

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
2026-10-08
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

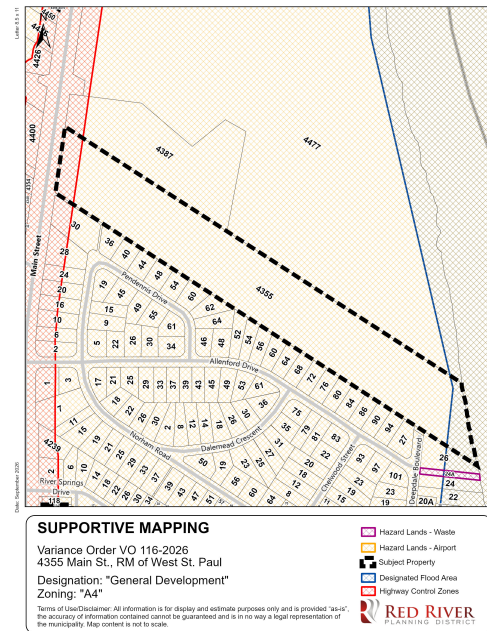
Application File: VO-2026-116

Applicant: Arlyn Recones

Property Location: 4355 MAIN ST
Roll # : 214600.0
Legal: ALL THAT PORTION OF RL 37
PARISH OF ST PAUL PLAN NO. 3992
WLTO LYING TO THE EAST OF THE
EASTERN LIMIT OF THE MAIN
HIGHWAY SHEWN ON SAID PLAN
NO. 3992 WLTO

Application Purpose:

The applicant proposes these variances to allow for the construction of a primary structure. The Storage Containers are to be used during the construction process.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Increase in max. number of Storage Containers 2. Reduction in required side yard 3. Existing non-conformity	1. Max. of one (1) storage containers in Agriculture Zones 2. 25 ft side yard requirement	1. Number of Storage Containers to 6, 2. Side yard setback from 25ft to 11ft, 3. for existing non-conformity for not more than 5 years

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	2026-09-24
Application File	VO-2026-116
Applicant	Arlyn Recones

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	4355 MAIN ST, Rural Municipality of West St. Paul 214600.0 ALL THAT PORTION OF RL 37 PARISH OF ST PAUL PLAN NO. 3992 WLTO LYING TO THE EAST OF THE EASTERN LIMIT OF THE MAIN HIGHWAY SHEWN ON SAID PLAN NO. 3992 WLTO
Zoning	A4 R.M. of West St. Paul - Zoning By-Law No. 2/99 P
Development Plan Designation	General Development RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Institutional (Secondary Plan: North)
Property Size	28.40 acres <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Increase in max. number of Storage Containers 2. Reduction in required side yard 3. Existing non-conformity	1. Max. of one (1) storage containers in Agriculture Zones 2. 25 ft side yard requirement	1. Number of Storage Containers to 6, 2. Side yard setback from 25ft to 11ft, 3. For existing non-conformity for not more than 5 years.

Application Purpose

The applicant proposes these variances to allow for the construction of a primary structure. The Storage Containers are to be used during the construction process.

Analysis

The applicant is proposing three variances. The first is to vary the required side yard setback from 25 feet to 11 feet. This is to allow for the construction of a new primary facility building for a cemetery that has been in operation since 1937. There is currently a structure that received a variance to reduce the required setback (VO 91, 1999). The proposed structure related to this application will be replacing the current facility.

Second, during the construction of the facility, the applicant has indicated that they will require storage containers for equipment. Storage Containers are a conditional use in the A4 Zone, with a limit of 1 per property. The Conditional use is a part of coinciding variance application to allow for the max. number allowed to increase from 1 to 6.

Third, as per Section 92(1a) of The Planning Act, the applicant/owner can submit a variance application to Council for approval for the "*construction on a non-conforming building beyond that permitted under subsection 89(1)*". Similar variances for legal non-compliance have been obtained by surrounding cemeteries, such as VO 98, 2024 and VO 114, 2016.

The subject property is located in the Institutional Area under the West St. Paul North Secondary Plan. The purpose of this designation "is to recognize the existence of the cemeteries within the Secondary Plan area". The following policies cover the Institutional designation:

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.

