

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

R.M. 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,
December 12, 2024
6:00 PM**

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

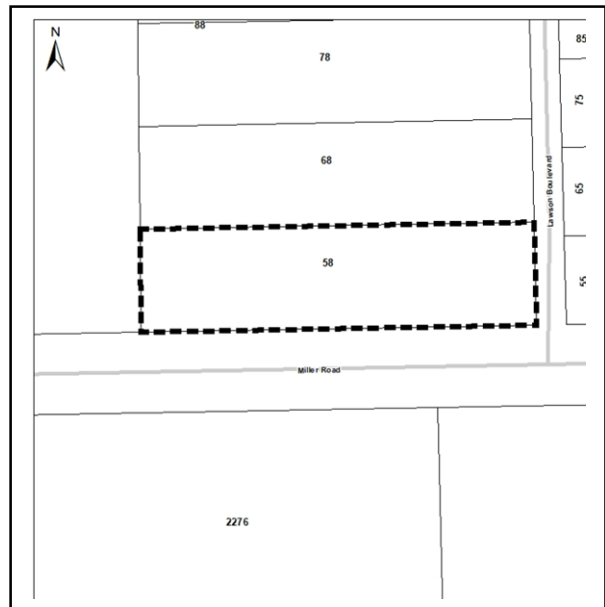
Application File: VO 123/24

Applicant: Oleg and Irina Starsheus

Property Location: 58 Lawson Blvd,
R.M. of West St. Paul
Roll # 316708
Legal 1-53480

Application Purpose:

The applicant proposes to exceed the number of allowable vehicles, in order to allow for ten (10) vehicles to be parked on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
“A4” Agricultural – 4 acre parcels Parking Space Table (Table 5) Section 3.16.2.	“1 per dwelling unit; maximum of 4 spaces per unit”	10

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	November 22, 2024
Application File	VO 123/24
Applicant	Oleg and Irina Starsheus

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	58 Lawson Blvd, R.M. of West St. Paul
- Roll #	316708
- Legal	1-53480
Zoning	"A4" Agricultural 4 – acre parcels RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	4.67 acres in area (+/-) 230.4 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"A4" Agricultural 4 – acre parcels Parking Space Table (Table 5) Section 3.16.2.	"1 per dwelling unit; maximum of 4 spaces per unit"	10

Application Purpose

The applicant seeks approval to exceed the allowable vehicle limit to accommodate a total of ten (10) vehicles on the subject property. According to the applicant's letter of intent, four adults reside at the property, with the husband and wife owning four vehicles, and their son and daughter each owning two vehicles. This variance proposal will allow the family to retain all their vehicles, as the property has the capacity to accommodate them. The parking arrangement according to the applicants will be in a manner that is appealing to the neighborhood.

The municipality's concerns have been included in the conditions for approval.

