

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
September 23rd, 2025
5:30pm

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

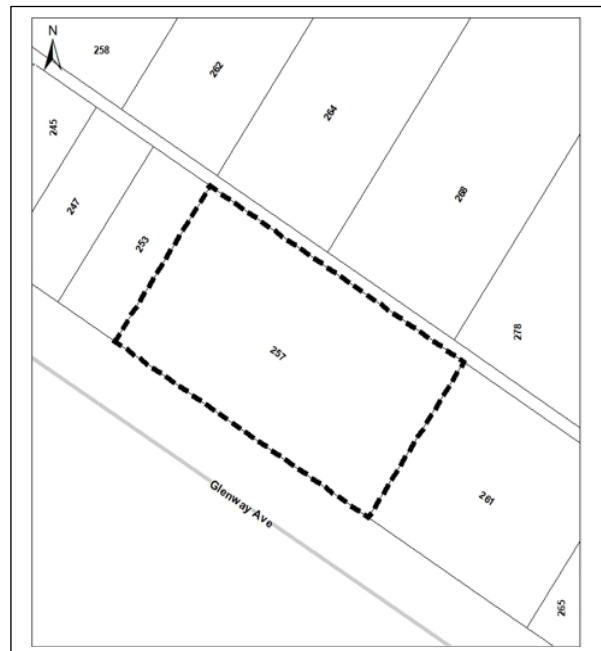
Application File: VO 90, 2025

Applicant: Larissa and Joel Olfert

Property Location: 257 Glenway Ave, RM of East St. Paul
Roll #: 34300
Legal: CT 3359559/1
Lot 6, Block 3, Plan 1950.
Lot 2 and 3, Plan 19997.

Application Purpose:

The applicant proposes to decrease the size area and the site width for the proposed Lot 1, 2 and 3 (as a condition to subdivision application S25-3116), and the front and side yard setback for the proposed dwelling on the subject land in a “R1-17” Single Housing Dwelling zone.



Variance Request “R1-17” Single Housing Dwelling zone (Section 11.1)	Zoning By-law Requirement	Proposed Lots and setbacks by Applicant
Site area and width requirements	Site area: 0.34 ac Site width: 80 ft	Lot 1: 0.26 ac, 100 ft Lot 2 and 3: 0.13 ac, 50 ft
Front and Side Yard Setback	40 ft, 10 ft respectively	25 ft, 5 ft respectively

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 90, 2025
Applicant	Larissa and Joel Olfert

SUBJECT PROPERTY INFORMATION

Property Location	<ul style="list-style-type: none"> - Street Address 257 Glenway Ave, RM of East St. Paul - Roll # Roll #: 34300 - Legal Legal: CT 3359559/1 Lot 6, Block 3, Plan 1950; Lot 2 and 3, Plan 19997
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
Property Size	0.52 acres in area (+/-) 100-50 feet in width (+/-) <i>Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request "R1-17" Single Housing Dwelling zone (Section 11.1)	Zoning By-law Requirement	Proposed Lots and setbacks by Applicant
Site area and width requirements	Site area: 0.34 ac Site width: 80 ft	Lot 1: 0.26 ac, 100 ft Lot 2 and 3: 0.13 ac, 50 ft
Front and Side Yard Setback	40 ft, 10 ft respectively	25 ft, 5 ft respectively

Application Purpose

The applicant proposes to decrease the size area and the site width for the proposed Lot 1,2 and 3 (as a condition to subdivision application S25-3116), and the front and side yard setback for the proposed dwelling on the subject land in a "R1-17" Single Housing Dwelling zone. After circulation to RM, no concerns were raised.

