

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

RM of East 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 204-668-8112.

**Tuesday**  
**June 24, 2025**  
**5:30 pm**

**Council Chambers**  
**3021 Birds Hill Road**  
**RM of East St Paul, MB**

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

### APPLICATION INFORMATION

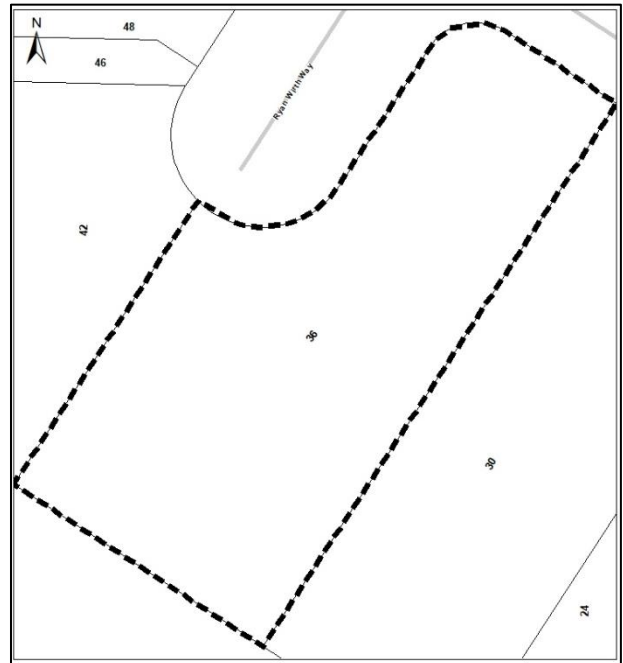
**Application File:** VO 135/2024

**Applicant:** SRS Signs & Service Inc.

**Property Location:** 36 Ryan Wirth Way,  
RM of East St Paul  
Roll # 100640  
Lot 7 Plan 66564

**Application Purpose:**

The applicant proposes to increase the maximum fascia letter size to be located on the front of the building on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Sign Regulations (fascia signs) 61.3.3	Fascia signs shall not have letters or numbers over 0.60 m. (1.97 ft.) high	Fascia sign letters 0.73 m (2.39 ft.) high

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>	June 24, 2025
<b>Application File</b>	<b>VO 135/2024</b>
<b>Applicant</b>	SRS Signs & Service Inc.

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	36 Ryan Wirth Way, East St Paul
- Roll #	100640
- Legal	Lot 7 Plan 66564
<b>Zoning</b>	"CH" Commercial Highway zone RM of East St Paul Zoning By-law No. 2009-04
<b>Development Plan Designation</b>	"GD" General Development designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	n/a
<b>Property Size</b>	127,396 square feet / 2.92 acres in area (+/-) 165 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Sign Regulations (fascia signs) 61.3.3	Fascia signs shall not have letters or numbers over 0.60 m. (1.97 ft.) high	Fascia sign letters 0.73 m (2.39 ft.) high

#### Application Purpose

The applicant proposes to increase the maximum fascia letter size to be located on the front of the building on the subject property. Other existing signage to be removed as noted in the plans submitted.

## **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 would require a new variance 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 135, 2024


36 Ryan Wirth Way, RM of East St. Paul


Designation: "GD" General Development

Zoning: "CH" Commercial Highway

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

 Subject Property

 Highway Control Zones

 Parcel Outline

 Roads

 **RED RIVER**  
PLANNING DISTRICT

## ADDITIONAL INFORMATION



· Design · Manufacture · Install · Service

### Letter of Intent

RE: AMJ Campbell, 36 Ryan Wirth Way

The intent of the signage we are proposing is to fill in the large space of the building with an appropriate size that doesn't look odd being too small and also looks like it was scaled properly to the building sign.

