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

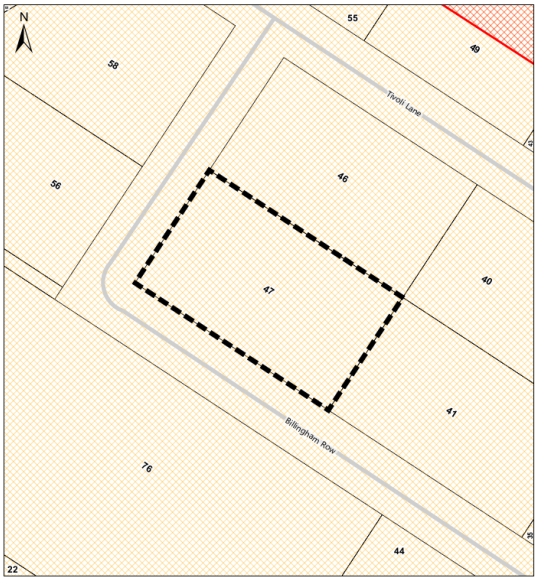
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **VO-2026-124**

Applicant: Tajinder Singh

Property Location: 47 BILLINGHAM ROW
Roll # : 408132.0
Legal: Lot 1, Block 3, Plan 55181



Application Purpose:

The applicant proposes to reduce the front yard setback for a detached accessory structure from 70 ft (min) to 10 ft, and to have the detached accessory structure situated closer to the front yard property line compared to the principal building.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Accessory front yard setback 2. Front yards	1. 70 ft (min) 2. Front yards for accessory buildings are not to be less than the front yard for the principal building.	1. 10 ft 2. Front yards for accessory buildings are to be less than the front yard for the principal building.

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	2026-10-29
Application File	**VO-2026-124**
Applicant	Tajinder Singh

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	47 BILLINGHAM ROW, Rural Municipality of West St. Paul 408132.0 Lot 1, Block 3, Plan 55181
Zoning	"RR" Rural Residential 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	N/A
Property Size	1.37 acres 186.3 ft *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Accessory front yard setback 2. Front yards	1. 70 ft (min) 2. Front yards for accessory buildings are not to be less than the front yard for the principal building.	1. 10 ft 2. Front yards for accessory buildings are to be less than the front yard for the principal building.

Application Purpose

The applicant proposes to reduce the front yard setback for a detached accessory structure from 70 ft (min) to 10 ft, and to have the detached accessory structure situated closer to the front yard property line compared to the principal building.

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;

