

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

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

**Thursday**  
**January 8, 2026**  
**6:00 PM**

**Council Chambers**  
**3550 Main Street**  
**RM of West St Paul, MB**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

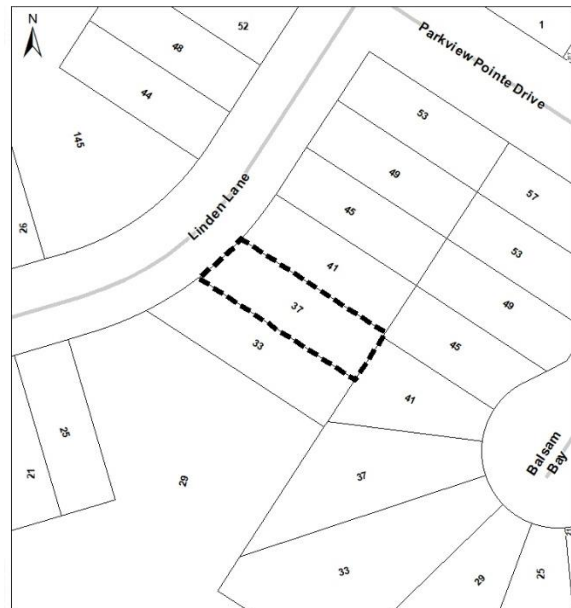
**Application File:** VO 126, 2025

**Applicant:** Ventura Custom Homes

**Property Location:** 37 Linden Lane,  
West St. Paul  
Roll # 32545  
Legal: Lot 2, Block 7,  
Parcel 69303

**Application Purpose:**

The applicant proposes to reduce both the northern and southern interior side yard setbacks, in order to allow for a single-family dwelling to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Interior Side Yard Setback (Section 6.3, Table 16)	4 feet (min.)	2.5 feet northern interior side yard 3.85 feet southern interior side yard

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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	December 16, 2025
<b>Application File</b>	<b>VO 126, 2025</b>
<b>Applicant</b>	Ventura Custom Homes

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	37 Linden Lane, West St. Paul
- Roll #	32545
- Legal	Lot 2, Block 7, Plan 69303
<b>Zoning</b>	"RS" Serviced Residential zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Emerging Residential Neighbourhood designation Middlechurch Secondary Plan By-law
<b>Property Size</b>	6,098 square feet in area (+/-) 45 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Interior Side Yard Setback (Section 6.3, Table 16)	4 feet (min.)	2.5 feet northern interior side yard 3.85 feet southern interior side yard

### Application Purpose

This application came as a result of a non-compliant zoning memorandum.

The applicant proposes to reduce both the northern and southern interior side yard setbacks, in order to allow for a single-family dwelling to remain on the subject property. The applicant is proposing to vary the northern interior side yard from 4 feet to 2.5 feet and the southern interior side yard from 4 feet to 3.85 feet. The northern side yard requires a variance due to the cantilever being longer than 10 feet and projecting into the required yard.

Should Council give consideration to approving the southern interior side yard variance, they should note that additional Manitoba Building Code requirements may apply.

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

### **OPTIONS FOR COUNCILS' 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 126, 2025  
37 Linden Lane, RM of West St. Paul

Designation: "SC" Settlement Centre  
Zoning: "RS" Serviced Residential

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

 **RED RIVER**  
PLANNING DISTRICT

**ADDITIONAL INFORMATION – LETTER OF INTENT**



December 5, 2025

Red River Planning District  
2978 Birds Hill Road  
East St. Paul, MB  
R2E 1J5

**To whom it may concern,**

**RE: Letter of Intent – 37 Linden Lane**

I, Ushmita Rabadia from Ventura Custom Homes Ltd., am seeking to submit a zoning variance application for the side yard interior for 37 Linden Lane, West St. Paul, Manitoba, Lot 2 Block 7 Plan 69303 showing a 2.5', 3.85' side yard interior setback instead of the required 4' setback.

If there are any questions or concerns, please contact the writer.

Sincerely,

**VENTURA CUSTOM HOMES LTD.**

Per:

Ushmita Rabadia

## ADDITIONAL INFORMATION – SITE PLAN

