

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
March 12th, 2026
6:00 PM

Council Chambers
3550 Main Street
R.M. of West St Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

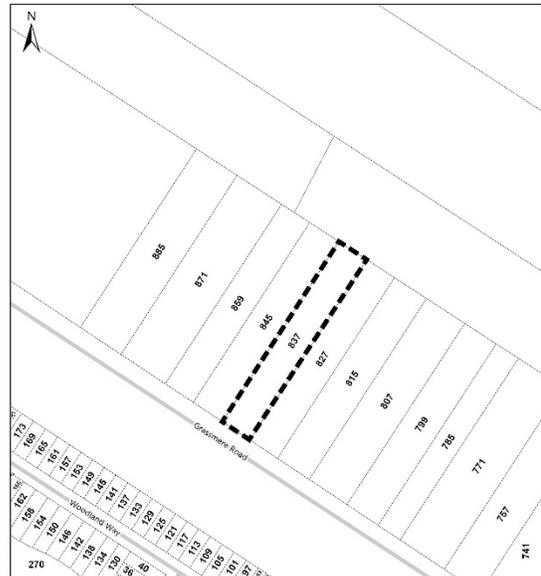
Application File: VO 17, 2026

Applicant: Sangha

Property Location: 837 Grassmere Road
Roll #43000
Legal: Lot 13, Plan 2634

Application Purpose:

The applicant proposes to increase the total floor area of an accessory building from 1,200 sq ft (max) to **3,650 sq ft**, and increase the height of an accessory building from 15 ft (max) to **26.62 ft** in the "RRO" Rural Residential Overlay zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Accessory unit area (Section 6.3; Table 16)	1,200 sq ft (max)	3,650 sq ft
Accessory height (Section 6.3; Table 16)	15 ft (max)	26.62 feet

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	February 23, 2026
Application File	VO 17, 2026
Applicant	Sangha

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	837 Grassmere Road
- Roll #	43000
- Legal	Lot 13, Plan 2634
Zoning	"RRO" Rural Residential Overlay 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	N/A
Property Size	2 acres in area (+/-) 115 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Accessory unit area (Section 6.3; Table 16)	1,200 sq ft (max)	3,650 sq ft
Accessory height (Section 6.3; Table 16)	15 ft (max)	26.62 feet

Application Purpose

The applicant proposes to construct an accessory building of 3,650 sq ft, consisting of 2,308 sq ft on the main floor, 742 sq ft mezzanine, and 600 sq ft on the balcony, with a mean height of 26.62 feet.

According to the applicant, the main floor is intended for personal vehicle storage. The mezzanine level would be for personal recreational and storage space, and a casual hang-out area for homeowners. The entire building would be used for personal, non-commercial use only.

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

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) 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 17, 2026
 837 Grassmere Road, RM of West St. Paul

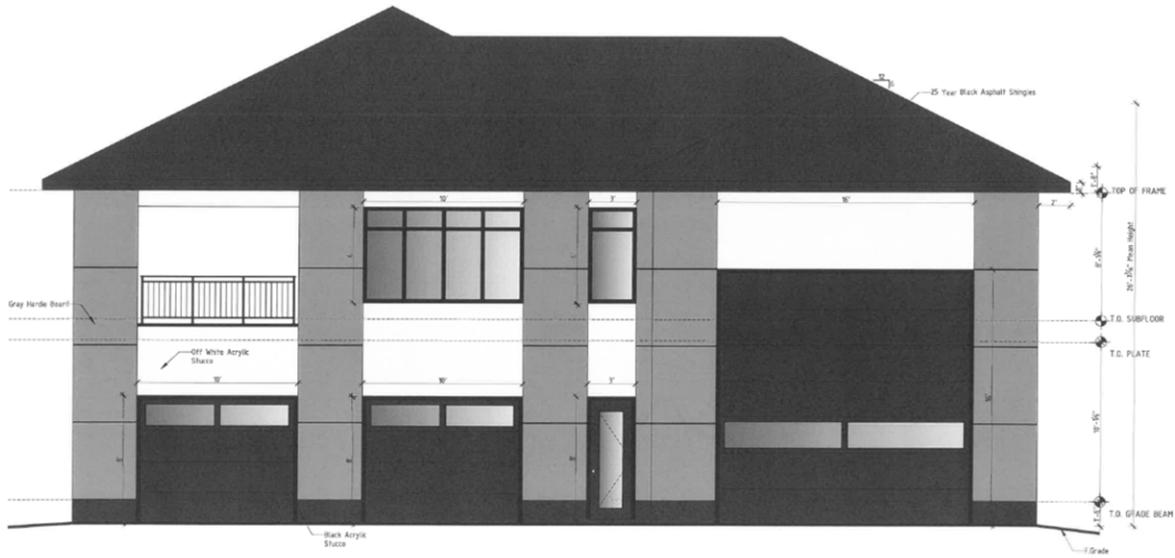
Designation: "SC" Settlement Centre
 Zoning: "RRO" Rural Residential with Overlay

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.

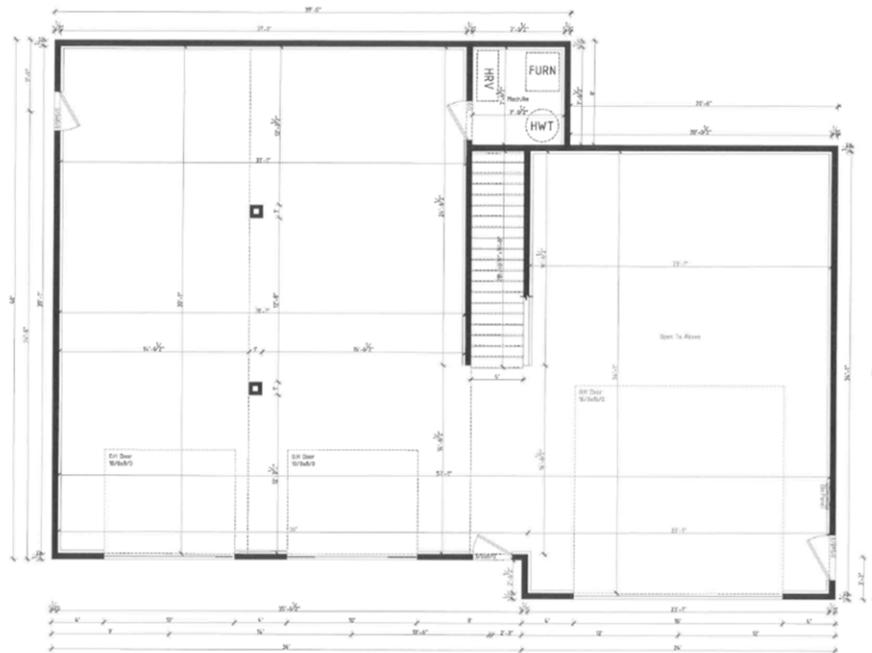
-  Subject Property
-  Roads
-  Parcels Outline



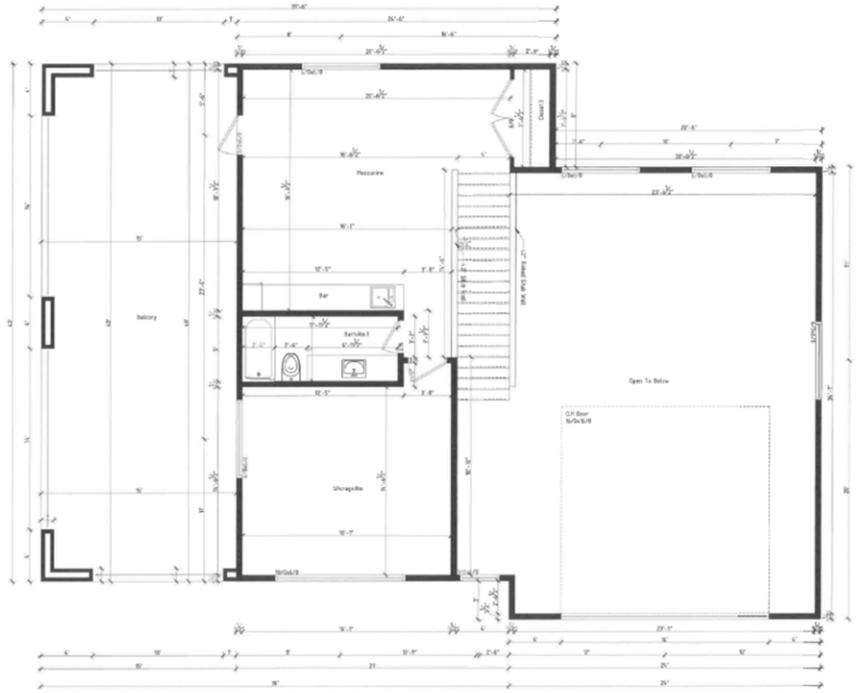
ADDITIONAL INFORMATION – SITE PLAN



Client: Gurtej Singh Malhi			Area: 2307(M.F.)+743(S.F.)=3050 Sq.Ft		 Escher Designs And Drafting Services PHONE: 204-588-6300 EMAIL: info@escherdesigns.com WEB: www.escherdesigns.com	2
Email: gurtejmalhi@hotmail.com	Address: 837 Grassmere Road, West St. Paul, Mb	Phone: 204-997-9997	Drawn By: Jagvir Sangha Front Elevation			
Date: Jan-06-2026	Revisions: N/A	Scale: 1/8"=1'-0"	Job Title: Detached Garage	Building Address: 837 Grassmere Road, West St. Paul, Mb	<small>Copyright: This drawing is the exclusive property of Escher Designs and may not be reproduced and/or used in any manner without the expressed written permission from Escher Designs. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work.</small>	



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Email: gurtejmalhi@hotmail.com	Address: 837 Grassmere Road, West St. Paul, Mb	Phone: 204-997-9997	Drawn By: Jagvir Sangha Rear Floor Plan			
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Email: gurtejmalhi@hotmail.com	Address: 837 Grassmere Road, West St. Paul, Mb	Phone: 204-999-9993	Drawn By: Jagvir Sangha			
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ADDITIONAL INFORMATION – LETTER OF INTENT

To Whom It May Concern,

This letter is to outline the intent for the proposed accessory building at 837 Grassmere Road, West St. Paul, Manitoba.

The proposed structure is an accessory building with a total floor area of approximately 3,650 square feet, consisting of:

- 2,308 square feet on the main floor
- 742 square feet mezzanine level
- 600 square feet on the balcony

The mean height of the building is 26.62'

The main floor of the building is intended to be used strictly for personal vehicle storage for the homeowners. This includes the storage of personal automobiles, an RV, and a tractor used by the owners for snow clearing and general maintenance of the property.

The mezzanine level is intended to function as a personal recreational and storage space. It will be used as a casual hang-out area for the homeowners and for long-term storage of personal belongings.

The entire building is proposed for personal, non-commercial use only. There will be no business operations, commercial activities, or public access associated with this structure.

Should you require any additional information or clarification, please do not hesitate to contact our office.