

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 18, 2026
5:30 PM**

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

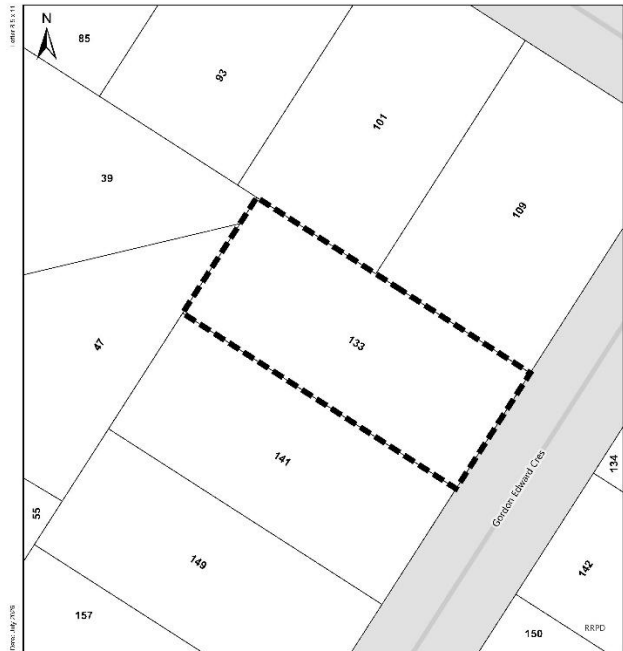
Application File: VO 93, 2026

Applicant: Heartwork Homes Inc.

Property Location: 133 Gordon Edward Cres.,
East St Paul
Roll # 2218
Lot 8 Block 2 Plan 23418
WLTO on RL 95 to 99 Parish
of St Paul

Application Purpose:

The applicant proposes to increase the height maximum for accessory structures from 16 feet to 19 feet, to allow for a garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
R1-17 Single House Dwelling Zone	16-foot maximum height for accessory structures	Increase in maximum height allowed for accessory structures from 16 to 19 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

VARIANCE APPLICATION REPORT

Date	July 30, 2026
Application File	VO 93, 2026
Applicant	Heartwork Homes Inc.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	133 Gordon Edward Cres., East St Paul
- Roll #	2218
- Legal	Lot 8 Block 2 Plan 23418 WLTO on RL 95 to 99 Parish of St Paul
Zoning	"R1-17" Single House Dwelling Zone RM of East St Paul Zoning By-law No. 2009-04
Development Plan Designation	Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	16,919 square feet in area (+/-) 84 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
R1-17 Single House Dwelling Zone	16-foot maximum height for accessory structures	Increase in maximum height allowed for accessory structures to 19 feet

Application Purpose

The applicant proposes to increase the height maximum for accessory structures from 16 feet to 19 feet, to allow for a garage to be constructed on the subject property.

