

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 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

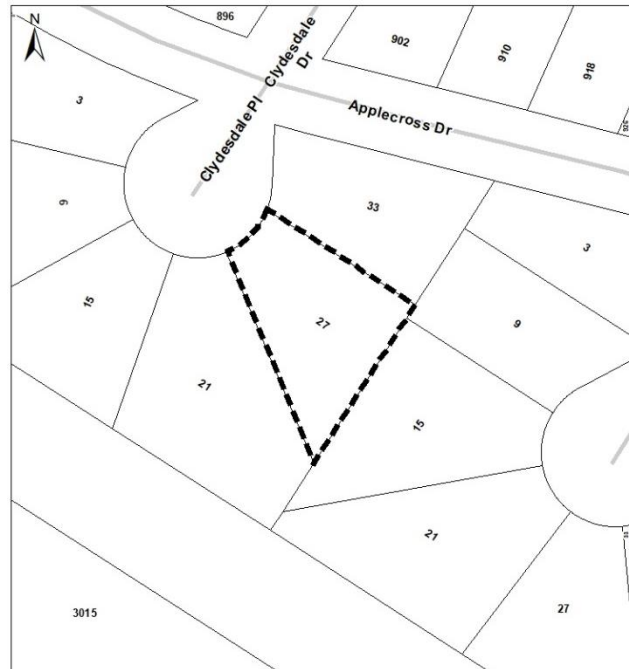
Application File: VO 94, 2025

Applicant: Sorin Pop

Property Location: 27 Clydesdale Place,
East St. Paul
Roll # 1962
Legal: Lot 11, Block 1,
Plan 18505

Application Purpose:

The applicant proposes to reduce the side yard setback for a principal building, in order to allow for an attached garage addition to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Required Side Yard Setback for a Principal Building	10 feet (min.)	5 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	September 5, 2025
Application File	VO 94, 2025
Applicant	Sorin Pop

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	27 Clydesdale Place, East St. Paul
- Roll #	1962
- Legal	Lot 11, Block 1, Plan 18505
Zoning	"R1-17" Single Housing Dwelling zone RM of East St. Paul Zoning By-law 2009-04
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	17,064 square feet in area (+/-) 77 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Required Side Yard Setback for a Principal Building (Section 11.4)	10 feet (min.)	5 feet

Application Purpose

The applicant proposes to reduce the side yard setback for a principal building from 10 feet to 5 feet, in order to allow for an attached garage addition to be constructed on the subject property.

The applicant confirmed to RRPD that the two sheds in the rear yard of the property are more than 10 feet from the side and rear property lines respectively; the site plan is not to scale.

This application was circulated to the RM of East St. Paul, and they have the following concern:

A 5-foot setback may not provide adequate space to accommodate proper drainage, and the presence of mature trees along the lot line would further limit the available clearance.

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 94, 2025
27 Clydesdale Place, RM of East St. Paul

Designation: "SC" Settlement Centre
Zoning: "R1-17" Single Housing Dwelling

 Subject Property

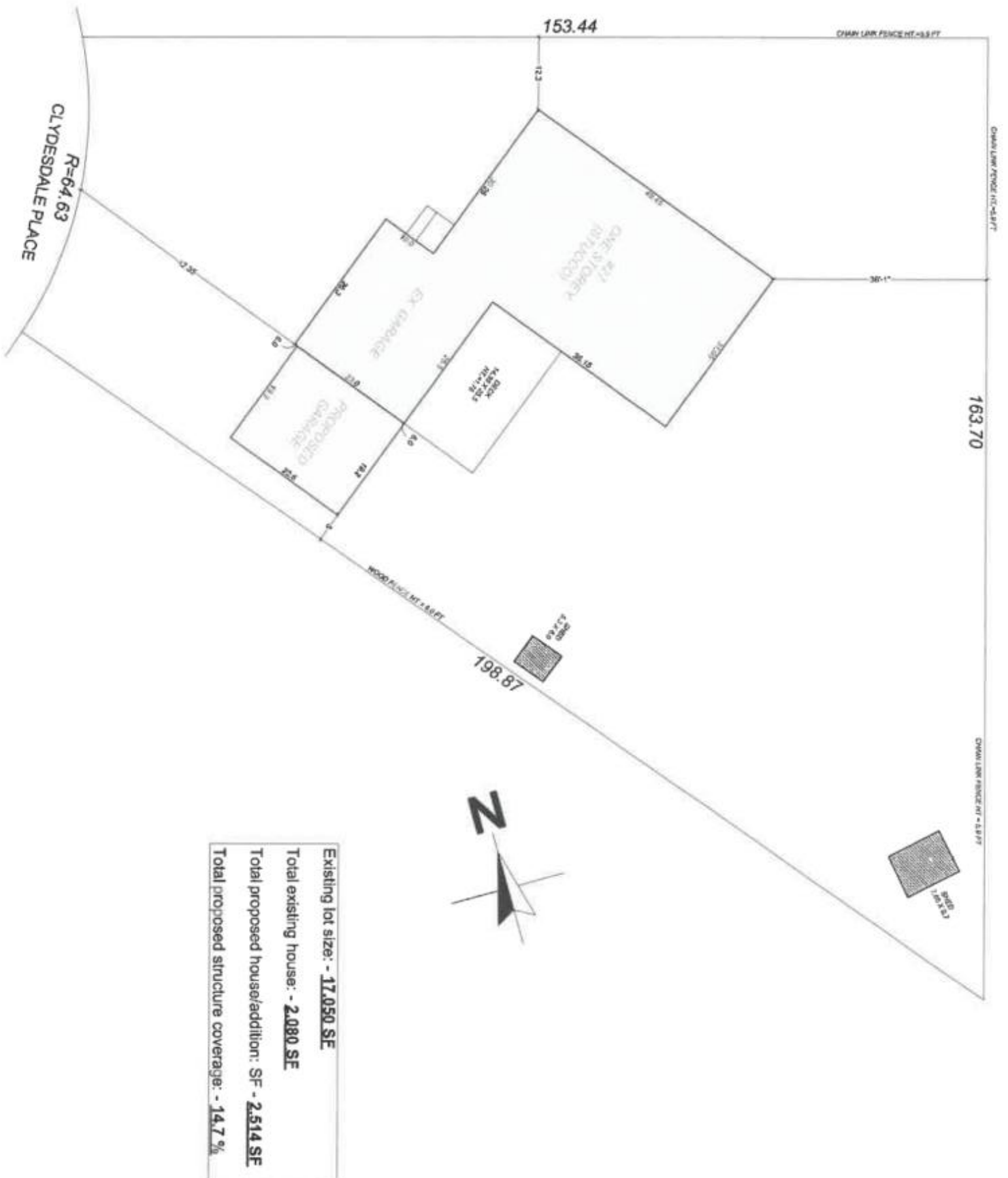
 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT