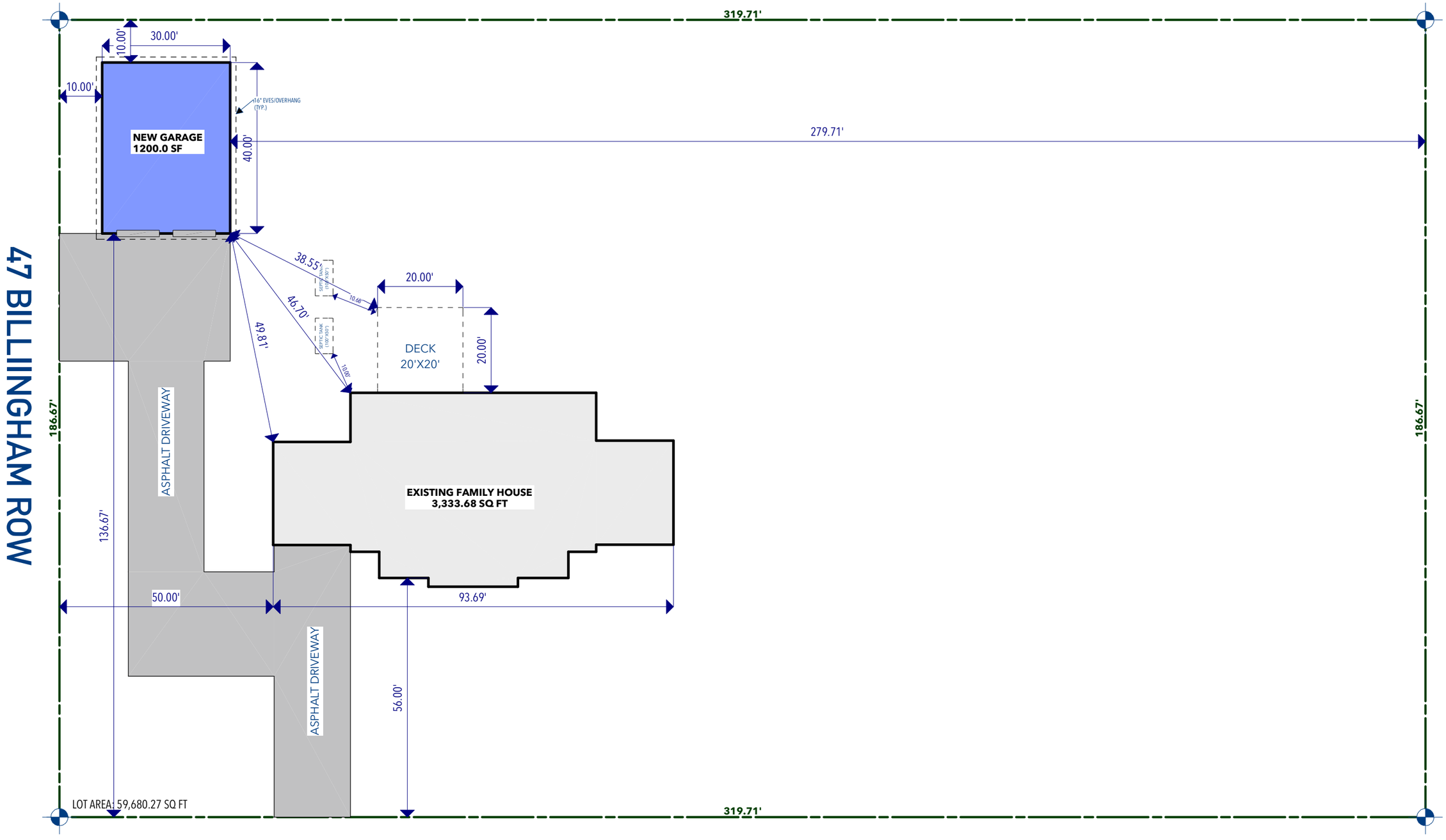
(iii) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(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 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. Please note applicant is required to maintain shared swale along the length of the northern boundary of the property in accordance with the approved lot grade plan. Final lot grades were set in July 2024 but a final grade inspection has not been requested.



SITE PLAN

DESIGNS
204.952.PLAN
info@plan-x.ca

OWNER:

