10' shed to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Interior Side Yard Setback (Section 11.5)	10 feet (min.)	3 feet

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>	July 29, 2025
<b>Application File</b>	<b>VO 76, 2025</b>
<b>Applicant</b>	Jodie and Michael Froese

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	652 Mowat Road, East St. Paul
- Roll #	57210
- Legal	Lot 3, Plan 22364
<b>Zoning</b>	"R1-17" Single Housing Dwelling zone R.M of East St. Paul Zoning By-law 2009-04
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	15,631 square feet in area (+/-) 86 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Interior Side Yard Setback (Section 11.5)	10 feet (min.)	3 feet

#### Application Purpose

The applicant proposes to reduce the interior side yard setback, in order to allow for a 16' by 10' shed to be constructed on the subject property.

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

While the applicant noted that a neighbouring shed is similarly situated, there is no record of a variance being approved for that property. A 3-foot setback is considered too close, and it is

recommended that the shed be located on the opposite side of the yard, where compliance with the by-law is more feasible.

### **OPTIONS FOR COUNCIL'S CONSIDERATION**

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

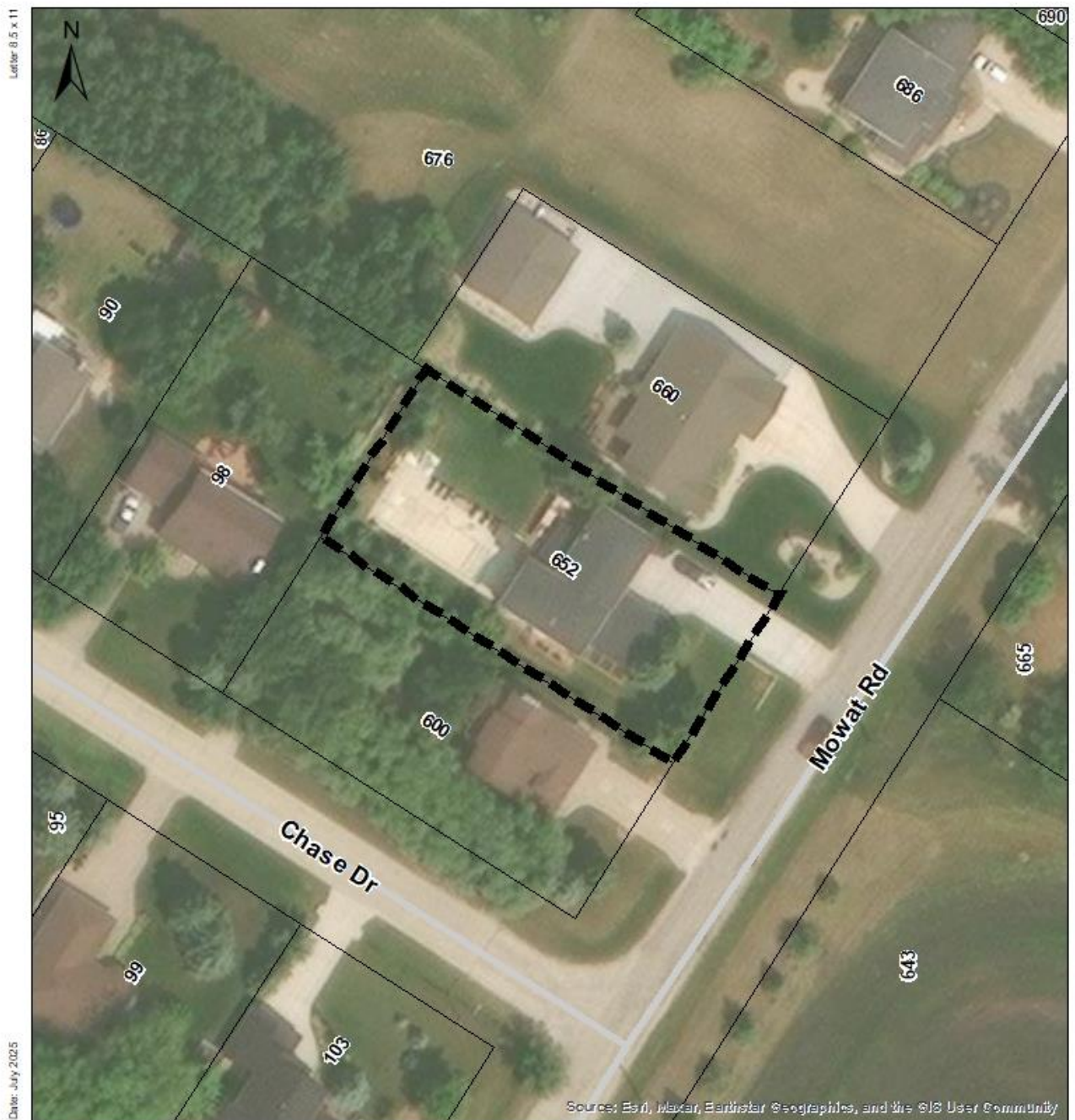
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 76, 2025  
652 Mowat Road, RM of East St. Paul  
Designation: "SC" Settlement Centre  
Zoning: "R1-17" Single Housing Dwelling