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

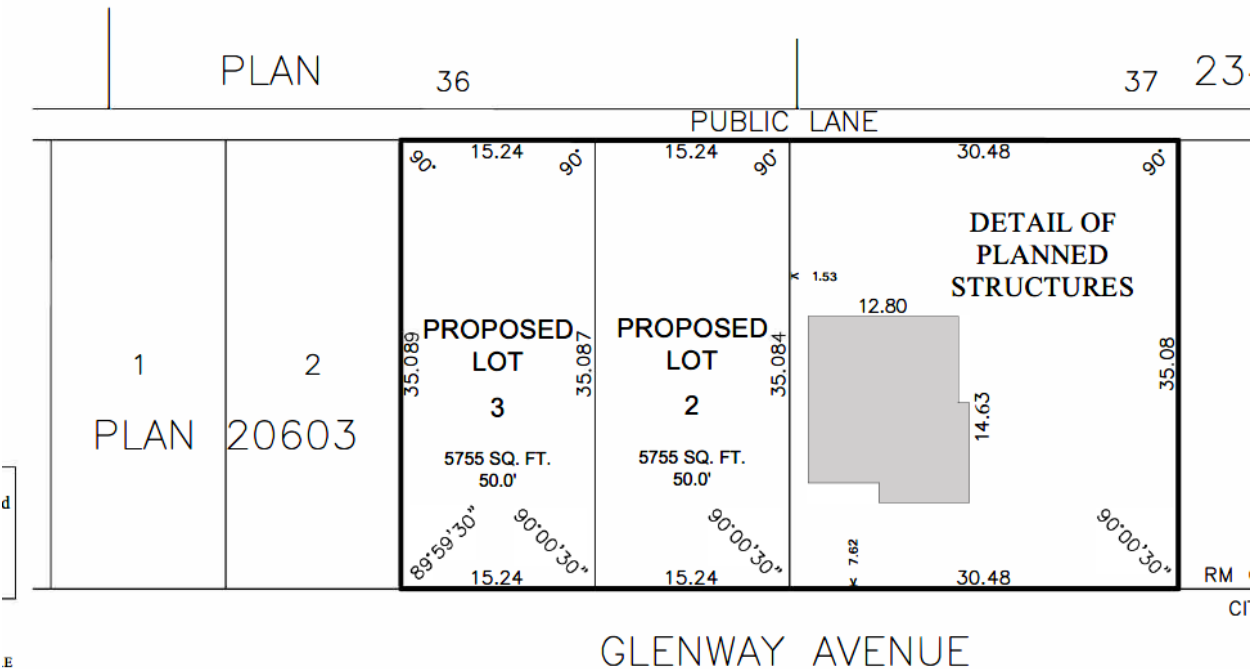
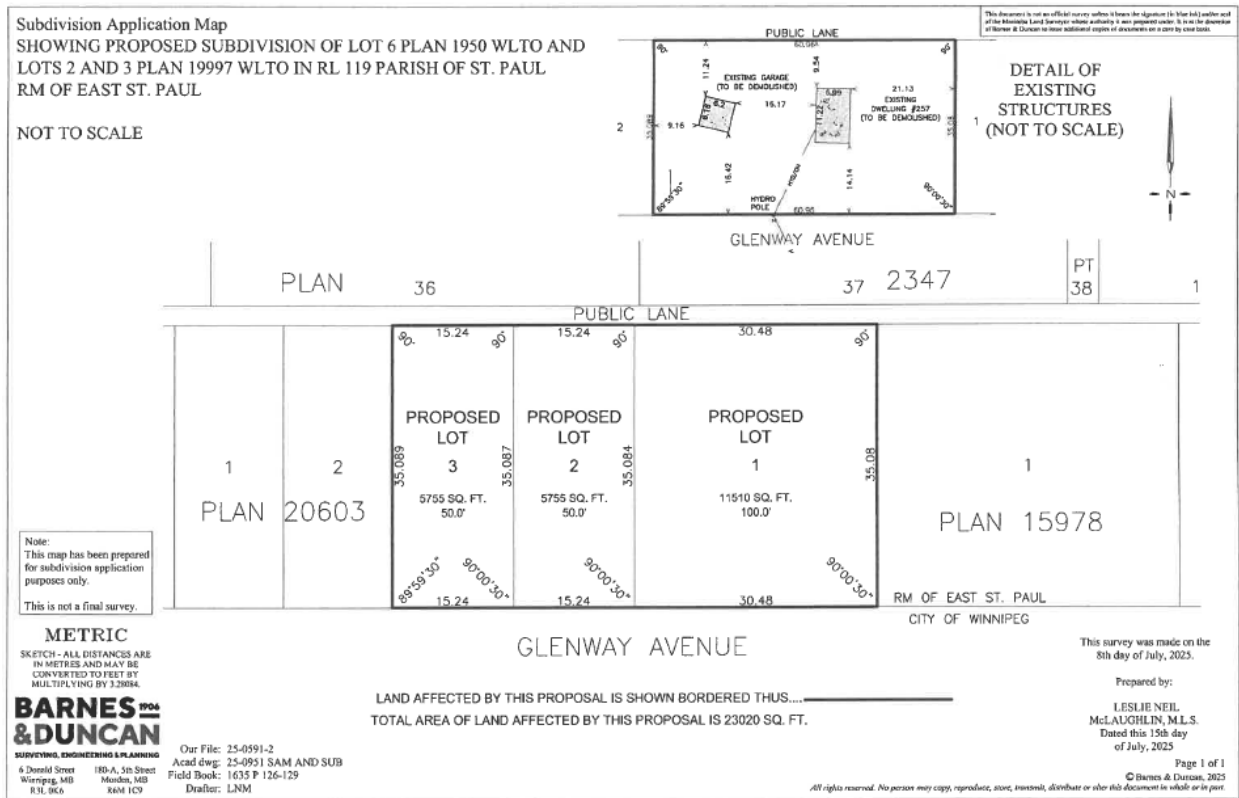
Variance Order VO 90, 2025
257 Glenway Ave, RM of East St. Paul
Designation: "SC" Settlement Centre
Zoning: "R1-17" Single Housing Dwelling