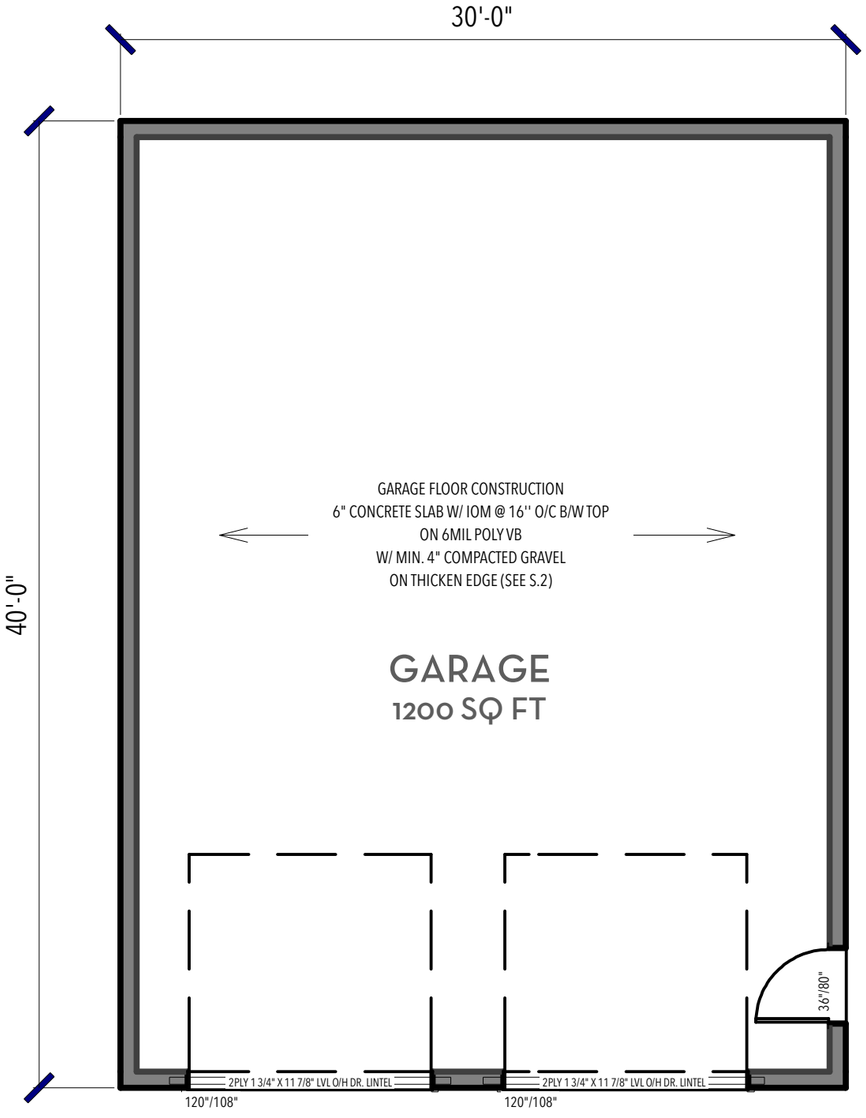
PROJECT:
GARAGE CONST., 47 BILLIINGHAM ROW

SITE PLAN

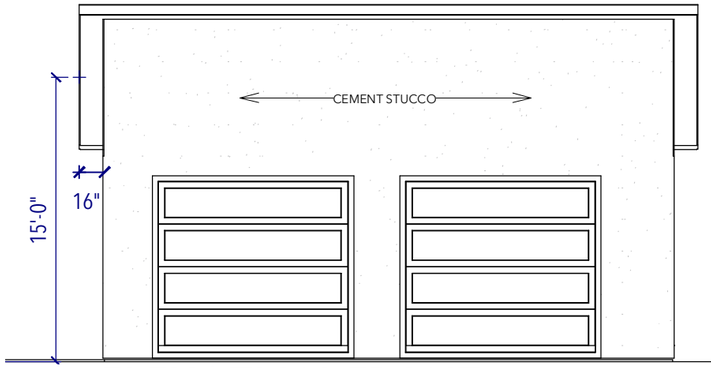
DATE:
2026-10-28

SCALE:

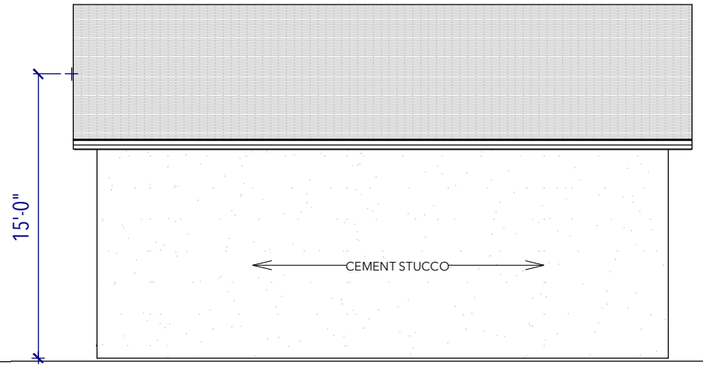
SHEET:
A.1



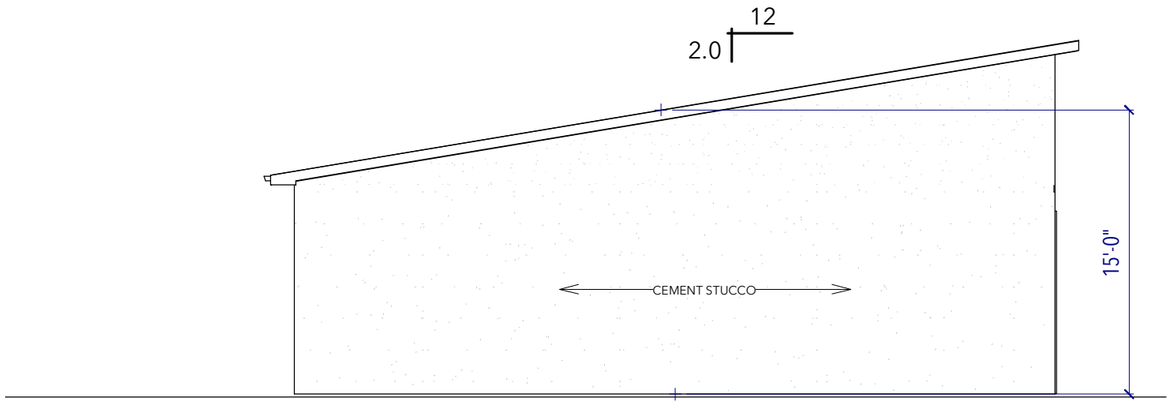
MAIN FLOOR PLAN



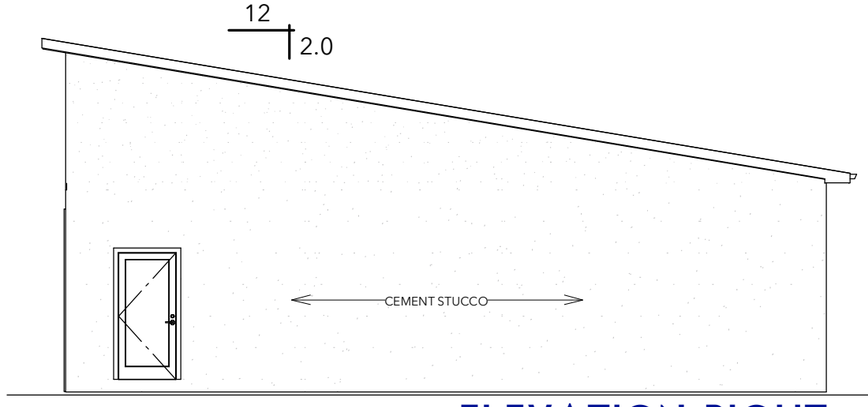
ELEVATION FRONT



ELEVATION BACK



ELEVATION LEFT



ELEVATION RIGHT

DESIGNS
204.952.PLAN
info@plan-x.ca

OWNER:

PROJECT:
GARAGE CONST., 47 BILLINGHAM ROW

FLOOR PLANS

DATE:
2026-10-28

SCALE:

SHEET:
A.2

LETTER OF INTENT

TO

RED RIVER PLANNING DISTRICT
RM OF WEST ST. PAUL

Director and Council
Planning and Economic Development

RE: 47 Billingham row, West St. Paul, MB, R4A 7A4 Variance application for 1200 sqft New Garage

Respected Sir/Madam,

The current Corner Lot is 318 ft in width by 186 ft in depth. It has a single family house fronting Billingham row in the south.

We want to establish a 1200 sqft garage to park Vehicles and Tractor. The Garage will be 18.8 ft in height and will be located behind the principle dwelling in the North East corner of the lot.

The western part of the lot is used by the owner as a playground for his kids and to grow vegetables for his family's consumption.

We are applying for a Variance application for reduced front yard setback of the garage to 10ft and second variance for the height of the garage to be 18.8ft instead of allowed 15ft.

18 ft height is required so that the tractor can easily enter the garage.

Please consider our application for both these variances.

Thanks,
Tajinder
[redacted]
anandinfrastructure@outlook.com
[redacted]