

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality 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
2026-09-10
6:00 p.m.

Council Chambers
3550 Main Street, West St. Paul, MB
Rural Municipality of West St. Paul

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

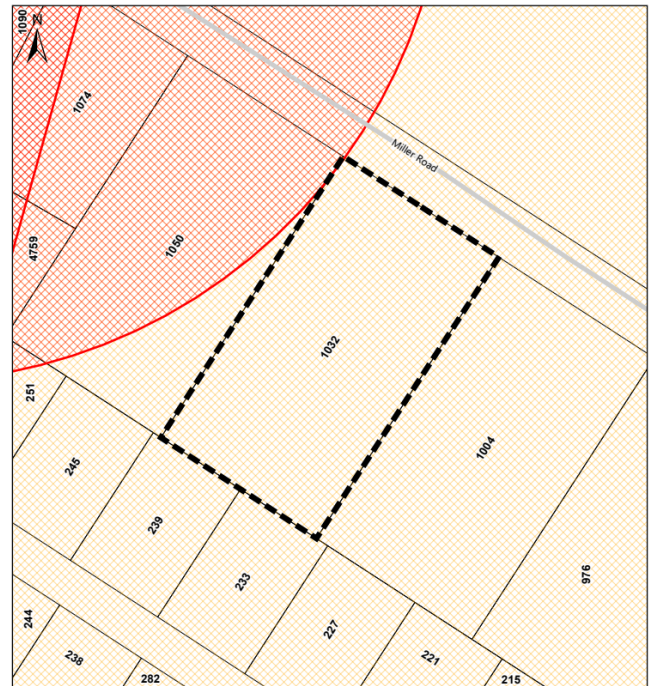
Application File: VO-2026-094

Applicant: Martizana, Jose
Martizana, Mari Joy

Property Location: 1032 MILLER RD
Roll # : 228235.0
Legal: Lot 3, Plan 21702

Application Purpose:

The applicant proposes to reduce the minimum site width in the "RRO" Rural Residential Overlay zone from 198 ft to 142.5 ft, as part of conditions within proposed subdivision S-2026-3152. The applicant also proposes to reduce the building separation distance from the principal building to a shed from 10 ft (min) to 3 ft.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum site width ("RRO" Rural Residential Overlay zone) Building separation (principal to accessory)	198 ft (min), 10 ft (min)	Proposed lot 2: 142.5 ft. Building separation: 3 ft

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	2026-08-26
Application File	VO-2026-094
Applicant	Martizana, Jose Martizana, Mari Joy

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	1032 MILLER RD, Rural Municipality of West St. Paul 228235.0 Lot 3, Plan 21702
Zoning	"RRO" Rural Residential Overlay R.M. of West St. Paul - Zoning By-Law No. 2/99 P
Development Plan Designation	Rural Residential RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	
Property Size	4.87 acres 342.46 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site width Building separation (principal to accessory)	198 ft (min) 10 ft (min)	Proposed Lot 2: 142.5 ft Building separation: 3 ft

Application Purpose

The applicant proposes to reduce the minimum site width in the "RRO" Rural Residential Overlay zone from 198 ft to 142.5 ft, as part of conditions within proposed subdivision S-2026-3152. The applicant also proposes to reduce the building separation distance from the principal building to a shed from 10 ft (min) to 3 ft.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

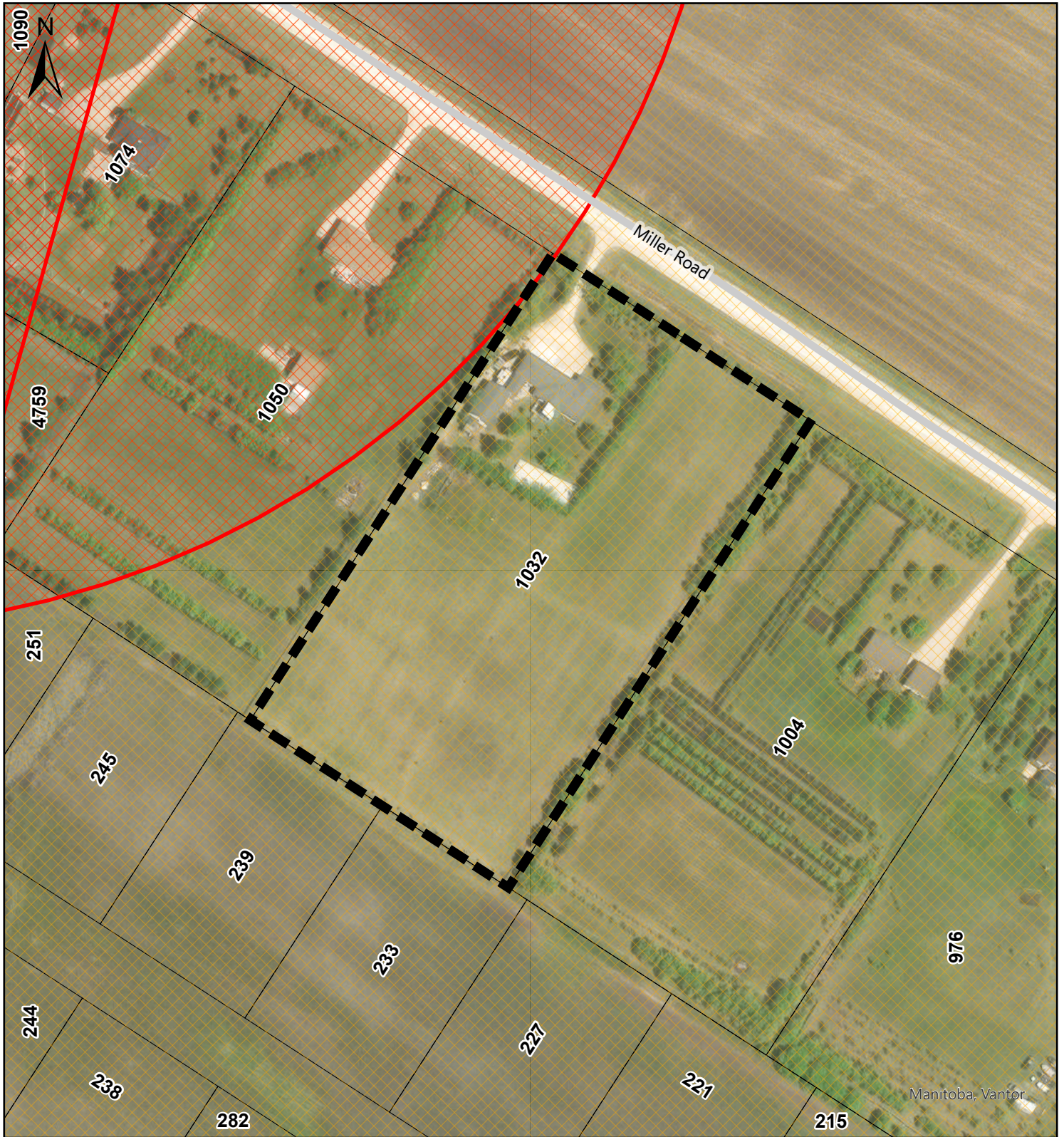
- (a) reject the requested variance; or
- (b) vary the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance:

- (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 effect 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 that are not in substantial conformance with the application would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
- 3.



SUPPORTIVE MAPPING

Variance Order VO-2026-094
1032 Miller Road, RM of West St. Paul

Designation: "RR" Rural Residential
Zoning: "RRO" Rural Residential Overlay

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

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

July 27, 2026

Letter of Intent : Sub-division Application

Dear Sir/Madam,

Please accept this as my letter of intent
for sub-division of 1032 Miller Road.

~~The proposed sub-division of a proposed
frontage of 142.5'~~

To reduce the width to 142.5'
for the sub-division,

Thank you



SUBDIVISION APPLICATION MAP
of 1032 MILLER ROAD
R.M. of WEST ST. PAUL
MANITOBA

MILLER ROAD (gravel)



PREPARED FOR: JOSE MARTIZANA
DATE OF SURVEY: APRIL 10, 2026
ALL DISTANCES SHOWN IN FEET AND DECIMALS OF A FOOT

JULIE INFORMATION (SEARCHED APRIL 14, 2026):

MARI JOE MARTIZANA AND JOSE MARTIZANA ARE REGISTERED OWNERS IN THE FOLLOWING DESCRIBED LAND:

CT. 3135128, LOT 3, PLAN 21702 W.LTO IN RL 48, PARISH OF ST. PAUL

THE LOCATION OF THE SEPTIC FIELD HAS BEEN PROVIDED BY THE CLIENT.

HYDRO POLES SHOWN THUS
WELL
AREA AFFECTED BY THIS PROPOSAL IS SHOWN
BORDERED THUS

Signed this 15th day of April, 2026

Douglas T. Stevens, M.L.S., C.L.S., B.Sc. (S.E.)

Sevens
1487 Main Street
Winnipeg, MB R2W 3T8
File No. 284129
Drawing: 28-128-000-001

