

R. M. of West St. Paul
ZONING BY-LAW 2/99 “P”
VARIATION ORDER FILE NO. 74, 2024
PUBLIC HEARING

We are
Listening.

Public Hearing
Thursday,
August 8th 2024
6:00 PM
Council Chambers
3550 Main St.
West St. Paul, MB

Phone:
(204) 669-8880
1-800-876-5831
Fax:
(204) 669-8882

E-Mail:
info@rrpd.ca

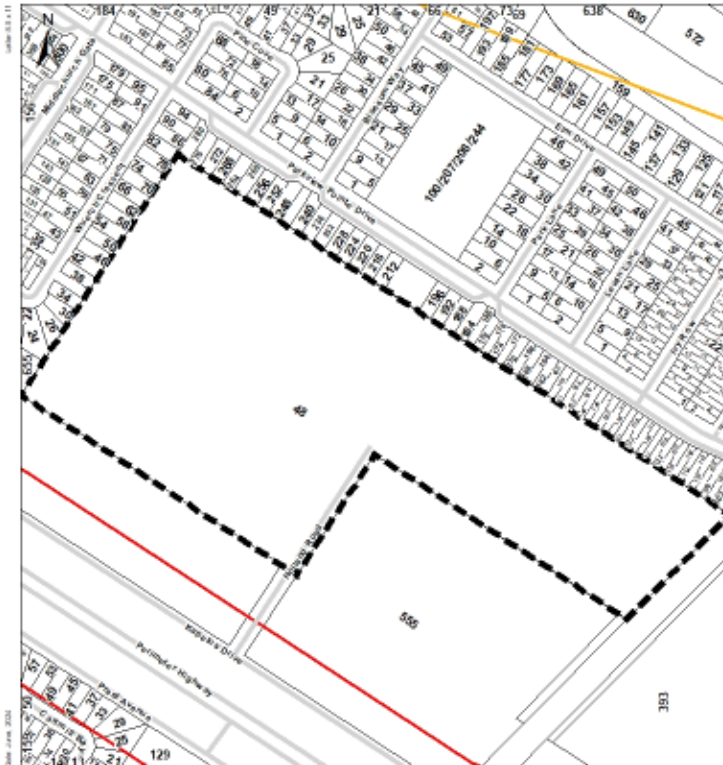
Website:
redriverplanning.com



As per *The Planning Act*, any person can make a representation on the matter at the meeting.

What is VO 74, 2024 about?

This variance application is to reduce the side yard setback from 25 ft. to 19 ft. 10 inches to allow the addition onto an accessory building in the “A80” Agriculture Zone



48 Holland Road (Roll No. 29740)

Please be advised that Public Hearings will be conducted in-person at the Council Chambers. Participants must register at the entrance on the day of the Public Hearing. If you require further information about attendance, please contact the municipality at info@weststpaul.com or by phone at (204) 338-0306.

For more information please contact the Red River Planning District.

Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB
Mon-Fri*
8:30am-4:15pm

**excludes all statutory holidays*

Note: Property owners are responsible for notifying “tenants”



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

Date: June 25, 2024
File: VO 74, 2024
To: Council, R.M of West St. Paul
Prepared by: Jennifer Asaim, Student Planner
From: Derek Eno, RPP, MCIP, Manager of Planning Services
Location: 48 Holland Road
Roll No. 29740
Lot 1 and Plan 29381

Property Zoning:

“A80 and OS” Agricultural 80 Parcels and Open Space Zone
R.M. of West St. Paul Zoning By-Law

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“A80” Side yard Interior	25 ft (min.)	19.8 ft (19 feet, 10 inches)

Purpose:

To reduce the side yard interior, in order to allow for an addition onto a cold storage garage to be constructed on the subject property. A site plan, and letter of intent has been submitted by the applicant/owner, which is attached to this report.

Background:

The subject property is approximately 42.38 acres in site area and approximately 521.3 ft in site width, is currently developed with facilities for recreational uses, and is surrounded by the following.

To the North: Properties, zoned Serviced Residential, Serviced Multifamily Residential 1 and Serviced Multifamily Residential 2.

To the South: Properties, zoned Commercial Highway and Rural Industrial.

