

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
September 23rd, 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

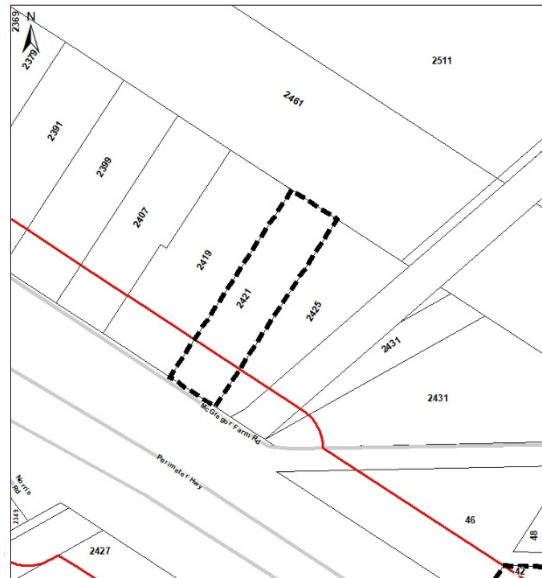
Application File: VO 87, 2025

Applicant: Hastman

Property Location: 2421 McGregor Farm
Road
Roll #100210
Lot 2, Plan 55656

Application Purpose:

The applicant proposes to increase the building area for an accessory structure from 1,200 sq ft to 1,984 sq ft in the “RR-2” Rural Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building area – accessory (Section 28.5)	1,200 sq ft (max)	1,984 sq ft

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	September 4, 2025
Application File	VO 87, 2025
Applicant	Hastman

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	2421 McGregor Farm Road, East St. Paul
- Roll #	100210
- Legal	Lot 2, Plan 55656
Zoning	"RR-2" Rural Residential zone R.M of East St. Paul Zoning By-law 2009-04
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	2.13 acres in area 148 ft in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building area – accessory (Section 28.5)	1,200 sq ft (max)	1,984 sq ft

Application Purpose

The applicant proposes to increase the building area for an accessory structure from 1,200 sq ft to 1,984 sq ft for personal vehicle storage. The applicant highlights the need to securely store multiple vehicles and equipment and to provide adequate workspace for routine maintenance and seasonal storage. The applicant has confirmed in writing that the both the height and side yard setback from property line would be 20 ft, which meet the zoning requirements.

The application was circulated to the municipality, and there were no comments or concerns from the CAO, Operations Manager, Planning, Project Manager, or Fire Department. Planning notes that one can have up to two 1,200 sq ft accessory structures in the RR-2 zone.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

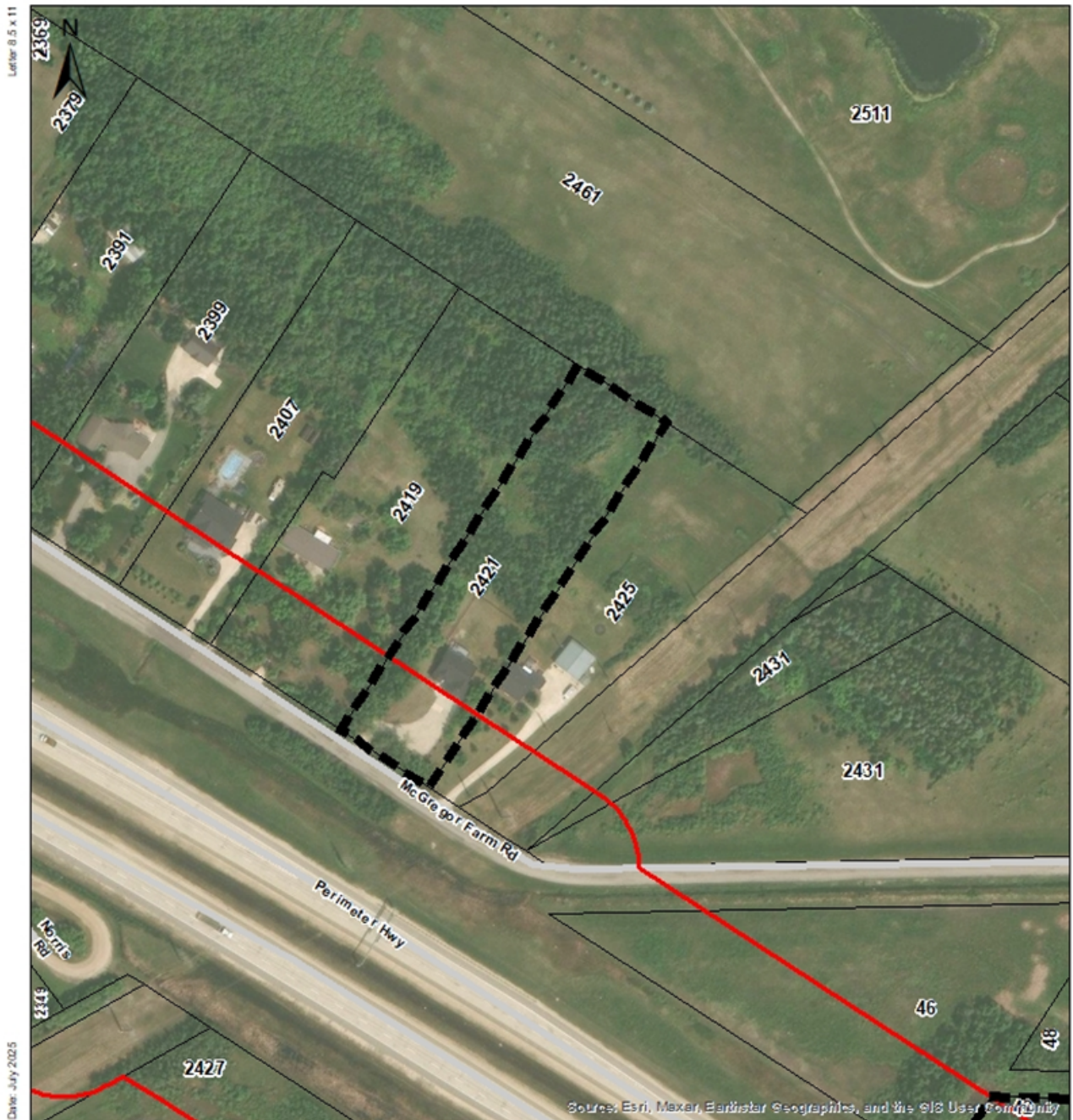
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 87, 2025
2421 McGregor Farm Road, RM of East St. Paul

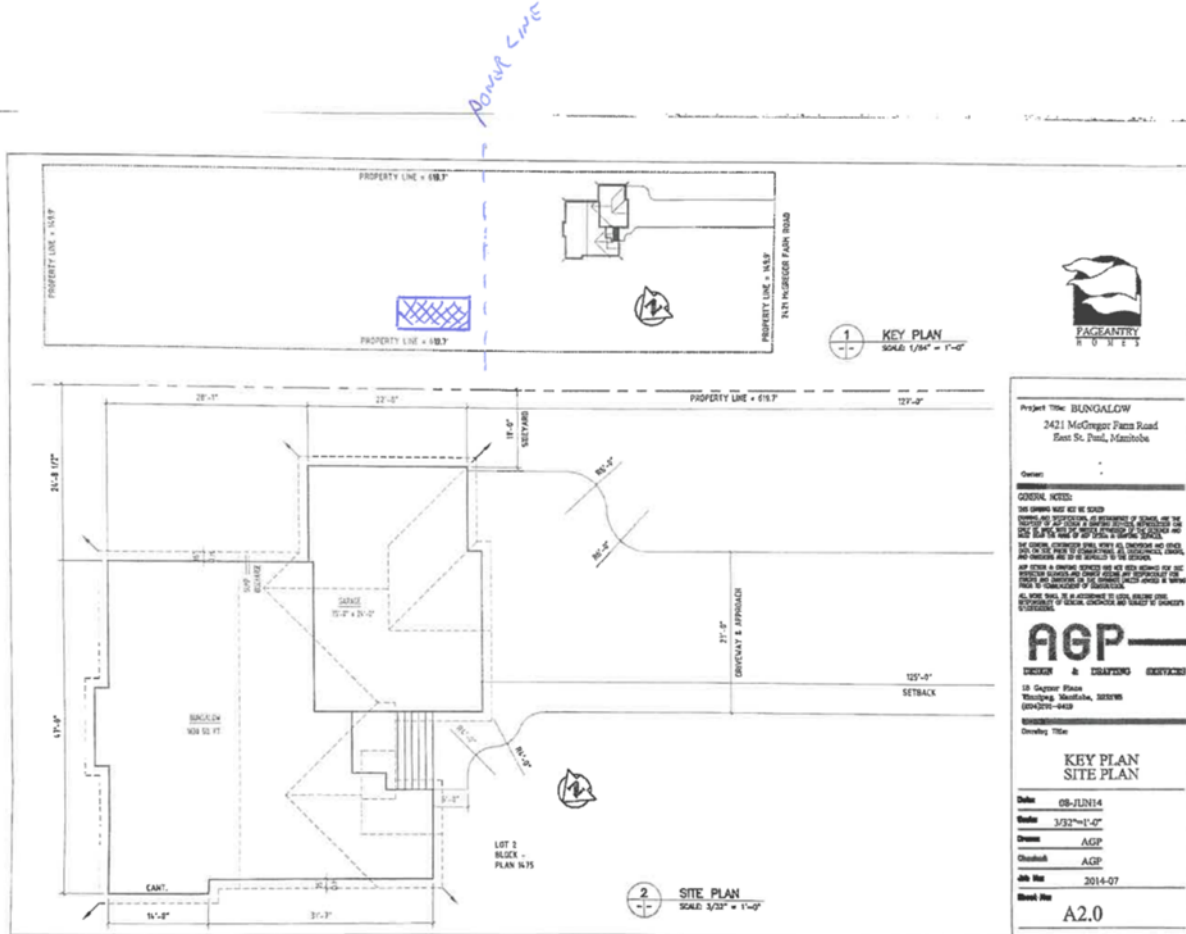
Designation: "GD" General Development
Zoning: "RR-2" Rural Residential Zone

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.

