

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

RM of West 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 204-338-0306.

Thursday
April 10, 2025
6:00 pm

Council Chambers
3550 Main Street
RM of West St Paul, MB

Note: property owners are responsible for notifying “tenants”

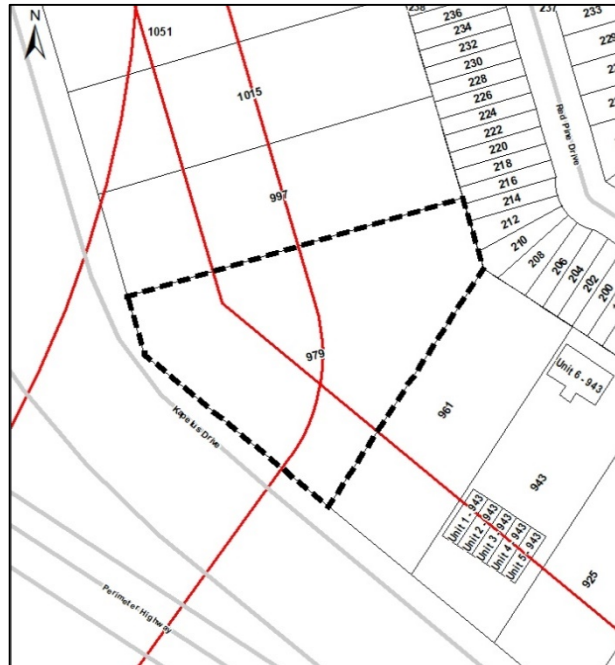
APPLICATION INFORMATION

Application File: VO 11/2025

Applicant: Outlandish Design Inc
 (Ximena Herrera)

Property Location: 979 Kapelus Drive,
 RM of West St Paul
 Roll # 29720
 Lot 10 Plan 57170

Application Purpose:
 The applicant proposes to reduce the total number of required parking spaces and reduce the number of accessible spaces for a proposed Place of Assembly (banquet hall) to be established on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
3.21. Parking – Table 5: Parking Space Table	1 for each 100 square feet of gross floor area (218 spaces)	187 spaces
3.21. Parking – Table 6: Handicapped Parking Space Table	7 accessible spaces	6 accessible spaces

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



2978 Birds Hill Rd
 East St. Paul, Manitoba R2E 1J5
 Toll Free: 1-800-876-5831
 Phone: 204-669-8880
 Fax: 204-669-8882

VARIANCE APPLICATION REPORT

Date	March 13, 2025
Application File	VO 11/2025
Applicant	Outlandish Design Inc (Ximena Herrera)

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	979 Kapelus Drive, RM of West St Paul 29720 Lot 10 Plan 57170
Zoning	“CH” Highway Commercial Zone RM of West St Paul Zoning By-law No. 2/99P
Development Plan Designation	“SC” Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	“CH” Commercial Highway designation Middlechurch Secondary Plan
Property Size	113,286 square feet / 2.60 acres in area (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

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OPTIONS FOR COUNCILS CONSIDERATION

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

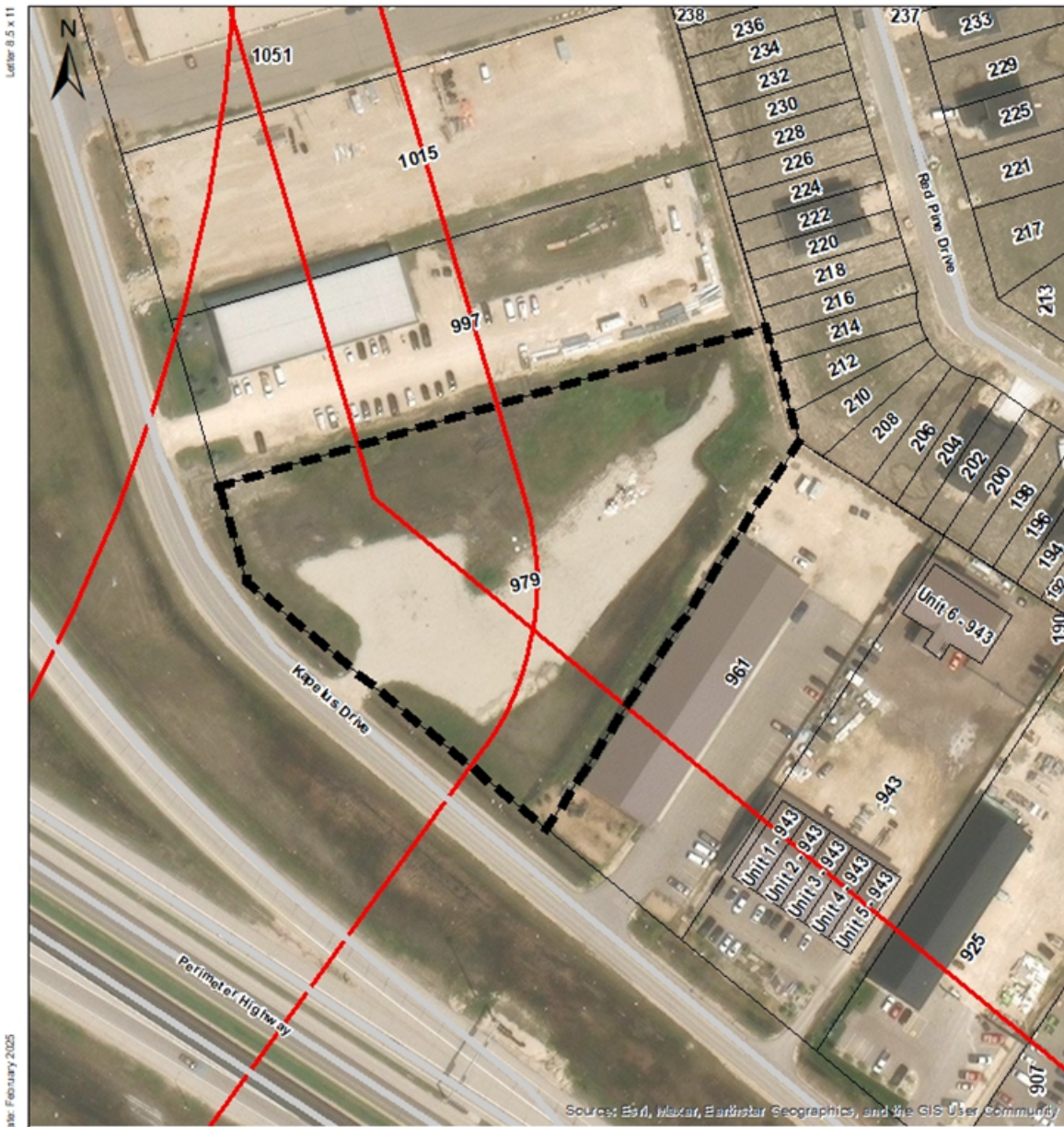
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 11, 2025
 979 Kapelus Drive, RM of West St. Paul

Designation: "SC" Settlement Centre
 Zoning: "CH" Commercial Highway
 Secondary Plan: Commercial Highway

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

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



ADDITIONAL INFORMATION



OUTLANDISH DESIGN INC.

RESIDENTIAL+COMMERCIAL+INTERIOR

Design & Build

AB : [587] 899-5988, [403] 477-0011, BC : [236] 335-5580, ON : [416] 986-3660

Head office: #205 2410 39 Ave. NE

E:mail: info@outlandishdesigninc.com

January 28, 2025

Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB R2E 1J5
Ph: 204-669-8880

**Subject: Parking Variance for the Emerald Event Centre
Lot 10 Plan 57170 WL to IN RL 11 and 12 Parish of St. Paul
979 West St. Paul Winnipeg, Manitoba**

To whom it may concern,

Please accept this letter as justification for the Variance Request attached to this submittal. We are requesting a parking variance for 37 parking stalls and 1 handicap parking stall for the Emerald Event Centre located at 979 West St. Paul.

This site has presented unique challenges. A lot of consideration has been made in regards to the size of building and site services on site due to the lack of readily available services to tie into. Additionally, swales along the north, east and south boundaries have considerably reduced our surface parking area.

To address the parking requirements, we have incorporated compact car parking stalls into the design. This strategy has allowed us to reduce the length of 25% of the existing stalls, resulting in an increase of seven parking spaces.

However, despite these efforts, we are still short of the required number of stalls. Therefore, we respectfully request a variance for a total of 37 parking stalls and 1 handicapped parking space.

3.21.2 Parking as determined by the R.M of west St. Paul Zoning By-Law 2/99p
Number of Parking Spaces required for places of assembly Places of assembly (except Parking Group No's 2,3 and 10), including the following:
arenas, Spectator Entertainment Establishments, banquet halls, billiard parlours, cinemas, clubs, lodges and similar organizations, community centres, dance halls, eating or drinking places (except drive through establishments), parish halls, public auction rooms, rinks (indoor or outdoor ice-skating rinks, roller skating rinks), stadiums and swimming pools.
1 for each 100sq ft of gross, floor area, but not less than 2 spaces

3.21.3.2 The floor area - GFA not including any area used for parking within the principal



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building and shall not include any area used for incidental service storage, installations of mechanical equipment, penthouse housing ventilators and heating systems, and similar uses.

Main gross floor area: 17292 sq ft
Second floor mezzanine gross area: 4470 sq ft
Total gross floor area: 21762 sq. ft

Parking calculation: total gross floor area /100 sq ft
21762 sq. ft/100sq. ft = 218 parking stalls

Provided onsite parking 181 stalls
25% small car parking allowed (181 x 25%=45 parking stalls)

Table 6: Number of spaces required for Handicapped parking spaces
201 to 300 parking spaces = 7 accessible parking stalls
Provided onsite 6 accessible parking stalls

As outlined below, we believe there are strong grounds for this variance based on the nature of specific spaces within the building:

Our second-floor mezzanine area along the back of the building is designated for ancillary services which is not for public use. It encompasses storage space, electrical & mechanical room, IT/tech room, laundry and staff changing rooms. These spaces will not be utilized on a daily basis and used intermittently. The staff changing area for example will be utilized solely for changing and preparation for work on the main level.

The front second floor mezzanine suites will be used exclusively during wedding events for the bridal party's preparations which will take place in the main hall. For other events in the banquet hall, these rooms will not see regular use.

Given the limited use of these second-floor mezzanine areas by the general public, we believe they should be considered when calculating the total gross floor area for parking.

We hope this explanation provides sufficient justification for the requested parking variance. We appreciate your time and consideration.

Sincerely,

Outlandish Design inc.

Ximena Herrera



PROPOSED BUILDING
ADJACENT BUILDING
ADJACENT PARKING

PROPOSED BUILDING

PROPOSED BUILDING
ADJACENT BUILDING
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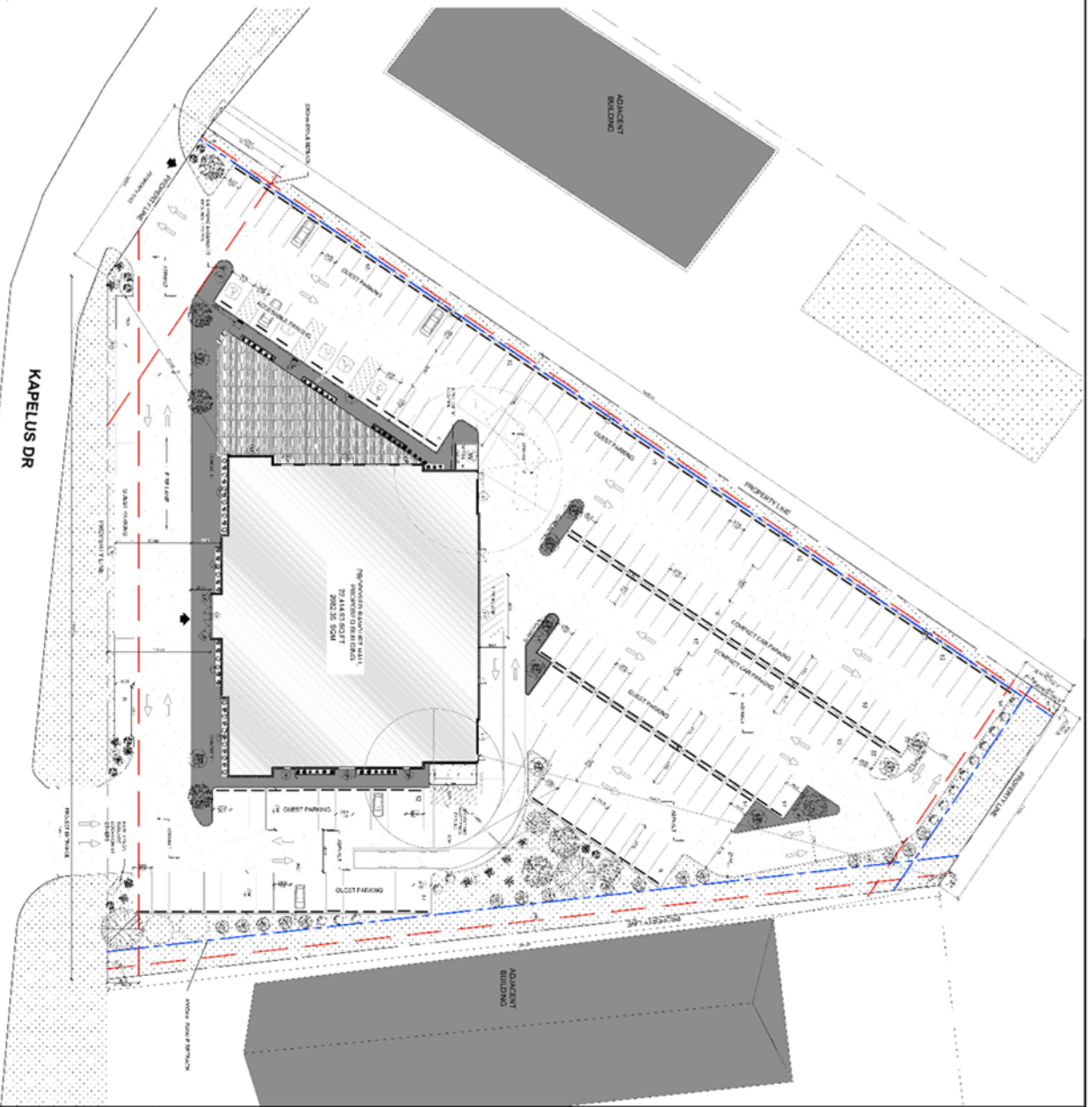
ADJACENT BUILDING
ADJACENT PARKING

ADJACENT PARKING

ADJACENT PARKING

ADJACENT PARKING

2. PROPOSED SITE PLAN



OTTLANDISH

Architectural Firm

1000

OTTLANDISH

Architectural Firm

PROPOSED BUILDING NO. 1, 1000 KAPELUS DR. S.W. SUITE 1000, CALGARY, ALBERTA T2C 1A5. THE BUILDING IS A 1000 KAPELUS DR. S.W. SUITE 1000, CALGARY, ALBERTA T2C 1A5. THE BUILDING IS A 1000 KAPELUS DR. S.W. SUITE 1000, CALGARY, ALBERTA T2C 1A5.

NO.	REVISION
1	ISSUED FOR PERMITTING
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THE EMERALD EVENT CENTRE

PROJECT: THE EMERALD EVENT CENTRE

CLIENT: THE EMERALD EVENT CENTRE

DATE: 2024

SCALE: 1:100

A0.01

KEY PLAN & SITE PLAN

Support Letter - The Emerald

Mark Penner
961 Kapelus Dr,
West St. Paul, Manitoba
R4A 5A4
March 17, 2025

Council of the Rural Municipality of West St. Paul
West St. Paul, Manitoba

Subject: Letter of Support for The Emerald Event Centre – Overflow Parking

Dear Council Members,

I am writing to express my support for The Emerald Event Centre and to formally confirm my willingness to allow the use of my property for overflow parking to help accommodate guests during events. I understand that The Emerald Event Centre will serve as a valuable venue for the community, and I am open to reaching an agreement with The Emerald Group regarding a per-event rental arrangement or a monthly lease when necessary.

To clarify, this arrangement would apply only after hours, specifically to the area behind Unit 6, and would be subject to prior approval.

I trust that this will contribute positively to the smooth operation of events while addressing parking needs in the area. Please feel free to contact me if you require any further information.

Sincerely,



Mark Penner