To the West: Properties, zoned Serviced Residential.

To the East: Properties, zoned Commercial Highway.

The surroundings of the subject property predominately encompass single and multi-family dwellings.

The applicant is proposing the addition of a 1680 sq. ft garage extension. In their “letter of intent”, the applicant notes that the proposed addition will be used by the R.M of West St. Paul as a cold storage garage for tools and materials required for their day-to-day maintenance activities.

Analysis:

- The subject property is designated as Emerging Residential Neighborhood in Middlechurch Secondary Plan and as Settlement Centre in the Development Plan, as such the proposal fits the intent of these designations.
- The applicant is proposing the addition of a 1680 sq. ft. onto the existing cold storage garage, which is already built 19 feet, 10 inches from the side yard property line.
- The subject property is under different zones.
 - The existing cold storage garage is within the “OS” zone, which has an accessory building side yard setback of 5 feet.
 - The proposed extension to the cold storage garage is within the “A80” zone, which has an accessory building side yard setback of 25 feet.
- Given that the side yard (interior) setback in Agricultural 80 Parcels zone under the West St. Paul Zoning By-Law is 25 ft (min) and the applicant is proposing 19.8 ft (min) setback, Council should determine whether the proposal is compatible with the neighborhood character.
- This Variance application has been circulated to R.M of West St. Paul. The municipality does not have any concerns with this proposal.

Options:

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.

Under section 98(1) of *the Planning Act*, in making a variance order under clause 97(1)(b) above, Council may:

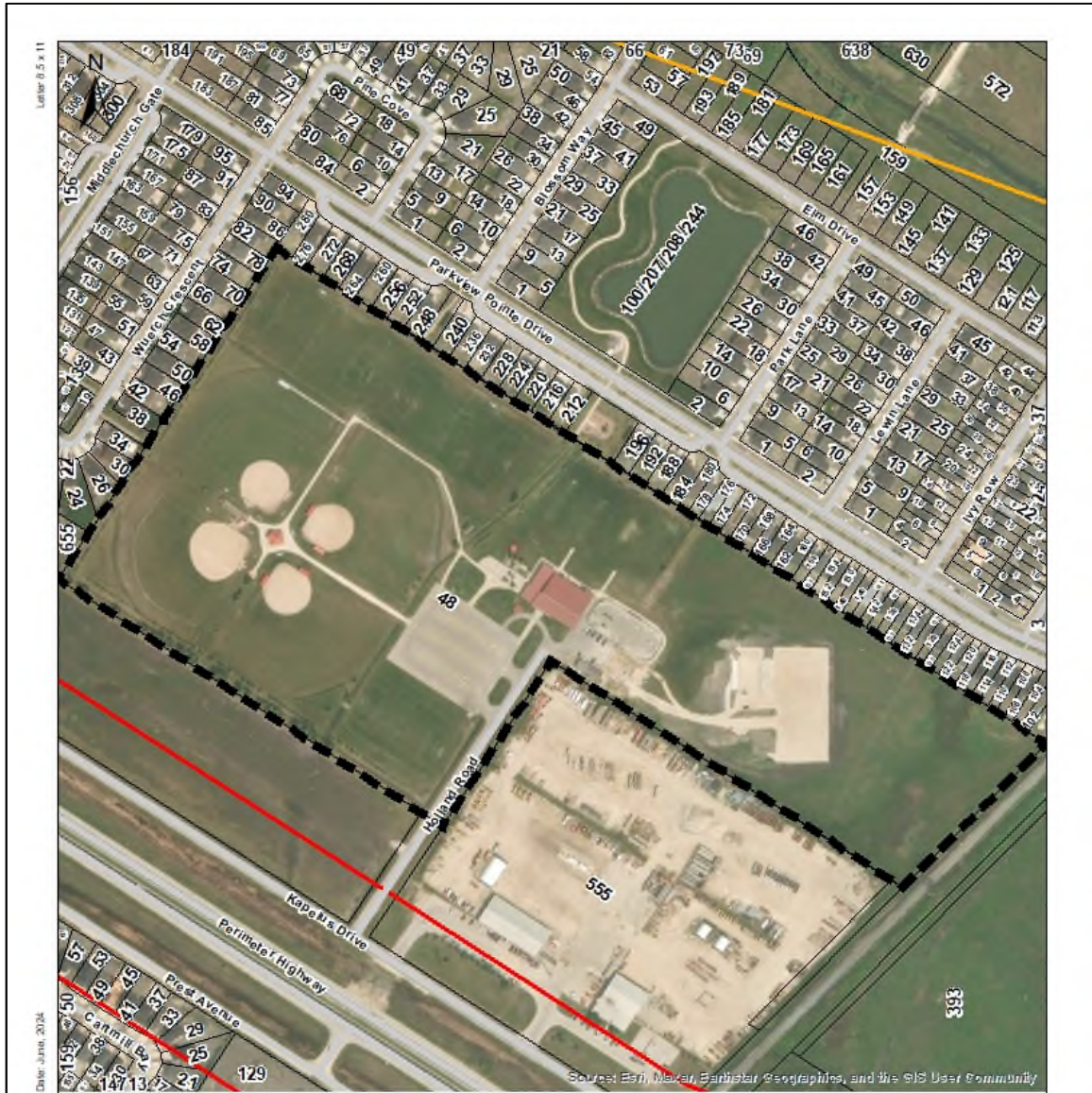
- (a) impose any conditions on the applicant or the owner of the affected property that it considers necessary to meet the requirements of clause 97(1)(b); and
- (b) require the owner of the affected property to enter into a development agreement under section 150.