OPTIONS FOR COUNCIL'S CONSIDERATION

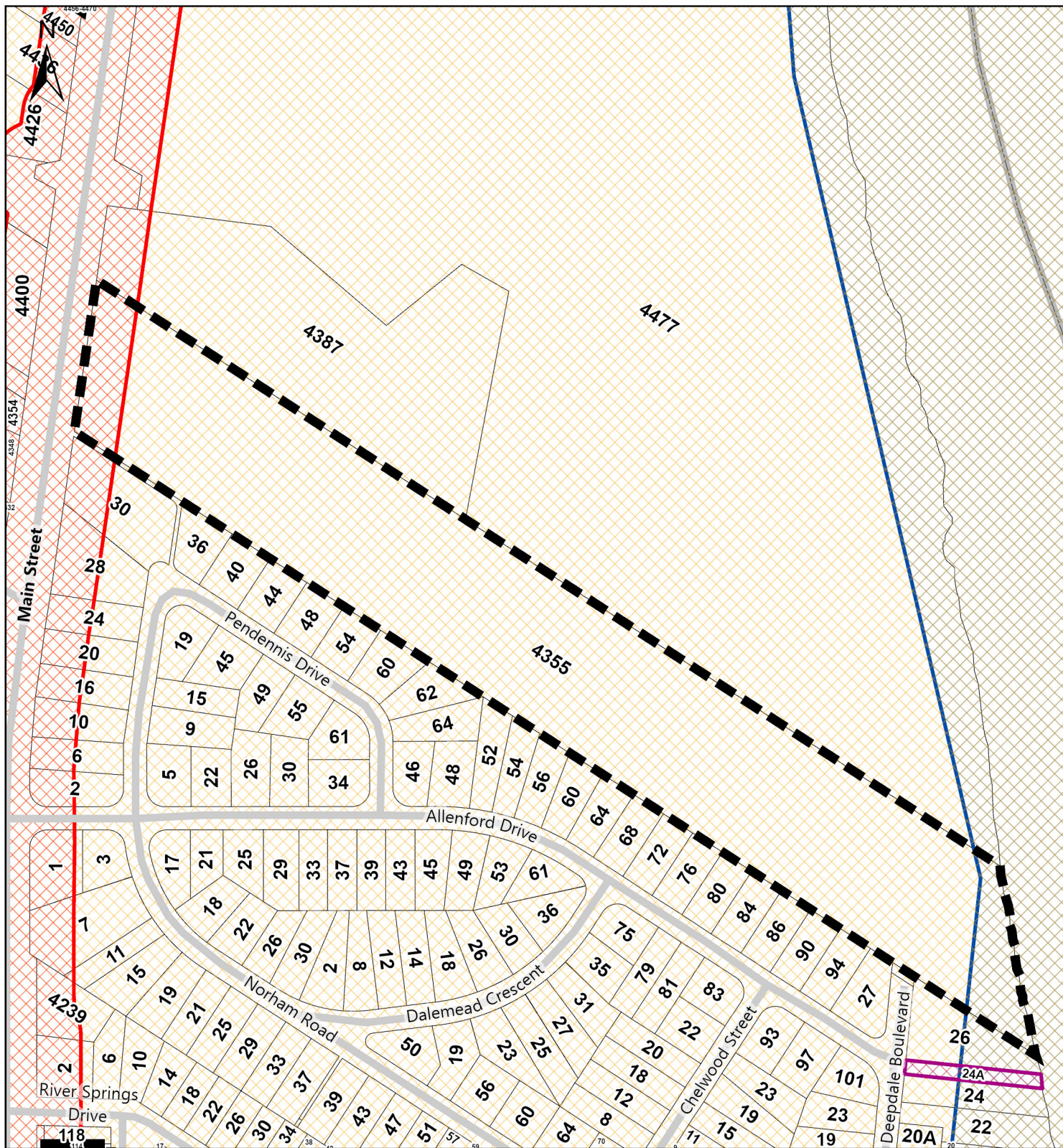
Under section 97(1) of *The Planning Act*, on completion of the public hearing, Council may:

- (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. The variance for non-compliance is limited for a period of no more than five (5) years – to expire on October 8th, 2031



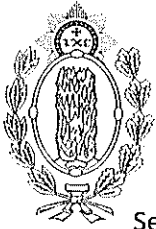
SUPPORTIVE MAPPING

Variance Order VO 116-2026
4355 Main St., RM of West St. Paul

Designation: "General Development"
Zoning: "A4"

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.