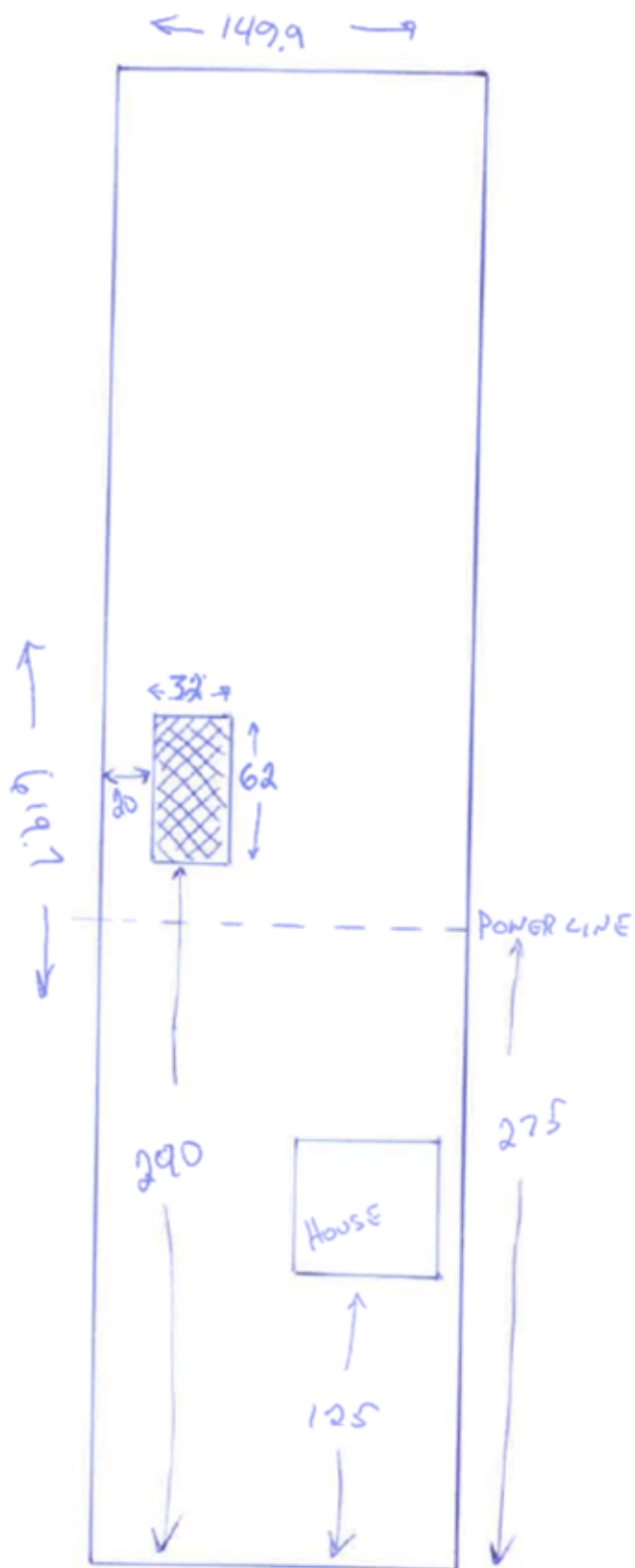
-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION – SITE PLAN



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ADDITIONAL INFORMATION – LETTER OF INTENT

July 29, 2025

Red River Planning District
2978 Birds Hill Road
East St Paul MB R2E 1J5

RE: Letter of Intent / Variance Request – Detached Garage Exceeding 1,200sqft

Dear Planning and Development Committee,

We are writing to formally request a variance under the Red River Planning District guidelines and the Rural Municipality of East St Paul Zoning By-law to construct a detached garage exceeding the standard 1,200 square feet maximum allowance for accessory buildings.

Property Address:

2421 McGregor Farm Road – Lot 2 Blk 55656, Tax Roll # 0100210.000

Proposal Summary:

- **Proposed detached garage:** approximately 1800 sqft, exceeding the standard maximum. *1984 sq. db.*
- **Purpose:** personal vehicle storage *30x62 db.*
- **Height, footprint, setbacks:** 20', 30'x60': the setback will be 20' from the property line.

This variance is requested to accommodate the practical needs of our household. The proposed garage size is necessary to securely store multiple vehicles and equipment and to provide adequate workspace for routine maintenance and seasonal storage. The lot is large and well-situated, with sufficient space to allow for the increased size without causing visual obstruction or encroaching on neighboring properties.

We are committed to using high quality materials and a design that complements the primary dwelling and overall character of the neighbourhood. The garage will not be used for commercial purposes and is intended solely for personal use. Given the generous lot size, existing buffers and thoughtful placement, we believe the proposed structure will have minimal impact on adjacent properties.

We understand this request is subject to Council approval and that conditions may be applied. Should you require any additional information or clarification, we would be happy to provide it.

Sincerely,

Tim Hastman