Recommendation(s):

Should Council approve the requested zoning variances, we recommend the following conditions:

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;

RRPD LOCATION MAP



Letter 9.5 x 11


Date: June, 2024

Source: Esri, Navar, Barbara, Geographics, and the GIS User Community


SUPPORTIVE MAPPING

Variance Order VO74-2024
48 Holland Road, RM of West St. Paul

Designation: "SC" Settlement Centre
Zoning: "OS" Open Space and "A80" Agricultural 80 Parcels

 Subject Property

 Roads

 Parcels Outline

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



**APPLICANT PROVIDED INFORMATION
(Drawing, Letter of Intent, etc.)**

Letter of Intent

Date: May 23, 2024

Red River Planning District

2978 Birds Hill Rd, East St Paul, Manitoba

R2E 1J5

RE: 48 Holland Road – Access Centre Garage Extension

To whom it may concern:

Ridgemark Builders is submitting this letter of intent detailing the use of this proposed cold storage garage extension.

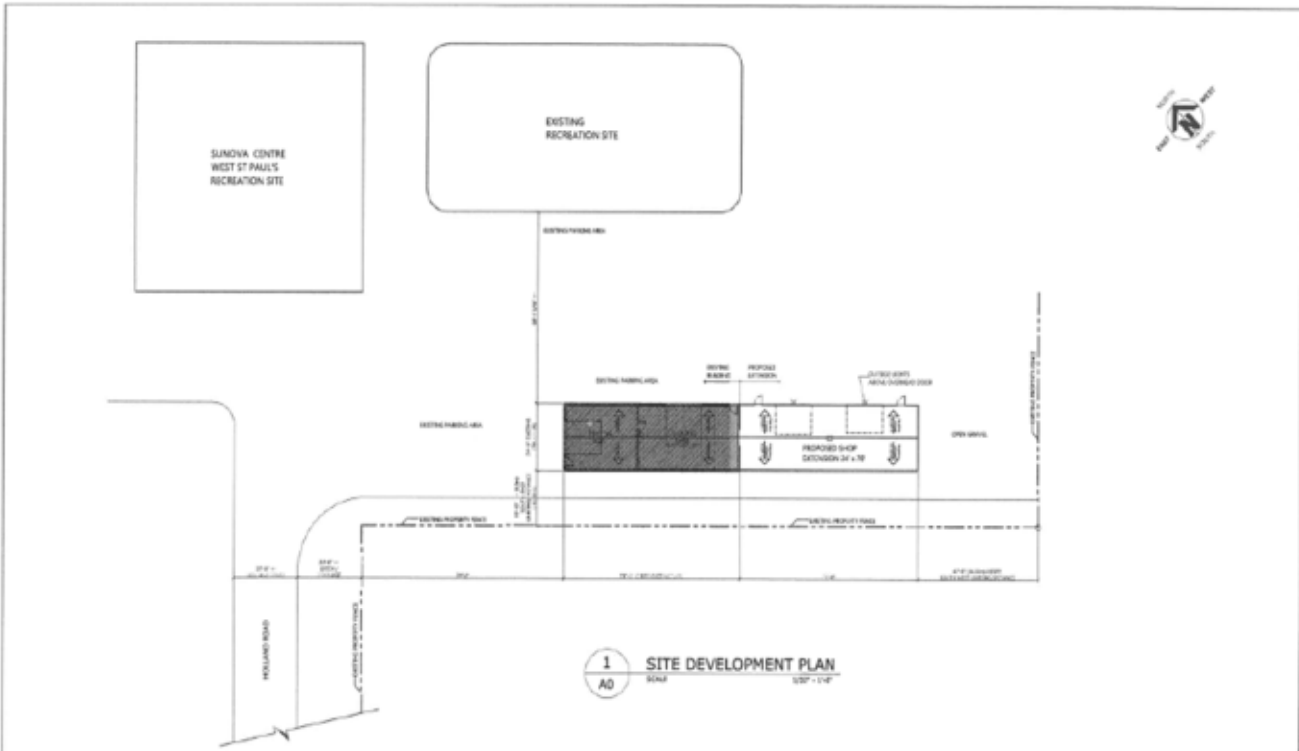
The proposed addition is a 24' x 70', 1680 sq.ft. (156.08 sq.m), Part 9, and is located at 48 Holland Road, West St. Paul.