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

ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

Rieky Gladys
27 Clydesdale Place
East St. Paul, MB R2E 0G6
Canada



Date: August 12, 2025

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

Subject: Letter of Intent – Variance Request for Garage Addition at 27 Clydesdale Place

Dear RRPD Review Committee,

I am writing to formally request a zoning variance for my property located at **27 Clydesdale Place, East St. Paul, MB**, within the jurisdiction of the **Rural Municipality of East St. Paul**. The purpose of this request is to obtain approval for the construction of a **garage addition** that will be **attached to the existing dwelling** and located **five (5) feet from the property line**, which is less than the minimum setback currently required by zoning regulations.

The proposed garage is intended to improve the functionality and safety of the property by providing enclosed parking and additional storage space. Due to the configuration of the lot and the existing structure, adhering to the standard setback would significantly compromise the design and usability of the addition. The five-foot setback is necessary to ensure the garage integrates seamlessly with the existing home while maintaining structural integrity and aesthetic consistency.

I understand the importance of zoning bylaws in maintaining community standards and minimizing impact on neighboring properties. I believe this proposed variance will not adversely affect adjacent properties or the character of the neighborhood. The garage will be constructed using high-quality materials and will be designed to complement the existing architecture.

I respectfully request your consideration of this application and welcome any opportunity to provide further documentation or clarification as needed. Thank you for your time and attention to this matter.

Sincerely,



Rieky Gladys

ADDITIONAL INFORMATION – LETTER OF SUPPORT

Neighbour Support Letter for Variance Application Applicant: Ricky Gladys Property
Address: 27 Clydesdale Place, East St. Paul, MB R2E 0G6 Date: August 21, 2025

To Whom It May Concern,

I, the undersigned, am the owner/occupant of the property located at:

33 Clydesdale Place (Insert Neighbor's Full Address)

I have been informed of the proposed garage addition at 27 Clydesdale Place, which will be attached to the existing dwelling and situated approximately five (5) feet from the property line. I understand that this requires a zoning variance from the Red River Planning District.

I wish to express my support for this application and confirm that I have no objections to the proposed construction. In my view, the addition will not negatively impact my property or the surrounding neighborhood. I believe the project is reasonable and in keeping with the character of the area.

Should further information be required, I am willing to provide clarification or speak with the appropriate planning authorities.

Sincerely,

Ralph Okrainec (Neighbor's Full Name)

Signature:



Date: 20/08/25

Phone:

Email:

ADDITIONAL INFORMATION – LETTER OF SUPPORT

Neighbour Support Letter for Variance Application Applicant: Ricky Gladys Property
Address: 27 Clydesdale Place, East St. Paul, MB R2E 0G6 Date: August 21, 2025

To Whom It May Concern,

I, the undersigned, am the owner/occupant of the property located at:

27 Clydesdale place. (Insert Neighbor's Full Address)

I have been informed of the proposed garage addition at 27 Clydesdale Place, which will be attached to the existing dwelling and situated approximately five (5) feet from the property line. I understand that this requires a zoning variance from the Red River Planning District.

I wish to express my support for this application and confirm that I have no objections to the proposed construction. In my view, the addition will not negatively impact my property or the surrounding neighborhood. I believe the project is reasonable and in keeping with the character of the area.

Should further information be required, I am willing to provide clarification or speak with the appropriate planning authorities.

Sincerely,

Linda Chobot (Neighbor's Full Name)

Signature

Date: 20/08/25

Phone:

Email: