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
2026-11-12
6:00 p.m.

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

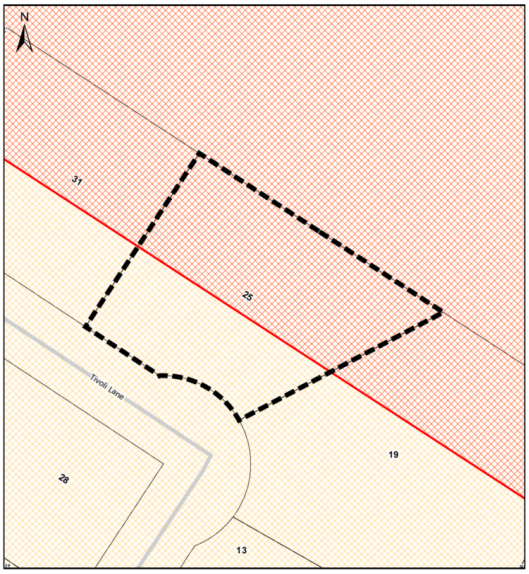
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **VO-2026-104**

Applicant: Kevin Kalra

Property Location: 25 TIVOLI LANE
Roll # : 408108.0
Legal: Lot 6 Block 4 Plan 55181
WLTO in OTM Lots 14A, 15A, 16, 17 and Park Lot C Parish of St Paul



Application Purpose:

The applicant is seeking these variances to build a new single-unit dwelling.

This property has a Development Agreement registered on title. It is the property owners responsibility to ensure their proposal is consistent with the requirements set within the Agreement.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Increase in maximum allowed attached garages 2. Decrease in required front yard setback	1. Single-family dwellings are limited to one (1) attached garage 2. 50 feet required front yard in the RR zone	1. Two (2) attached garages 2. 37.31 ft. front yard setback

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

RED RIVER PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

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

VARIANCE APPLICATION REPORT

Date	2026-10-28
Application File	**VO-2026-104**
Applicant	Kevin Kalra

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	25 TIVOLI LANE, Rural Municipality of West St. Paul 408108.0 Lot 6 Block 4 Plan 55181 WLTO in OTM Lots 14A, 15A, 16, 17 and Park Lot C Parish of St Paul
Zoning	RR 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	NA
Property Size	1.38 acres (+/-) 207 feet 7 inches (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Increase in maximum allowed attached garages 2. Decrease in required front yard setback	1. Single-family dwellings are limited to one (1) attached garage 2. 50 feet required front yard in the RR zone	1. Two (2) attached garages 2. 37 feet 4 inches front yard setback

Application Purpose

The applicant is seeking these variances to build a new single-unit dwelling.
This property has a Development Agreement registered on title. It is the property owners responsibility to ensure their proposal is consistent with the requirements set within the Agreement.
The application was circulated to the municipality and Manitoba Highways Branch. The municipality has no comments, while no response was received from Manitoba Highways Branch.

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

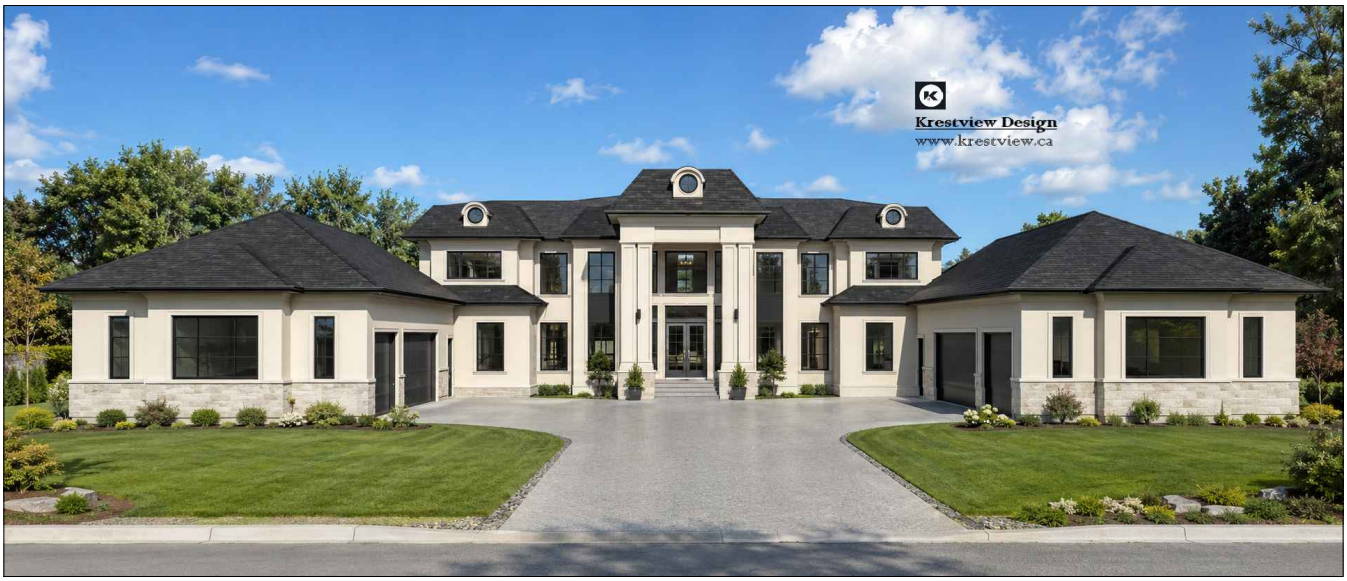
(iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested Variance, the following conditions are recommended:

1. This conditional use 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.



25 Tivoli Lane, West St Paul, MB, R4A 0B3

SHEET INDEX:

1	SITE PLAN
2	BASEMENT FLOOR PLAN
3	MAIN FLOOR PLAN
4	SECOND FLOOR PLAN
5	FRONT & BACK ELEVATION
6	RIGHT & LEFT ELEVATION
S-1	FOUNDATION PLAN
S-2	FIRST FLOOR STRUCTURAL PLAN
S-3	SECOND FLOOR STRUCTURAL PLAN
S-4	BUILDING SECTION-A
S-5	BUILDING SECTION-B
S-6	BUILDING SECTION-C
S-7	GENERAL NOTES & SECTIONAL DETAILS

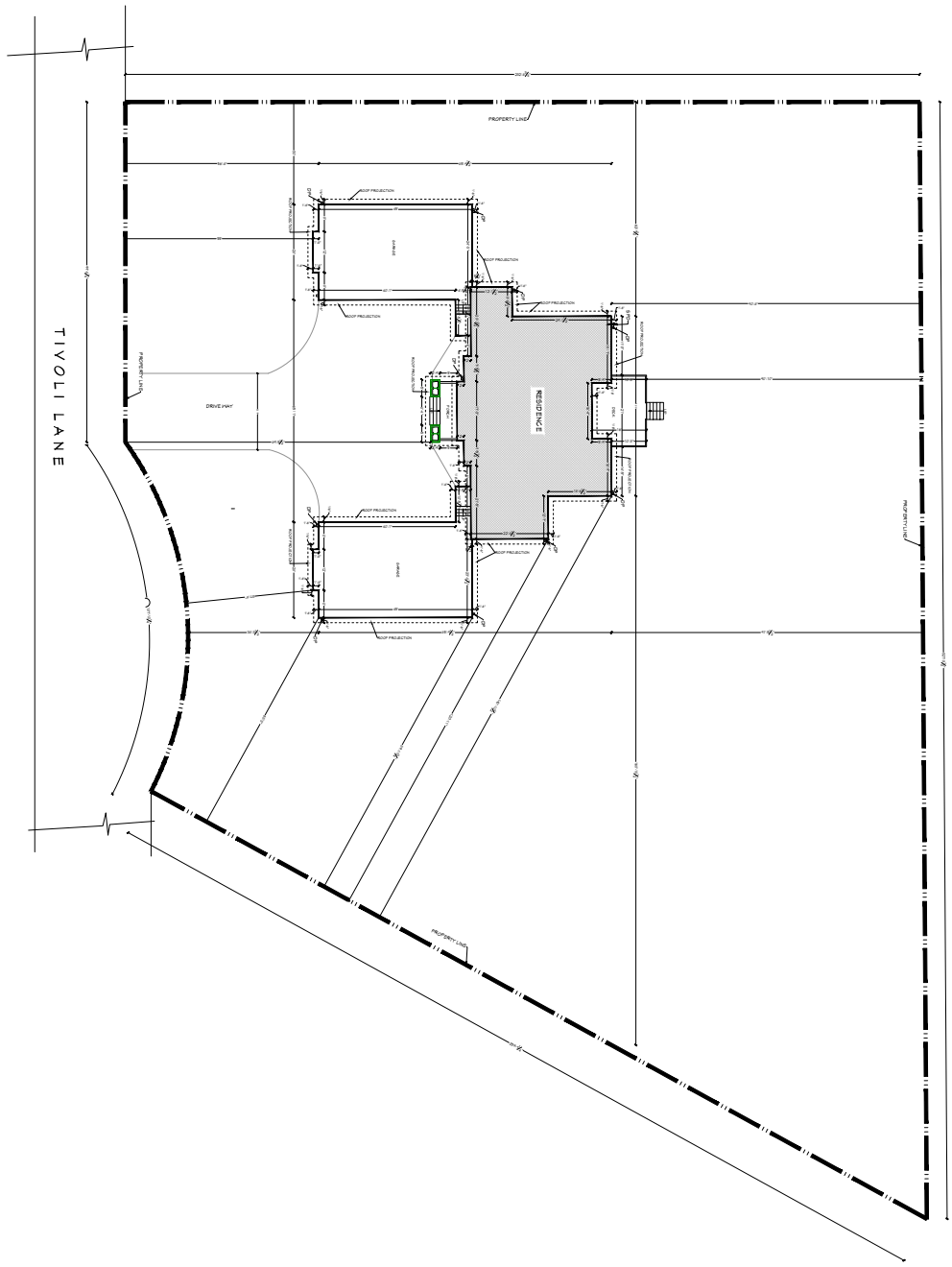
KRESTVIEW DESIGN

DESIGN AND DRAFTING SERVICES

1-1805 Main Street, Winnipeg, MB

3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2

Email : info@krestview.ca



SITE PLAN

Scale 1/16"=1'-0"

THESE PLANS CONFORM TO THE LATEST PROVINCIAL BUILDING CODE

SHEET: S-1	SCALE: as noted	DATE ISSUED: 2026.07.21 DATE RE-ISSUED:	DRAWING TITLE: SITE PLAN	PROJECT TITLE: 25 Tivoli Lane West St Paul, MB, R4A 0B3	Copyright This drawing is the exclusive property of Krestview Design Inc. and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	KRESTVIEW DESIGN INC. DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca	

LETTER OF INTENT

Variance Application – 25 Tivoli Lane, West St. Paul, Manitoba R4A 6A3
Permit Number- RRPD-2026-880 / Municipal ID - 48593256
Civic Address: 25 Tivoli Lane, West St. Paul, MB R4A 6A3

Legal Description: LOT 6 BLOCK 4 PLAN 55181 WLTO
IN OTM LOTS 14A, 15”A”, 16, 17 AND PARK LOT “C”
PARISH OF ST. PAUL

Dear Red River Planning District,

We are submitting this Letter of Intent in support of our variance application for 25 Tivoli Lane, West St. Paul, Manitoba.
We are requesting approval for two variances related to the proposed development.

1. Two Attached Garages

- The applicable zoning requirements for dwellings in West St. Paul limits a residence to one attached garage.

We are proposing two attached garages as part of the new single family residence. The proposed house build is a new single-family residence designed to accommodate a family of six people. Providing two enclosed garages will allow for adequate in house parking while keeping vehicles off the street and reducing the need for additional outdoor parking areas.

The enclosed parking is also particularly important given Manitoba’s long and severe winter conditions. Having sufficient indoor parking allows the family’s vehicles to remain protected from snow, ice, and extreme temperatures, while providing a safer and more practical way for household members to access their vehicles during the winter months.

