

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

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. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

Thursday
February 12, 2026
6:00 PM

Council Chambers
3550 Main Street
R.M. of West St Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

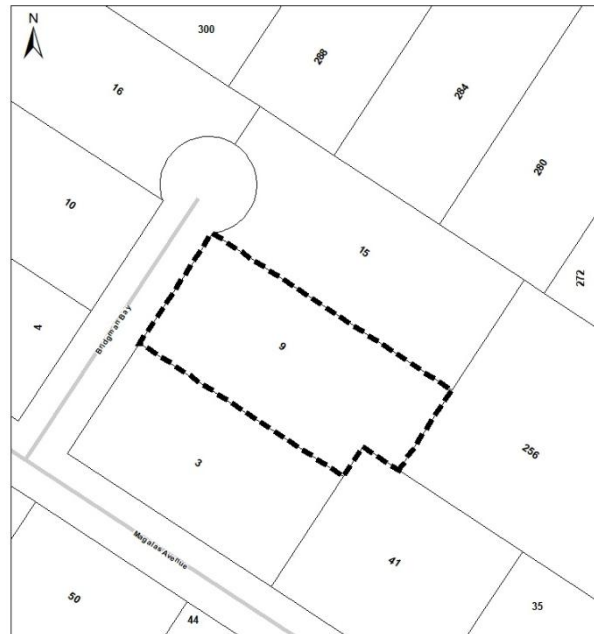
Application File: VO 10, 2026

Applicant: Amandeep Singh Brar

Property Location: 9 Bridgman Bay,
West St. Paul
Roll # 405766
Legal: Lot 5, Block 4,
Plan 56104

Application Purpose:

The applicant proposes to increase the number of attached garages for a single-family dwelling, in order to allow for a single-family dwelling with two attached garages to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of Attached Garages for Single-Family Dwellings (Section 3.9.3.2)	1 (max.)	2 Attached Garages

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	January 26, 2026
Application File	VO 10, 2026
Applicant	Amandeep Singh Brar

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	9 Bridgman Bay, West St. Paul
- Roll #	405766
- Legal	Lot 5, Block 4, Plan 56104
Zoning	"RR" Rural Residential zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	1.55 acres in area (+/-) 181 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of Attached Garages for Single-Family Dwellings (Section 3.9.3.2)	1 (max.)	2 Attached Garages

Application Purpose

The applicant proposes to increase the number of attached garages for a single-family dwelling, in order to allow for a single-family dwelling with two attached garages to be constructed on the subject property.

This application was circulated to the R.M. of West St. Paul, and they have no comments on the application.

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) 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 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.

RRPD LOCATION MAP





SUPPORTIVE MAPPING

Variance Order VO 10, 2026
9 Bridgman Bay, RM of West St. Paul

Designation: "RR" Rural Residential
Zoning: "RR" Residential Rural

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.

-  Subject Property
-  Roads
-  Parcels Outline



The site plan illustrates a residential property with the following features and dimensions:

- Property Dimensions:**
 - Front: $80'-2" [24.43]$
 - Left Side: $51'-1/2"$ (split into $15'$ and $51'$)
 - Right Side: $89'-10"$ (split into $28'-5"$ and $122'-3/2"$)
 - Bottom: $80'-2" [24.43]$ (split into $40'-0 1/2" [21.44]$ and $40'-0 1/2" [21.44]$)
- Residence:**
 - Main structure: $47'-0"$ wide by $33'-10"$ deep.
 - Central extension: $12'-6"$ wide by $27'-2"$ deep.
 - Back extension: $24'-4"$ wide by $11'-5"$ deep.
 - Overall footprint: $51'-1/2"$ wide by $65'-10"$ deep.
- Garage:**
 - Left: $21'$ wide by $13'-5"$ deep.
 - Right: $29'-5"$ wide by $22'-11"$ deep.
- Porch:** $11'-5"$ wide by $4'$ deep, located between the main residence and the back extension.
- Driveway:** $18'-4 1/2"$ wide, located at the bottom center of the property.
- Other Features:**
 - SPD (Sanitary Public Disposal) and DP (Drainage Point) markers are indicated throughout the plan.
 - Roof projections are shown for various sections of the building.
 - A curved boundary line separates the property from the adjacent lot on the right.

ADDITIONAL INFORMATION – LETTER OF INTENT

Letter of Intent: Variance Application

To: Red River Planning District & Council of the RM of West St. Paul

Subject: Variance Request for 9 Bridgman Bay, West St. Paul, Manitoba R4A 0B5

Date: January 23, 2026

To the Board and Council,

Please accept this letter as a formal request for a variance to allow for two attached garages on my property located at 9 Bridgman Bay, West St. Paul, Manitoba R4A 0B5. This request is intended to provide secure, climate-controlled storage for a private collection of 3 classic/collector vehicles.

Consistent with the requirements of *The Planning Act*, I submit that this request meets the following criteria:

Compatibility with the Area: The proposed structures are designed to be an architectural extension of the primary residence. By using matching stone, siding, and roofing materials, the garages will enhance the aesthetic value of the property and blend seamlessly with the high standard of residential builds in West St. Paul.

General Welfare & Impact: This development will have no adverse effect on the health or safety of the area. The garages are situated to maintain all required drainage patterns, ensuring zero runoff onto neighboring parcels. Furthermore, the structures will not impede sunlight or sightlines for adjacent residents.

Minimum Modification: This request represents the minimum variance necessary to achieve secure storage. By attaching the garages rather than building a large, detached "pole-shed" style building, we are maintaining a traditional residential profile that is much more attractive and consistent with the neighborhood character.

Unique Lot Functionality: Given the specific orientation of my home and the layout of the lot, a single, oversized multi-car garage would create an unbalanced "monolithic" appearance. Dividing the storage into two attached garage bays allows for a more staggered, visually appealing "estate-style" facade that reduces the perceived bulk of the building from the street.

Residential Preservation (Non-Commercial Use): I wish to explicitly state that these garages are for the private storage of my personal vehicle collection. There will be no commercial activity, automotive repair services, or increased traffic associated with this variance. This is a quiet, low-impact use of the land designed to keep valuable assets indoors and out of public view, thereby maintaining a tidy and professional neighborhood appearance.

We have taken great care to ensure this project respects the spirit of the West St. Paul Zoning By-law while allowing for the reasonable enjoyment of the property. I have also reached out to my immediate neighbors to discuss the plans and have received no objections.

Thank you for your time and consideration of this application.

Sincerely,
Amandeep Brar