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property  
 Roads  
 Parcel Outline



**ADDITIONAL INFORMATION – SITE PLAN**





**ADDITIONAL INFORMATION – IMAGES**



## ADDITIONAL INFORMATION – LETTER OF INTENT

To the RM of East St Paul and Red River Planning

We're kindly requesting a variance to allow for the construction of a 16' x 10' shed, to be placed approximately 3 feet from our southern property line.

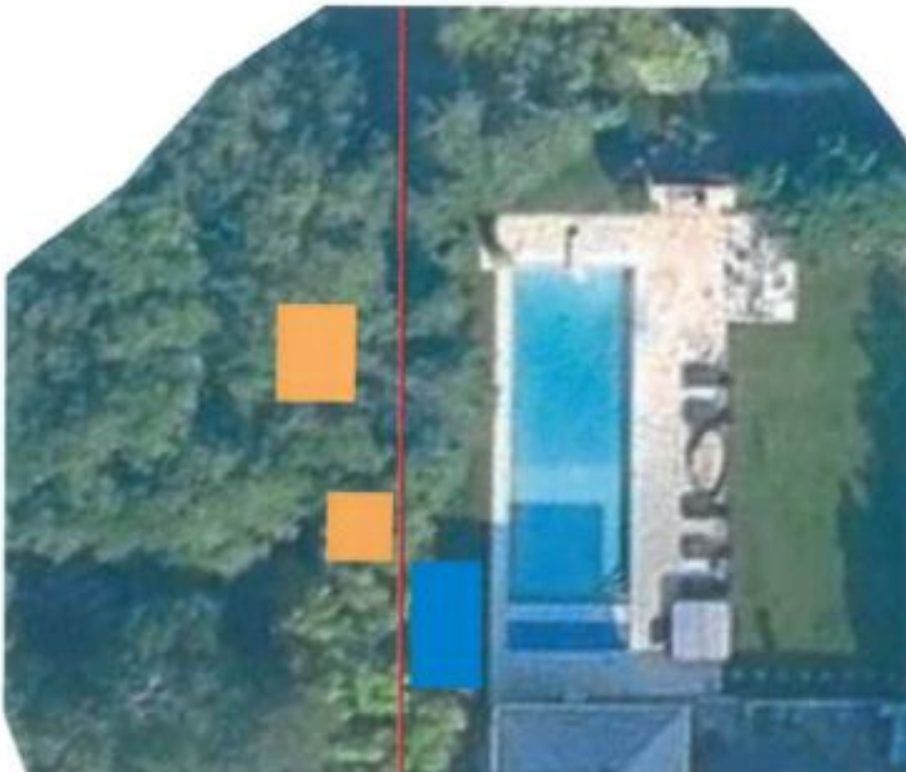
With three growing boys, a few pets, and a pool—not to mention a fairly large yard—we've found ourselves in need of more storage space. The shed would be used to store seasonal items such as lawn equipment, pool toys and pool chemicals, bikes, winter tires, Christmas decorations, and toboggans, among other things.

Our neighbour to the south, at 600 Mowat, currently has a shed located quite close to our shared fence line (estimated at 3'), which is heavily treed and provides natural screening. As a result, the proposed shed would be largely out of sight and minimally impactful to the neighbour. We also plan to match the shed's design and finish to the exterior of our home to maintain the overall aesthetic of the property.

Thank you for your time and consideration!

Warm regards,

Michael & Joie Froese



Blue rectangle is proposed shed. 16' L x 10' W

Orange rectangle is existing neighbour's sheds (covered by tree canopy).

Red line is property line.