The purpose of this addition is intended to be used by the RM of West St. Paul as a cold storage garage for tools and materials required for their day to day maintenance related activities. It will be insulated to moderate the interior temperature in the winter and summer months.

The development schedule will start this June 2024.

Thank you,

Kerry Wall



1
A0 SITE DEVELOPMENT PLAN
SCALE 1/8" = 1'-0"



DESIGNED AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF SERVICE AND THE REQUIREMENTS OF THE CITY OF WEST ST. PAUL. ALL DIMENSIONS AND DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.

ADVISOR
[Signature Area]
[Signature Area]
[Signature Area]

ENGINEER'S SEAL
[Seal Area]

PROJECT OWNER
BN OF WEST ST PAUL

PROJECT TITLE
A PROPOSED SHOP EXTENSION 24x 70x 12 HT.
(1680 sqft / 136.00 sqm)
HOLLAND ROAD, WEST ST. PAUL

BRANDING NO.
A0

SITE DEVELOPMENT PLAN

DESIGNED BY	CHECKED BY	DATE
[Name]	[Name]	[Date]

PROJECT LOCATION
HOLLAND ROAD, WEST ST. PAUL, MN

C:\Users\jdo\Documents\Drawings\West St Paul - Sunova\ACSES\BP\FDS SHOP EXTENSION\EXTENSION PLAN - 101 1, 2024.dwg, A0/A0, 2024-05-08 09:19:00

OTHER INFO
(Government Comments, etc.)

Archived: June 26, 2024 11:16:42 AM
From: [Pam Elias](#)
Sent: Mon, 24 Jun 2024 15:22:05
To: [Jennifer Asaim](#)
Cc: [Derek Eno Santan Singh Calvin So](#)
Subject: Re: Variance Application : VO 74, 2024
Importance: Normal
Sensitivity: None

Hi Jennifer,

No comment for this one.

Regards,

Pam Elias, B.E.D., M.C.P.
Director of Planning & Economic Development
RM of West St. Paul
3550 Main Street, West St. Paul, MB R4A 5A3
Phone: (204) 338-0306 (ext 109)

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From: Jennifer Asaim <jasaim@rrpd.ca>
Sent: Monday, June 24, 2024 9:35 AM
To: Pam Elias <edo@weststpaul.com>
Cc: Derek Eno <deno@rrpd.ca>; Santan Singh <santan@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Variance Application : VO 74, 2024

Good morning,

Please see attached Variance Application VO 74, 2024 in the R.M of West St. Paul for your review and concerns.

Best regards,



Jennifer Asaim
Student Planner
Red River Planning District
2978 Birds Hill Rd, East St. Paul, MB R2E 1 J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul