

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 127, 2025

Applicant: Signature Homes

Property Location: 21 Cartmill Bay
Roll #28468
Lot 18, Block 1, Plan
68670

Application Purpose:

The applicant proposes to reduce the front yard setback from 20 ft (min) to 18.1 ft, and the side yard setback from 4 ft to 3 ft in the "RS" Serviced Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front yard setback	20 feet (min)	18.1 ft
Side yard setback	4 ft (min)	3 ft north side

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	December 17, 2025
Application File	VO 127, 2025
Applicant	Signature Homes

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	21 Cartmill Bay, West St. Paul
- Roll #	28468
- Legal	Lot 18, Block 1, Plan 68670
Zoning	"RS" Serviced Residential zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Emerging Residential Neighbourhood designation Middlechurch Secondary Plan By-law
Property Size	6,486 square feet in area (+/-) 30.5 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front yard setback	20 feet (min)	18.1 ft
Side yard setback	4 ft (min)	3 ft north side

Application Purpose

The applicant proposes to reduce the front yard setback for the current dwelling on the property from a minimum of 20 ft to **18.1 ft**, and reduce the north side yard setback from a minimum of 4 ft to **3 ft**. This Variance Order is from a zoning memorandum, where the building location certificate (BLC) showed the above setbacks that do not adhere to the zoning by-law.

While Section 3.24.1.6 does allow for steps to project, the canopy shown on the BLC, which covers the steps, is not a permitted projection. In addition, a section of the house where it is set back less than 20 ft

is not part of the garage, therefore that section is subject to the required 20 ft front yard setback, despite the RS – Serviced Residential zoning.

The application was circulated to the municipality and Manitoba Highways Branch. No comments have been received as of the writing of this report.

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 127, 2025
21 Cartmill Bay, 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
-  Highway Control Zones
-  Roads
-  Parcels Outline



ADDITIONAL INFORMATION – LETTER OF INTENT

December 16, 2025

RED RIVER PLANNING DISTRICT
2978 BIRDS HILL ROAD
EAST ST. PAUL, MB, R2E 1J5

Subject: 21 Cartmill Bay - Zoning Memorandum No. 62, 2024

Attention: Derek Eno

In connection with the received zoning memorandum No. 62, 2024 dated July 15, 2024, I would like to request for a zoning variance for the front and north side yards.

Attached together with this letter of intent are the following required documentation:

- Building Location Certificate
- Site Plan
- Current status of title

If further information is needed, please let us know.

Thank you.