OPTIONS FOR COUNCILS CONSIDERATION

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

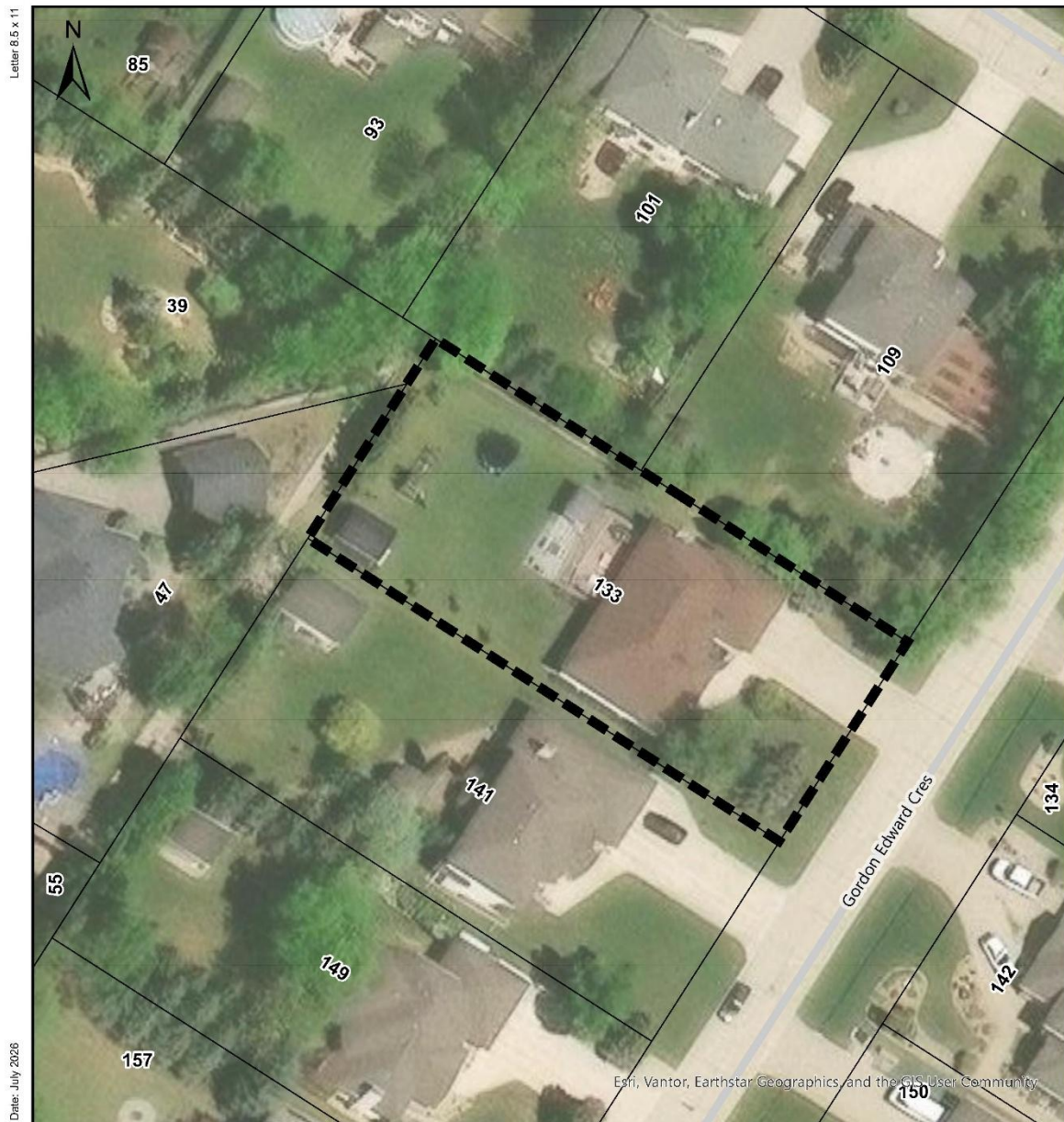
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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:

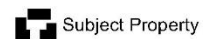
1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO93-2026
133 Gordon Edward Cres., RM of East St. Paul



Subject Property

Designation: "Settlement Centre"
Zoning: "R1-17"

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. Map content is not to scale.



ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)