OPTIONS FOR COUNCILS CONSIDERATION

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

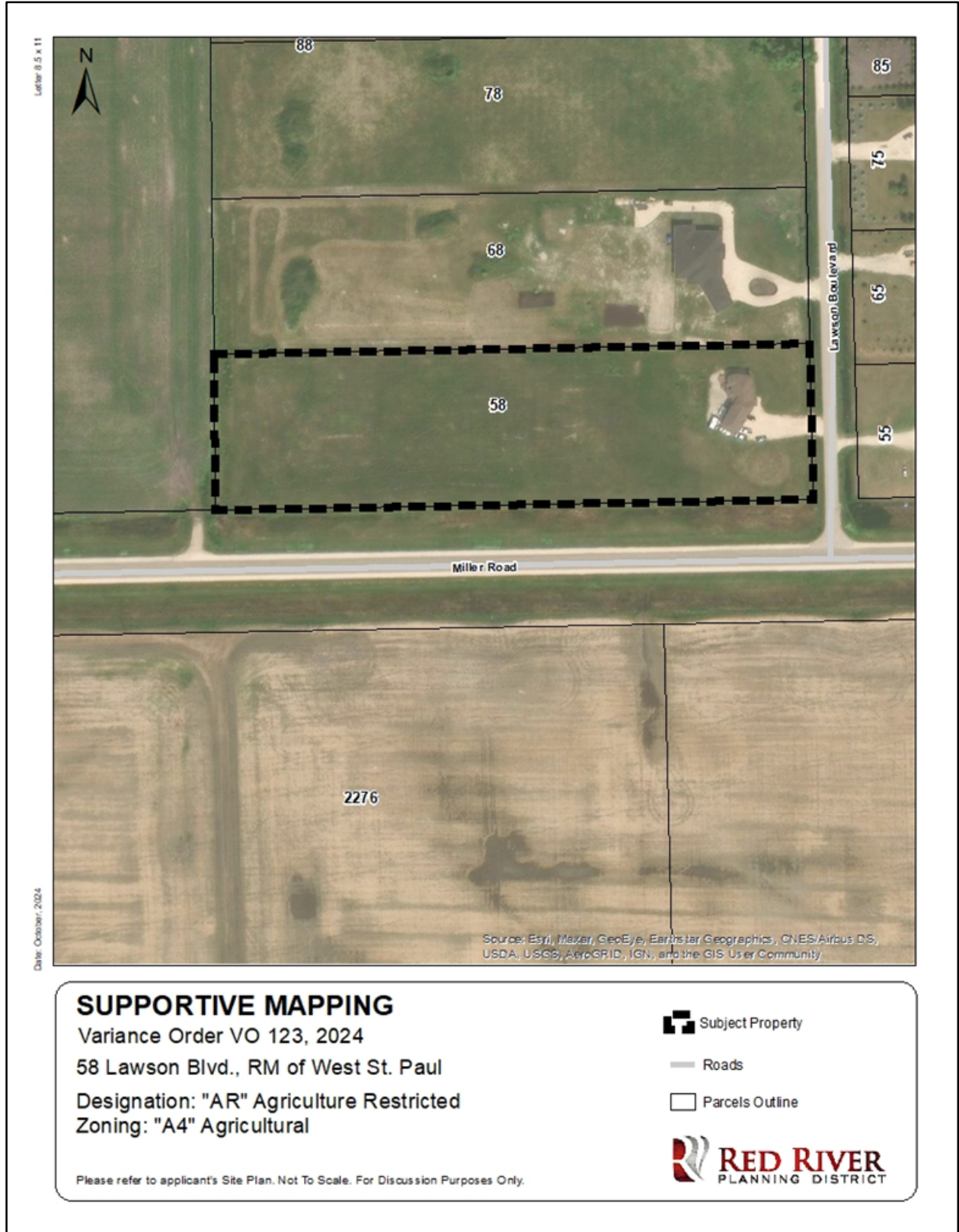
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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

