

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

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 23<sup>rd</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

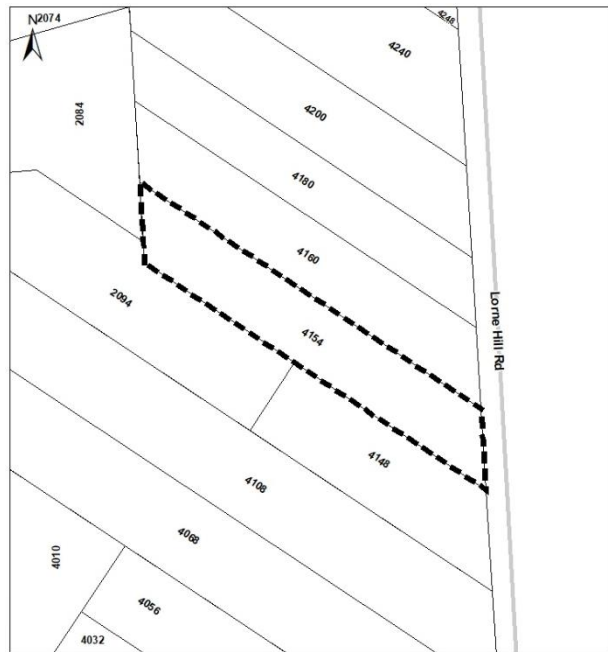
**Application File:** VO 89, 2025

**Applicant:** Emil Krocil

**Property Location:** 4154 Lorne Hill Road,  
East St. Paul  
Roll # 68712  
Legal: Lot 2, Plan 48233

**Application Purpose:**

The applicant proposes to increase the maximum fence height for a residential side yard, in order to allow for a fence to remain on the subject property.



| Variance Request  | Zoning By-law Requirement | Proposed by Applicant |
|---|---------------------------|-----------------------|
| Maximum Fence Height for a Residential Property Side Yard | 6.56 feet (max.)          | 8 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>             | September 4, 2025  |
| <b>Application File</b> | <b>VO 89, 2025</b> |
| <b>Applicant</b>        | Emil Krocil        |

### SUBJECT PROPERTY INFORMATION

|   |   |
|---|---|
| <b>Property Location</b><br>- Street Address<br>- Roll #<br>- Legal | 4154 Lorne Hill Road, East St. Paul<br>68712<br>Lot 2, Plan 48233                                       |
| <b>Zoning</b>   | "RR2" Rural Residential zone<br>RM of East St. Paul Zoning By-law 2009-04                               |
| <b>Development Plan Designation</b>                                 | "RR" Rural Residential designation<br>RRPD Development Plan By-law No. 272/19                           |
| <b>Secondary Plan Designation</b>                                   | N/A   |
| <b>Property Size</b>  | 2.5 acres in area (+/-)<br>160 feet in width (+/-)<br><br><i>NOTE: Information is based on GIS data</i> |

### APPLICATION DETAILS / PROPOSAL

| Variance Request  | Zoning By-law Requirement | Proposed by Applicant |
|---|---------------------------|-----------------------|
| Maximum Fence Height for a Residential Property Side Yard<br>(Section 51.1.2.b) | 6.56 feet (max.)          | 8 feet                |

#### Application Purpose

This application was brought forward by by-law enforcement.

The applicant proposes to increase the maximum fence height for a residential side yard from 6.56 feet to 8 feet, in order to allow for a fence to remain on the subject property.

This application was circulated to the Municipality, and they have no comments or concerns.

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

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

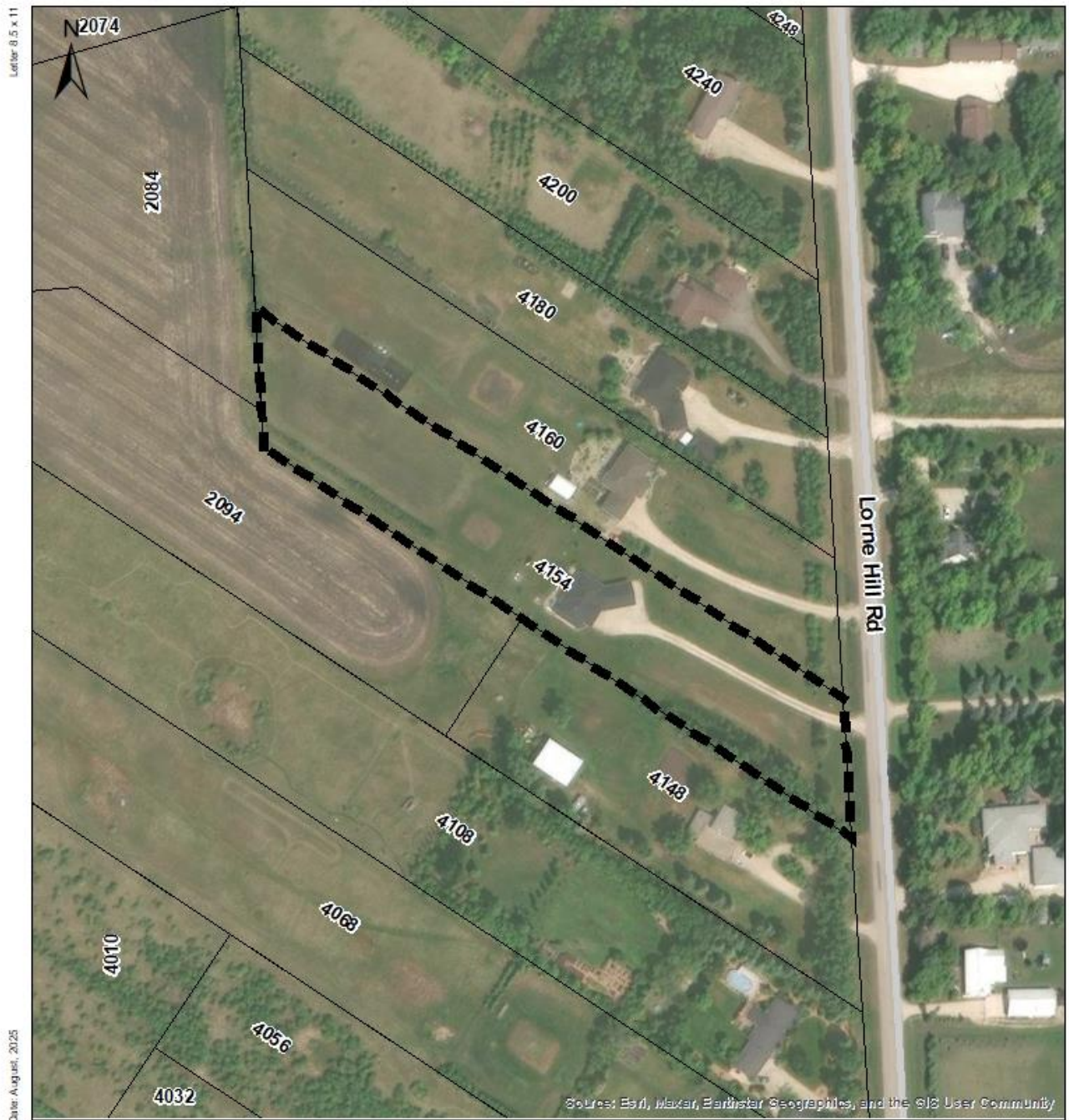
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 89, 2025  
4154 Lorne Hill, RM of East St. Paul

Designation: "RR" Rural Residential  
Zoning: "RR2" Rural Residential

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

[illegible]



**ADDITIONAL INFORMATION – LETTER OF INTENT**

**To Whom It May Concern,**

We are writing to respectfully request a variance to allow for a higher fence of 8 feet on our property at **4154 Lorne Hill Road**. The reason for this request is to help ensure the safety and privacy of our family, while also being mindful of our neighbour's property.

We have three very active children who regularly play sports such as hockey and soccer in our yard. A higher fence would help prevent balls and pucks from entering the neighbouring yard, where there are vehicles, a storage shed, and various construction materials including rebar and palettes that pose a safety risk to our children. Our neighbour frequently works in that area of his yard, and we want to avoid any accidental damage to his property or injury to anyone.

Additionally, the higher fence provides a necessary visual barrier to a large 15-foot arched storage shelter that was installed right along the property line. We have gone to great lengths to ensure that the new fence is well-built and respectful of our shared boundary. We used high-quality, pressure-treated board - at our own expense - and set the fence one foot inside our property so that our neighbour would not have to take on any maintenance responsibility. We believe this enhances the overall appearance and value of both properties while giving everyone more freedom to enjoy their spaces without concern for what's happening next door.

We have been intentional in building the fence only in the area where our two properties are in closest proximity to one another, it does not run the full length of the yard. We felt this would offer the most privacy where it's needed, while still maintaining openness in other areas.

We are confident that a higher fence would be a positive solution for both sides. It would give our children a safe place to play, provide both households with more privacy, and reduce the potential for unintentional disturbances or tension.

We sincerely hope you will consider approving this variance to support our family's needs for safety and privacy.

Thank you for your time and consideration.

Sincerely,  
Emil and Christine Krocil

## ADDITIONAL INFORMATION – IMAGES



**ADDITIONAL INFORMATION – IMAGES**