Letter of Intent - Variance

To whom it may concern,

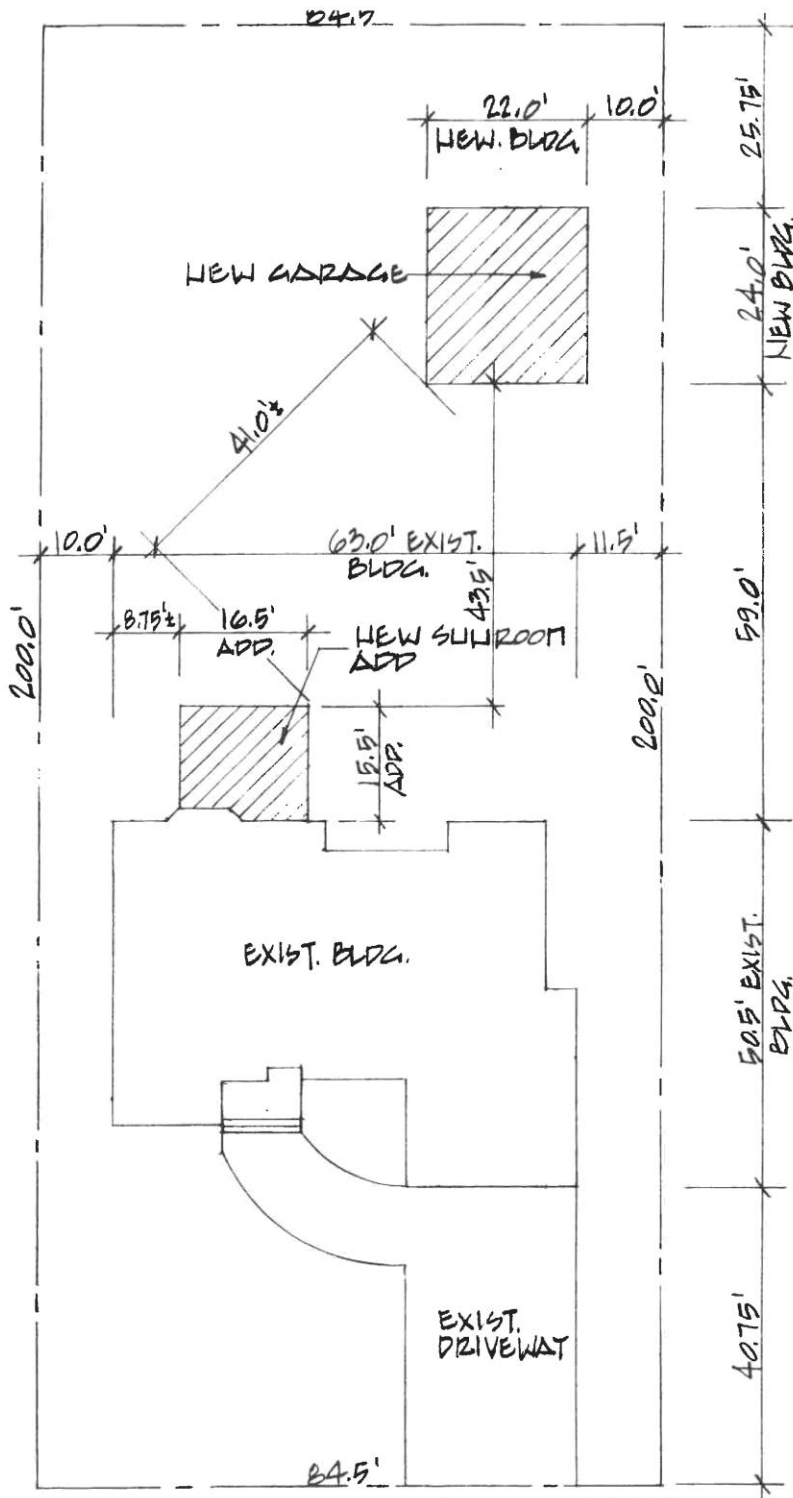
We are requesting a variance to increase the building height on a proposed new garage in the rear of the property at 133 Gordon Edward Cres. RM of East St. Paul.

"The maximum permitted height in this zone is 16 ft., measured to the peak of the roof. The proposed structure will have a height of 19 ft., measured to peak. This means that a variance will be required or alternatively, the plans can be revised to comply with the by-law."

We are requesting a variance to increase the height from 16' to 19' as per our attached drawings.

Thank you for your time and consideration.





LOT: 8
BLOCK: 2
PLAN: 23418
PARISH OF
ST. PAUL

GORDON EDWARD CRESCENT
SITE PLAN