-  Hazard Lands - Waste
-  Hazard Lands - Airport
-  Subject Property
-  Designated Flood Area
-  Highway Control Zones



PROVINCIAL OFFICE ✧ ORDER OF ST. BASIL THE GREAT ✧ SACRED HEART PROVINCE - CANADA

September 21, 2026

RE: Letter of Intent – 4355 Main Street
Holy Family Cemetery Maintenance Building

To Whom It May Concern,

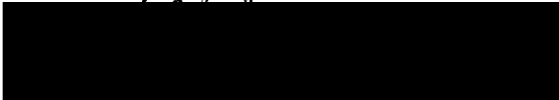
Holy Family Cemetery is seeking to replace their existing maintenance building with a new 5,371 SF pre-engineered steel structure. Due to physical constraints on site, such as existing grave locations, well location, road access and location to services from Main Street – the new building will be built in the same location as the previous structure. To ensure continuity of cemetery operations during construction, several sea-cans will be required to store and secure equipment for a period of approximately one year. Once the building is constructed and the cemetery has relocated its equipment from the sea-cans into the new building, the sea-cans will be promptly removed from the site.

The new building will function similarly to the existing building, as it will be used to store equipment required for burial services as well as equipment to maintain the premises (tractor, lawn mowers, grass seeder, etc.). The building will also have one office and lunchroom for onsite employees only. Occupancy is typically 2 employees but may periodically increase to 3-4, if, and when, required during summer months.

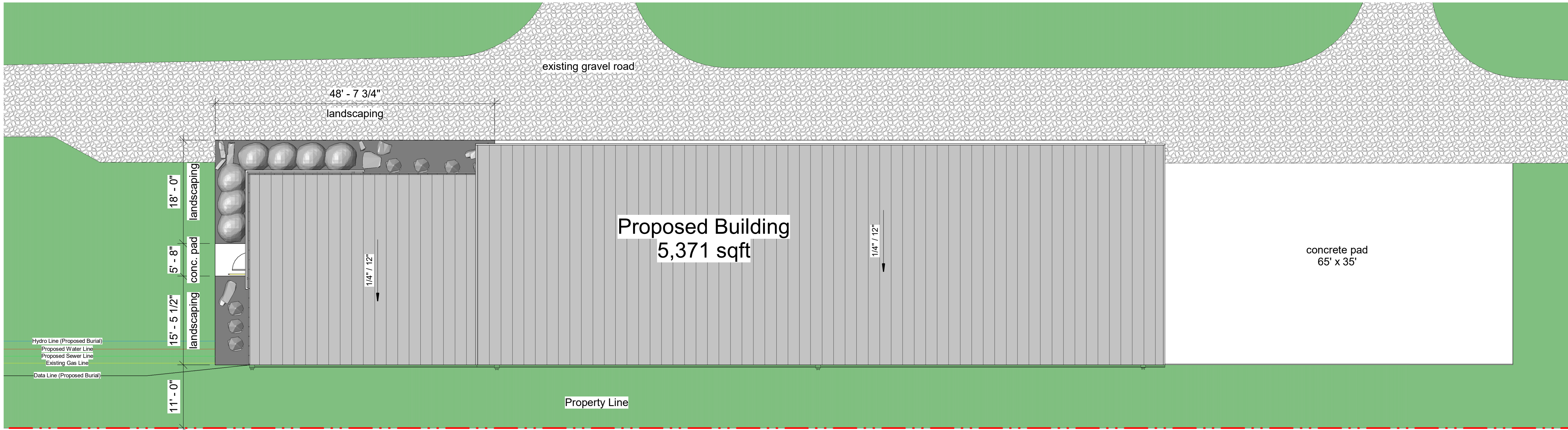
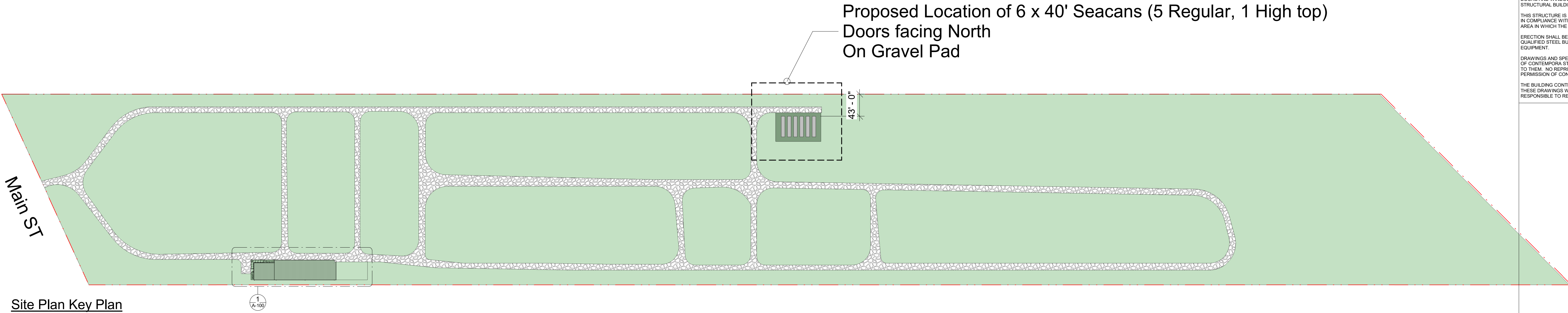
The construction of the new building will not alter current cemetery operations: hours of operation will continue to be Monday to Friday 9:00am to 4:00pm, with the occasional Saturday, when required, as dictated by the scheduling of burials.

Holy Family Cemetery was established in 1937 and is owned and operated as a ministry of The Order of Saint Basil the Great in Canada. It is currently administered through St. Nicholas Ukrainian Catholic Church (737 Bannerman Avenue, Winnipeg). It operates as a non-profit religious (Ukrainian Catholic) cemetery and assists families in their time of grief, by creating a space where families could be buried together according to their tradition and be located together in a common space. Over time, due to the increase in mixed marriages, the cemetery has served Catholic and Orthodox families of non-Ukrainian origin- and continues to do so.

Sincerely,


Fr. Zachary Shwaluk, OSBM
Secretary/Treasurer for The Order of Saint Basil the Great in Canada
& Administrator of Holy Family Cemetery





1 Site Plan-Proposed
A-100 A-100 Scale: 3/32" = 1'-0"

ACTUAL BUILDING WIDTH SHALL BE MEASURED FROM OUTSIDE-TO-OUTSIDE OF SIDEWALL FRAMING, AND LENGTH FROM OUTSIDE-TO-OUTSIDE OF ENDWALL FRAMING.

ALL MATERIAL SHALL BE NEW AND FREE FROM DEFECTS. NO MODIFICATIONS, SUBSTITUTIONS, OR ALTERATIONS MAY BE MADE IN THE FIELD WITHOUT AUTHORIZATION FROM CONTEMPORA STEEL BUILDERS. CONTEMPORA STEEL BUILDERS SHALL NOT BE HELD RESPONSIBLE FOR ANY SUCH UNAUTHORIZED MODIFICATIONS, SUBSTITUTIONS, OR ALTERATIONS MADE TO THE CONSTRUCTION OF THIS.

ALL EXTERIOR WALK-IN DOORS AND WINDOWS SHALL BE FIELD LOCATED WALK-IN DOORS AND WINDOW FRAMING SHALL BE CONSTRUCTED INDEPENDENTLY OF STRUCTURAL BUILDING FRAMING.

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST EDITION OF THE BUILDING CODE GOVERNING THE AREA IN WHICH THE STRUCTURE IS TO BE BUILT.

ERECTION SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS BY A QUALIFIED STEEL BUILDING ERECTION CONTRACTOR USING PROPER TOOLS AND EQUIPMENT.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF CONTEMPORA STEEL BUILDERS. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION OF THIS DRAWING MAY BE MADE WITHOUT THE PERMISSION OF CONTEMPORA STEEL BUILDERS AND WHEN MUST BEAR THEIR NAME.

THE BUILDING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DATA SHOWN ON THESE DRAWINGS WITH CONDITIONS AT THE CONSTRUCTION SITE, AND IS HELD RESPONSIBLE TO REPORT ANY DISCREPANCIES BEFORE PROCEEDING FURTHER.

NO.	DESCRIPTION	DATE	BY
REVISIONS			

SEAL	SEAL
------	------

CONTEMPORA STEEL BUILDERS
SOLID BUILDING
On time. On budget.

263 Hutchings Street | Winnipeg, Manitoba | R2X 2R4 | Phone: 204-633-7672 | Fax: 204-633-1356
www.contemporasteel.com

CUSTOMER LOGO

PROJECT:
Holy Family Cemetery

4355 Main St, West Saint Paul, MB R4A 2A9

SHEET TITLE:
Site Plan

DRAWN BY: JG		CHECKED BY:	
SCALE: As indicated	CSB NO. 2261854		REV.
DATE: Sept 17, 2026			DWG SHEET: A-100