

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,
November 14, 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

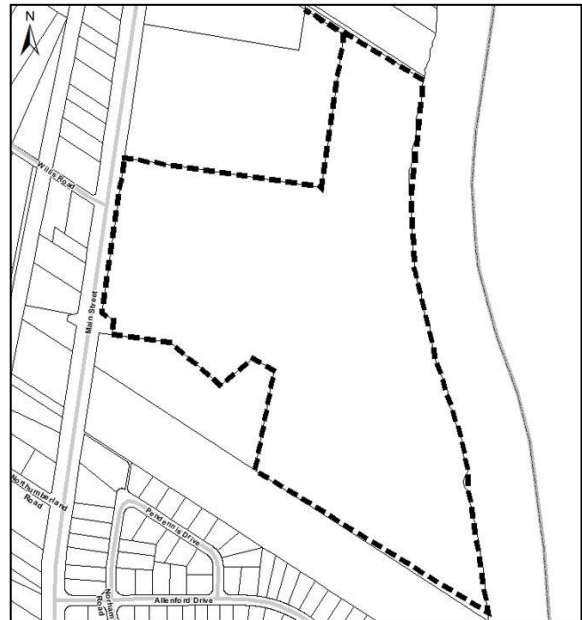
Application File: VO 98/24

Applicant: Landmark Planning & Design Inc.

Property Location: 4477 Main Street,
R.M. of West St. Paul
Roll # 214800
Legal *3-6251

Application Purpose:

The applicant proposes to increase the intensity of the existing legal non-conforming use, in order to allow for the construction of 18 columbarium structures on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"A4" Agricultural Section 3.20.5 Existing Uses	"Legal non-conforming uses may be altered by variation order as per <i>The Planning Act</i> ."	To vary the intensity of a legal non-conforming use in order to construct additional buildings on site.

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	October 7, 2024
Application File	VO 98/24
Applicant	Landmark Planning & Design Inc.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	4477 Main Street, R.M. of West St. Paul
- Roll #	214800
- Legal	*3-6251
Zoning	"A4" Agricultural zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	"Institutional" designation North Secondary Plan By-law No. 2013-21
Property Size	101.13 acres in area (+/-) 1019.6 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 Section 3.20.5 Existing Uses	<i>"Legal non-conforming uses may be altered by variation order as per The Planning Act."</i>	To vary the intensity of a legal non-conforming use in order to construct additional buildings on site.

Application Purpose

The applicant proposes to increase the intensity of the existing legal non-conforming use, in order to allow for the construction of 18 columbarium structures on the subject property.

As per Section 92(1b) of *The Planning Act*, the applicant/owner can submit a variance application to Council for approval to "increase the intensity of an existing non-conforming use, other than a variance to increase the number of animal units in a non-conforming livestock operation".

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



Letter 8.5 x 11

Date: August, 2024

Soil: Esd, Hsax, SsEys, Particlar Sograpites, CNE&Airs 98, UGA, U888, A888RLB, J88, and the 818 Usef Community

SUPPORTIVE MAPPING

Variance Order VO 98, 2024
 4477 Main St. RM of West St. Paul
 Designation: "GD" General Development
 Zoning: "A4" Agricultural
 Secondary Plan: "Institutional"

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

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



ADDITIONAL INFORMATION

VARIANCE APPLICATION - 4477 MAIN STREET

PAGE 1 OF 3

July 28th, 2024

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

Attention: Mr. Derek Eno, Manager of Planning Services

RE: Variance Application - 4477 Main St., RM of West St. Paul

ALL THAT PORTION OF PARCEL 3 PLAN 6251 WLTO WHICH LIES EAST OF THE STRAIGHT PRODUCTION NLY OF THE EASTERN LIMIT OF PARCEL 6 ON SAID PLAN EXC DRAIN PLAN 51064 WLTO IN RL 38 TO 45 PARISH OF ST PAUL

Held under: CT No. 2524534/1

NLY 22 FEET PERP OF SLY 286 FEET PERP OF RL 45 PARISH OF ST. PAUL WHICH LIES EAST OF THE EASTERN LIMIT OF LORD SELKIRK HIGHWAY PLAN 3992 WLTO EXC PUBLIC ROAD PLAN 51064 WLTO

Held under: CT No. 2524536/1

Dear Mr. Eno,

Landmark Planning & Design Inc. is pleased to submit this Variance Application for a property located in the RM of West St. Paul on behalf of Memorial Gardens Limited. The subject property is approximately 100 acres in size and is known as Glen Eden Funeral Home & Cemetery, located at 4477 Main St. This proposed application is explained in further detail below.

Proposed Variance

The subject property is designated "GD" *General Development* in the *Red River Planning District Development Plan By-law No. 272/19* and is zoned "A4" *Agriculture Restricted* in the *RM of West St. Paul Zoning By-Law No. 2/99 P*. Cemeteries and mausoleums are not permitted in the RM of West St. Paul's A4 zone. As such, the Glen Eden Funeral Home & Cemetery is a legal non-conforming use. At present, the property is configured to include traditional burial gardens, cremation gardens and walkways, a funeral home chapel, and freestanding columbarium and mausoleum structures.

Land uses surrounding the subject property include Bnay Abraham Cemetery and All Saints Cemetery to the north, the Red River to the east, Holy Ghost Cemetery to the south, and rural residential uses to the west.

The intent of this variance application is to allow for the intensification of the legal non-conforming cemetery use at the subject property. Over the next decade, Memorial Gardens Limited anticipates there will be the need to develop numerous structures on the property that

may include approximately 30 free standing columbarium structures, 7 free standing mausoleum structures, 2 free standing niche/mausoleum structures and 2 future building additions.

Over the past three years, the cemetery has accommodated over 1300 interments, averaging approximately 450 per year. To be prepared for additional interments, several of the above mentioned structures are required immediately including two (2) dome columbarium structures (2 x 72 = total of 144 niches), and sixteen (16) regular columbarium structures (16 x 24 = total of 384 niches) which are illustrated below and are the subject of the proposed variance application:



Dome Columbarium Structure (72 niches)

Regular Columbarium Structures (24 niches)

Specifications for both the dome and regular columbarium structures are included in this application.

Because the proposed structures accommodate multiple interments and must consider family preferences regarding the location of the interment on the property and the potential for niches being reserved in advance, Glen Eden Funeral Home & Cemetery, Memorial Gardens Limited respectfully requests to develop the above-mentioned structures on the subject property to accommodate continued interments over the next 12 to 24 months.

The location of these proposed structures are illustrated on the attached site plan. The proposed structures offer an alternative to ground burials which is a more sustainable use of

the land on site and allows the cemetery to maintain open space and provide a park-like setting.

Compliance with Development Plan and Secondary Plan

The subject property is designated *General Development* within the *Red River Planning District Development Plan By-law No. 272/19*. The following policy is relevant to the subject proposal:

- 4.6.13 Small scale institutional uses that are intended to service the local population may be permitted in General Development areas.

The subject property is designated *Institutional* in the *West St. Paul North Secondary Plan*. The following policies are relevant to the subject proposal:

1. The land for the cemetery sites within the Secondary Plan area shall be designated Institutional as shown on Map 2.
2. On-site improvements consistent with a cemetery, shall be permitted.

Summary

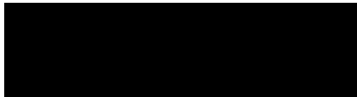
In summary, the intent of this Variance application is to allow for the intensification of the legal non-conforming cemetery use at the subject property to develop sixteen (16) regular columbarium structures and two (2) dome columbarium structures as described and illustrated above. The subject site complies with the *Red River Planning District Development Plan By-law No. 272/19* and the *West St. Paul North Secondary Plan*. Given the existing use and surrounding context, the intensification of the subject property is not likely to have negative effects on the surrounding area and will continue to provide options for interments at the cemetery.

As part of the application submission requirements, please find the following enclosed:

- Completed Variance Application Form
- Site Plan
- Current Status of Titles

If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of West St. Paul on this application.

Yours truly,

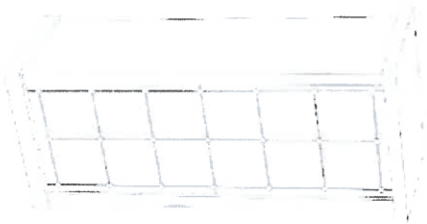
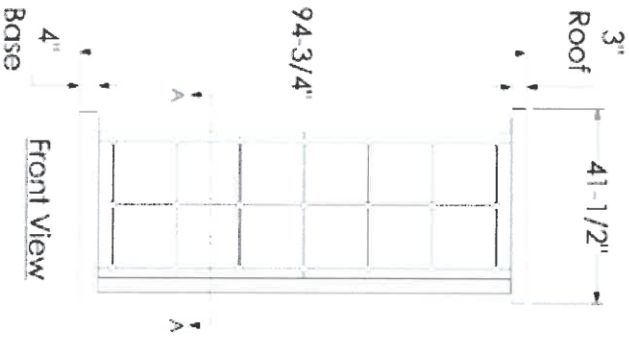
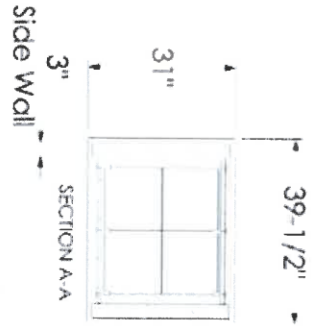


Andrei Friesen, Planner, RPP, MCIP, LEED AP
LANDMARK PLANNING & DESIGN INC.

1 3/2"x1 3/2"x12" Aluminum Niches

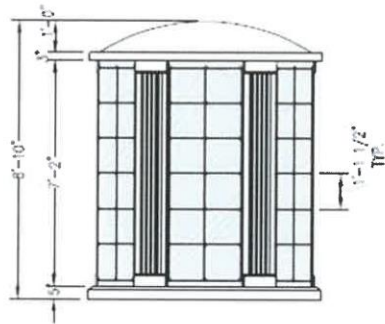
Empty Weight: 3,300 lbs
Full Weight: 4,000 lbs

1/2" depth and depth shown in 2-D
Drawing. Actual dimensions are based
on actual material & finish. All dimensions
shown are nominal.



Legacy 24 - Glen Eden
Overview

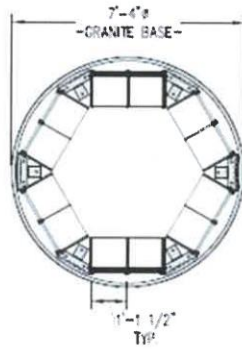
RENAISSANCE
DOME-72
(13 1/2" c/c)



ELEVATION



3D VIEW



PLAN