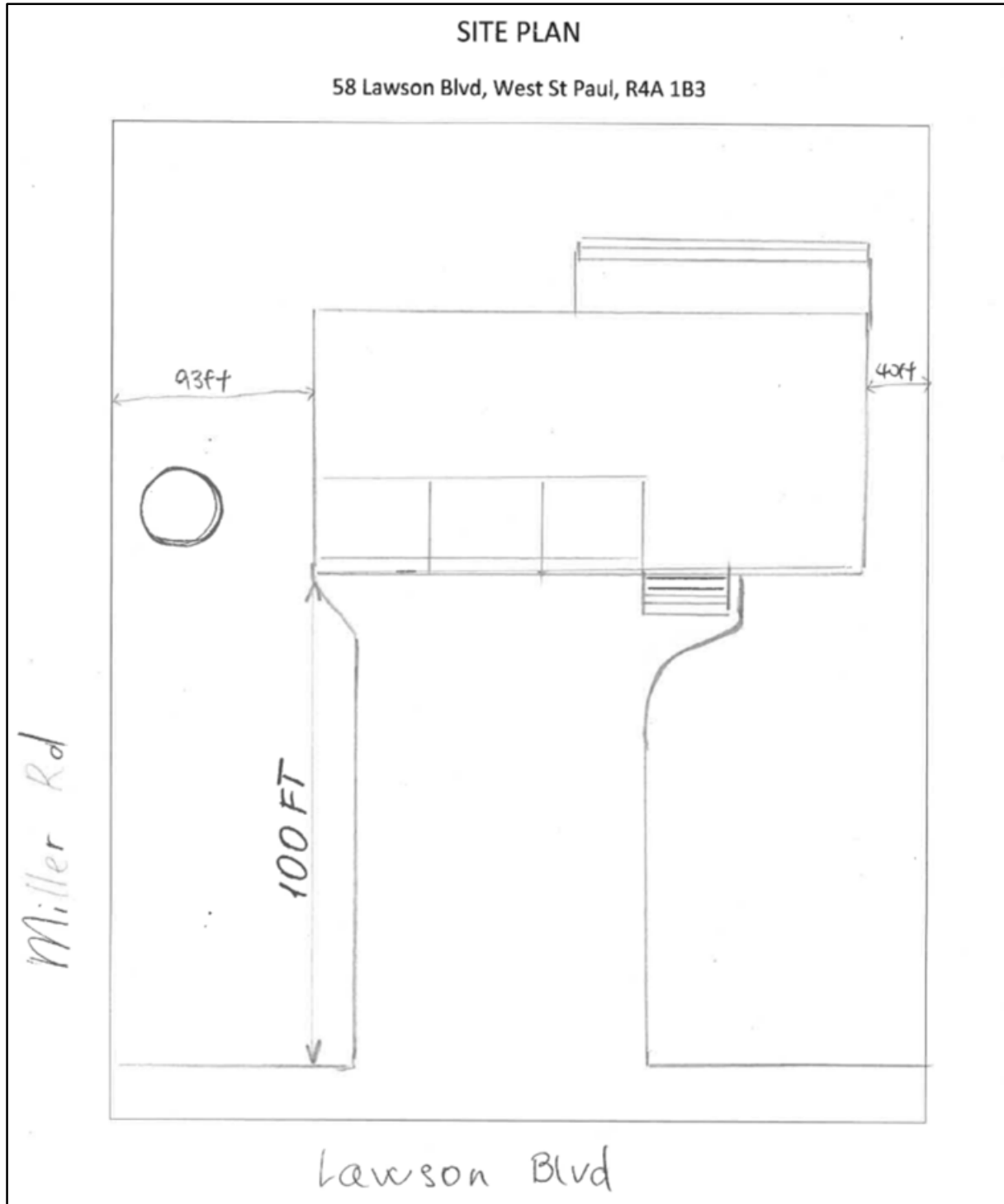
Should Council approve the requested zoning variances, the following conditions are recommended:

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. Subject property is to adhere to the RM of West St. Paul's Vehicle Regulatory By-Law 2018-11;
3. No motor vehicle, other than passenger motor vehicles, shall be parked on the property unless concealed in a wholly enclosed garage expecting two (2) recreational vehicles in accordance with the Development Agreement registered to the property;
4. Automobile sales and commercial automobile repairs are not permitted.

RRPD LOCATION MAP



ADDITIONAL INFORMATION



Letter of Intent

Oct 21, 2024-10-16

Vehicle capacity at 58 Lawson Blvd, West St Paul

We have been advised that vehicle capacity at 58 Lawson Blvd has exceeded Bi-law limits.

We would like to apply for the permit that allows us to park all our family vehicles at our home driveway. There are four adults living at 58 Lawson Blvd with multiple vehicles. The husband and wife each have three vehicles and son and daughter two each. Parking capacity at 58 Lawson Blvd can accommodate this many vehicles in case it is permitted. We will arrange the vehicles in a manner that is appealing to the neighborhood.

See proposed parking attachment (Site Plan)

Regards,