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

-  Subject Property
-  Roads
-  East St. Paul Boundary
-  Parcel Outline



ADDITIONAL INFORMATION FROM APPLICANT (SAM ,Proposed Dwelling Map, Letter of Intent)



Larissa and Joel Olfert
257 Glenway Avenue
East St. Paul, MB
LarissaJoel.Olfert@gmail.com
204-934-2372

Date: August 1, 2025

To: Red River Planning District
806-A Manitoba Avenue
Selkirk, MB R1A 2H4

Subject: Letter of Intent – Zoning Variance and Subdivision Application for 257 Glenway Avenue, East St. Paul, MB

Dear Planning Officer,

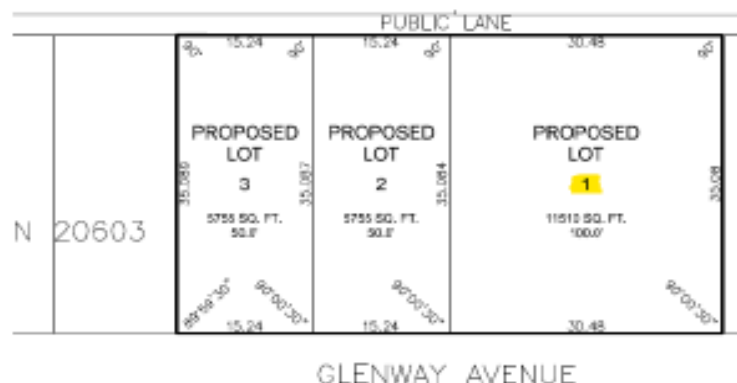
We are writing to formally submit this letter of intent in support of our application for both a zoning variance and a subdivision for the property located at 257 Glenway Avenue, East St. Paul, MB.

The subject property is currently a single residential lot measuring approximately 200 feet in width by 115 feet in depth. We are proposing to subdivide this parcel into three residential lots: two lots measuring 50 feet by 115 feet, and one lot measuring 100 feet by 115 feet.

To facilitate this subdivision, we are requesting the following zoning variances:

- Minimum site width (for all three lots): from 80 feet to 50 feet
- Minimum site area (for all three lots): from 15,000 sq ft to 5,750 sq ft
- Minimum front yard (only for lot 1): from 40 feet to 25 feet
- Minimum side yard (only for lot 1): from 10 feet to 5 feet

*We are not requesting a variance for lots 2 and 3 on the front and side yards currently since we are not certain the homes on lots 2 and 3 will be constructed within the next year as required.



These variances are consistent with the existing character of Glenway Avenue. For example, the two adjacent properties to the west of 257 Glenway (appear to be built in the early 2000s) are each 45 feet wide, with lot areas of approximately 5,175 sq ft, front yards of 20–25 feet, and side yards as narrow as 2–4 feet.

It is our understanding that Glenway Avenue is somewhat unique within East St. Paul in terms of lot configuration and density. Given that there is very limited need or opportunity for further development on this street, and that the current zoning does not appear to reflect the built form of the area, we believe this proposal is both reasonable and appropriate.

The existing home on the lot is in poor condition (including significant mold issues, as well as damage to the walls, roof, and floors). As such, it will be demolished. We intend to build our family home on the larger 100 ft x 115 ft lot created through the subdivision.

Please note that the City of Winnipeg has confirmed that the proposed new lots are permitted to connect to the City of Winnipeg wastewater sewer on Glenway Avenue (in addition to maintaining the existing wastewater and sewer access). We've also received confirmation that there is sufficient capacity to service the additional two lots.

In preparing this application and evaluating the feasibility of the subdivision and variance requests, we consulted with contacts from the Red River Planning District as well as:

- Les McLaughlin, surveyor of Barnes and Duncan;
- Matthew Nikkel, engineer with the Services Development Branch at the City of Winnipeg;
- Cara Nichols, Community Development Planner from the RM of East St. Paul; and
- Jeremy Hiebert, our realtor from Powell Property Group.

Please find enclosed the following documents for your records and review:

1. Subdivision Application;
2. Variance Application;
3. Schedule "A" (containing some additional property details for the street);
4. Subdivision Application Map;
5. Existing Geographic Information System map;
6. Letter from City of Winnipeg approving further wastewater sewer connection; and
7. Status of Title 20250724/1.

The proposed subdivision will allow for the creation of new single-family homes including a home for our family on Lot. All lots will have direct access to Glenway Avenue and will be serviced by City of Winnipeg water and waste.

Thank you for your consideration of this application. We are happy to provide any additional information or clarification as needed.

Sincerely,
Larissa & Joel
(Owners of 257 Glenway Avenue)