

# 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.

**Thursday**  
**March 13, 2025**  
**6:00pm**

**Council Chambers**  
**RM of West St. Paul**  
**3550 Main St.**

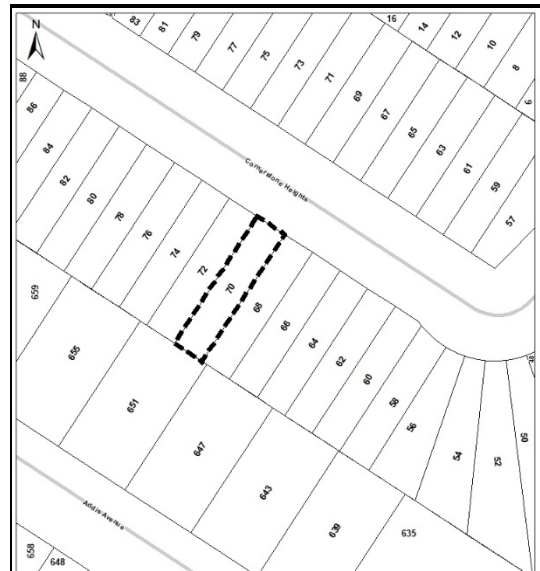
*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** VO 13, 2025

**Applicant:** Kensington Homes

**Property Location:** 70 Cornerstone Heights  
West St. Paul  
Roll # 28680  
Lot 12, Block 4, Plan  
69549



**Application Purpose:**  
The applicant proposes to reduce the minimum interior side yard setback for a principal dwelling from 4 ft (min) to **3.35 ft**.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard interior (RMF-1) Table 16: Residential Bulk Table	4 ft (min)	3.35 ft

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>	February 24, 2025
<b>Application File</b>	<b>VO 13, 2025</b>
<b>Applicant</b>	Kensington Homes

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	70 Cornerstone Heights, West St. Paul
- Roll #	28680
- Legal	Lot 12, Block 4, Plan 69549
<b>Zoning</b>	"RMF-1" Serviced Multi-Family Residential 1 R.M. of West St. Paul Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Emerging Residential Neighbourhood Middlechurch Secondary Plan
<b>Property Size</b>	0.07 acres in area 25 feet in width
	<i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard interior (RMF-1) Table 16: Residential Bulk Table	4 ft (min)	3.35 ft

#### Application Purpose

The applicant proposes to reduce the minimum side yard interior setback for a principal dwelling in the RMF-1 zone, from 4 ft (min) to **3.35 ft**.

The Variance request is due to a zoning memorandum, where the property has a cantilever that is more than 10 ft in length, hence it is not a permissible projection as per Section 3.24.1.1 of the zoning by-law. While the side yard setback from the wall is 4.9 ft, the cantilever projects 1.55 ft into the side yard, meaning the actual side yard setback for this property is 3.35 ft, therefore needing a Variance.

This application was circulated to the municipality, and there were no comments on 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 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