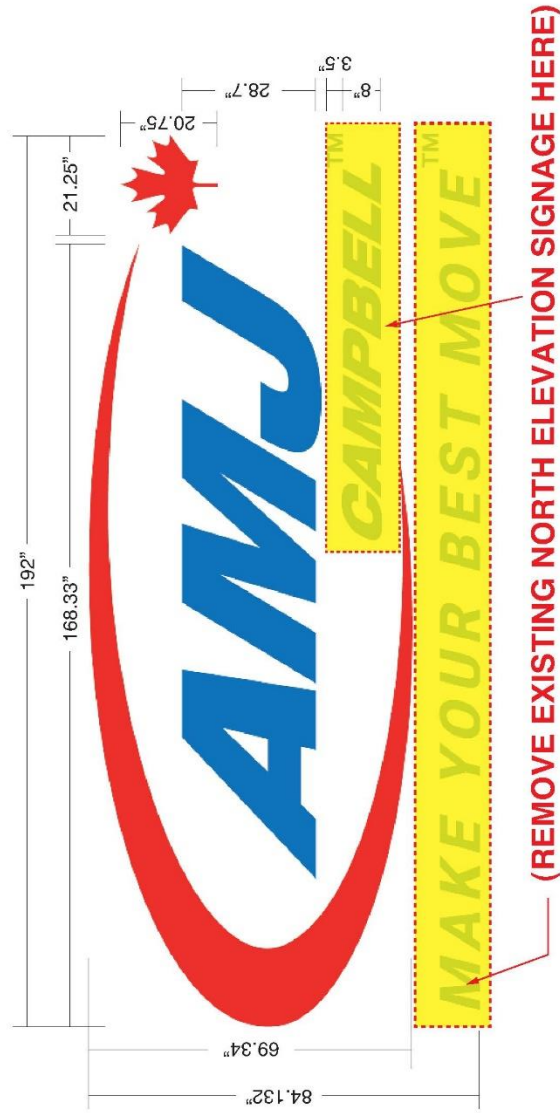
The only signage on the large building with be (3) letters reading AMJ plus the half circle logo shown in drawings, and the letters are only slightly larger than the bi-law allows. It is very important that this sign has a proper impact for the business as it is their only signage and branding on the large building.

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Harris', is written over a faint, large, stylized watermark of the letters 'AMJ'.

Tyler Harris

NORTH ELEVATION



CLIENT: AMJ CAMPBELL  
INSTALL: 36 RYAN WIRTH WAY, WINNIPEG,  
ADDRESS: MB R2E 1E9

W.O. #: 32859 DESIGNER: MOYIN  
DATE: MAY 20, 2022 PR. MANAGER: TYLER

PROJECT OVERVIEW:  
Remove the existing warehouse signages shown on  
proof.



1520 NOTRE DAME AVE.  
WINNIPEG, MB, CANADA  
R3E 0P9  
P: (204) 777-7446  
F: (204) 887-3223  
WWW.SRSIGNS.CA

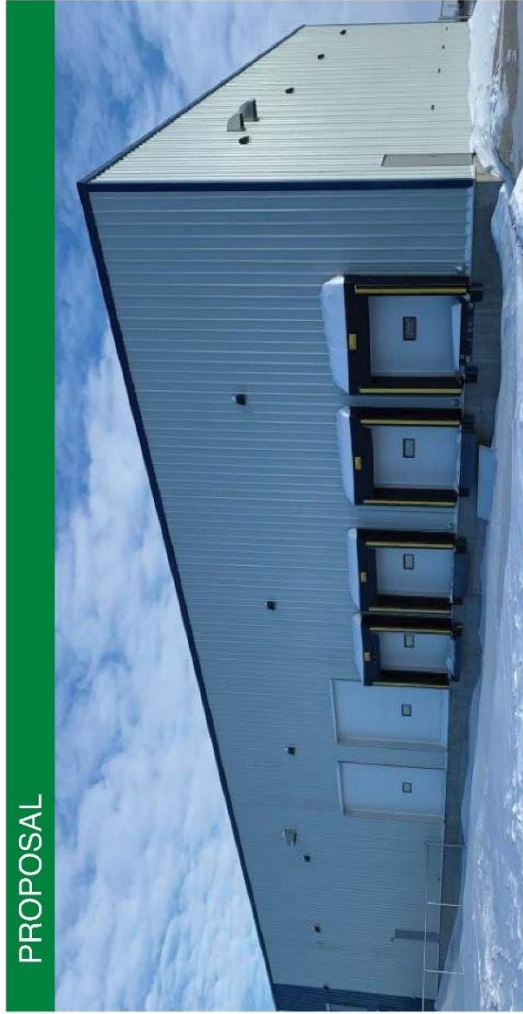


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CLIENT  
APPROVAL:



WEST ELEVATION



**CLIENT:** AMJ CAMPBELL  
**INSTALL ADDRESS:** 36 RYAN WIRTH WAY, WINNIPEG, MB R2E 1E9

**W.O. #:** 32859  
**DATE:** MAY 20, 2022  
**DESIGNER:** MOYIN  
**P.R. MANAGER:** TYLER

**PROJECT OVERVIEW:**  
Remove the existing warehouse signages shown on proof.



1520 NOTRE DAME AVE.  
WINNIPEG, MB, CANADA  
R3E 0P5

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CLIENT  
APPROVAL:

**SOUTH ELEVATION**



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CLIENT  
APPROVAL:

CLIENT: **AMJ CAMPBELL**  
INSTALL: 36 RYAN WIRTH WAY, WINNIPEG,  
ADDRESS: MB R2E 1E9

W.O. #: 32859  
DESIGNER: MOYIN  
DATE: MAY 20, 2022  
PR. MANAGER: TYLER

PROJECT OVERVIEW:  
Remove the existing warehouse signages shown on  
photo.



# NORTH ELEVATION

## EXISTING



## PROPOSAL



1520 NOTRE DAME AVE  
WINNIPEG, MB, CANADA  
R3E 0P9

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CLIENT  
APPROVAL:

CLIENT: AMJ CAMPBELL

INSTALL: 36 RYAN WIRTH WAY, WINNIPEG,  
ADDRESS: MB R2E 1E9

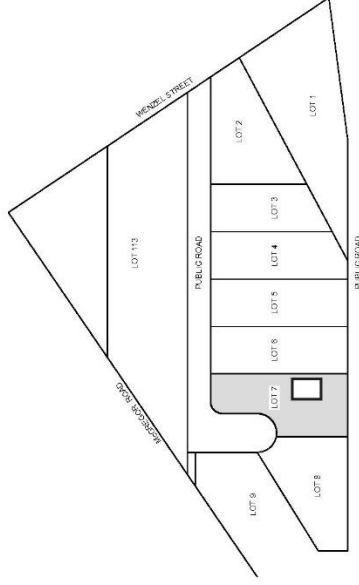
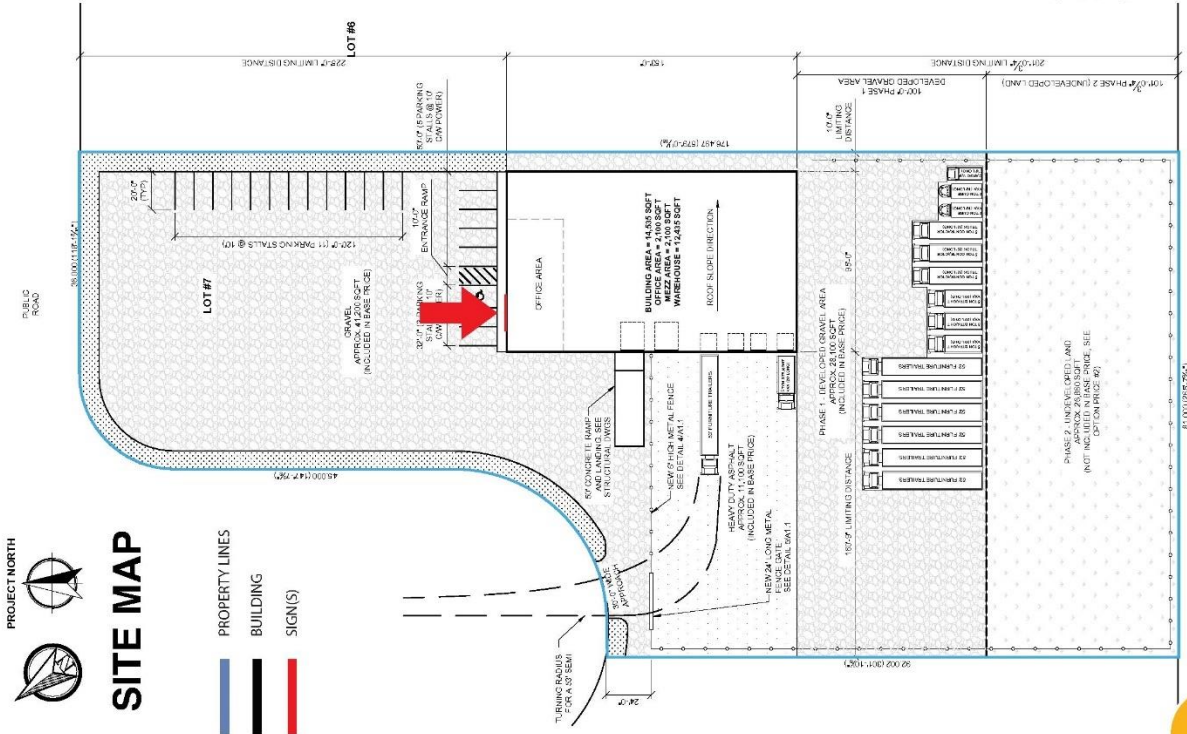
W.O. #: 32859 DESIGNER: MOYIN  
DATE: MAY 20, 2022 PR. MANAGER: TYLER

### PROJECT OVERVIEW:

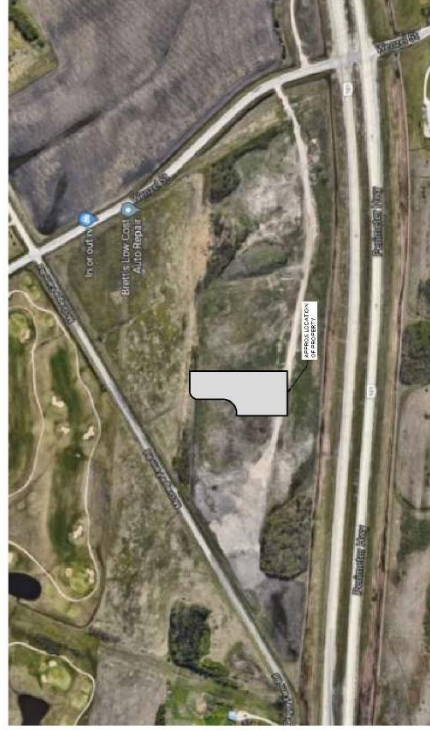
Remove the existing warehouse signages shown on  
proof.

## SITE MAP

- PROPERTY LINES  
BUILDING  
SIGN(S)



2 LOT PLAN  
A1.1



3 SATELLITE VIEW  
A1.1 SCALE:  $V_{200} = 1'' = 1'$

Address:  
36 Ryan Wirth Way,  
Winnipeg, MB R2E 1E9

CLIENT: AMJ CAMPBELL

INSTALL ADDRESS: 36 RYAN WIRTH WAY, WINNIPEG, MB R2E 1E9

W.O. #: 32859

DATE: MAY 20, 2022

## PROJECT OVERVIEW:

Remove the existing warehouse signages shown on proof.

**CLIENT  
APPROVAL-**

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