The proposed garages are designed to be inward-facing rather than directly street-facing, which we believe creates a more attractive and cohesive appearance from the street. The design prioritizes the overall appearance of the residence while providing the practical parking capacity required by the household.

2. Front Yard Setback

- The minimum required front yard setback for the property is 50 feet. We are proposing a front yard setback of 37.31 feet at the closest point on one side of the dwelling.

The requested variance is primarily a result of the unique shape and configuration of the property and the curved alignment of the road. While the dwelling maintains a 50-foot setback on the left side, the curvature of the road between the roadway and property line results in a reduced setback of 37.31 feet on the opposite side.

The proposed placement allows the dwelling to remain straight and properly oriented on the property, rather than positioning the house at an angle to accommodate the changing road alignment. This creates a more balanced, symmetrical, and aesthetically pleasing appearance while making more practical use of the lot.

Additionally, because the garages are inward-facing and extend further into the depth of the residence, moving the entire dwelling further back on the property would reduce the usable backyard area. The proposed setback allows us to maintain a functional and appropriately sized rear yard while still accommodating the desired garage configuration and overall layout of the home.

Compatibility and Impact
We believe the requested variances are appropriate given the specific characteristics of the property and the needs of the proposed household. The proposed development has been carefully designed to remain compatible with the surrounding residential area and to maintain an attractive appearance from the street.

We believe the proposed development remains consistent with the general intent of the applicable zoning regulations and municipal planning objectives, while allowing the property to be developed in a practical, functional, and aesthetically appropriate manner.

For these reasons, we respectfully request that the Red River Planning District approve both requested variances and allow the proposed development to proceed as designed.

Thank you for your consideration of this application. We would be pleased to provide any additional information or clarification required.

Sincerely,
Property Owner - Kevin Kalra













