

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

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**  
**April 9<sup>th</sup>, 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

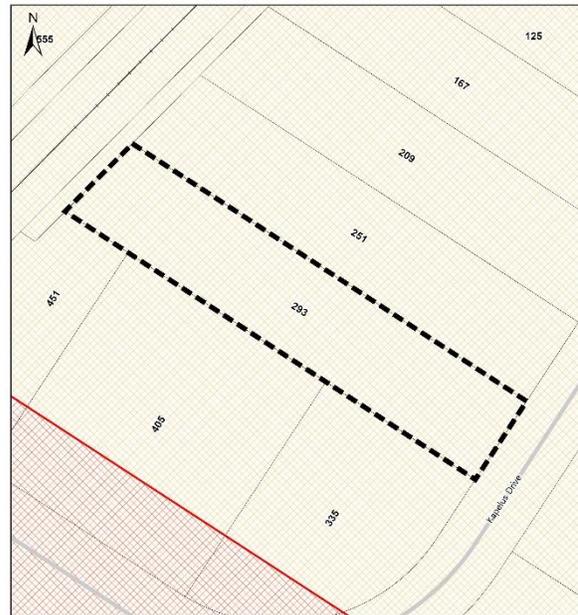
**Application File:** VO 22, 2026

**Applicant:** Jagbir Sembhi

**Property Location:** 293 Kapelus Drive,  
West St. Paul  
Roll # 29645  
Legal: Lot 9, Plan 74186

**Application Purpose:**

The applicant proposes to increase the maximum size of a freestanding sign in the "CH" Commercial Highway Zone, in order to allow for a 321.66 square foot sign to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Freestanding Sign Regulation of 1.25 square feet per foot of frontage to a maximum of 323 square feet per frontage in the "CH" Zone	164.88 square feet (max.)	321.66 square 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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	March 23, 2026
<b>Application File</b>	<b>VO 22, 2026</b>
<b>Applicant</b>	Jagbir Sembhi

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	293 Kapelus Drive, West St. Paul
- Roll #	29645
- Legal	Lot 9, Plan 74186
<b>Zoning</b>	"CH" Commercial Highway 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>	"CH" Commercial Highway designation Middlechurch Secondary Plan By-law
<b>Property Size</b>	2.05 acres in area (+/-) 131.9 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Freestanding Sign Regulation of 1.25 square feet per foot of frontage to a maximum of 323 square feet per frontage in the "CH" Zone (Section 3.27, Table 8)	164.88 square feet (max.)	321.66 square feet

#### Application Purpose

The applicant proposes to increase the maximum size of a freestanding sign in the "CH" Commercial Highway Zone, in order to allow for a 321.66 square foot freestanding sign to be constructed on the subject property. As per the West St. Paul Zoning By-law, in the "CH" Zone, freestanding signs are to be

1.25 square feet per foot of frontage to a maximum of 323 square feet. 293 Kapelus Drive has a frontage of 131.9 feet, therefore meaning a freestanding sign on this property could be a maximum of 164.88 square feet without a variance. The applicant is proposing to vary the maximum freestanding sign size from 164.88 square feet to 321.66 square feet. The applicant is proposing the variance in order to establish a multi-tenant directory that facilitates identification, wayfinding, and commercial viability for tenants of the 26-unit commercial building.

This application was circulated to the RM of West St. Paul, Manitoba Highways, and Canadian Pacific Kansas City (railways). The RM of West St. Paul has no comments on this application but note that a review of architectural and landscape design requirements for the site has not been completed. At the time this report was written, no comments were received from Manitoba Highways or Canadian Pacific Kansas City.

### **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 22, 2026  
293 Kapelus Drive, RM of West St. Paul

Designation: "SC" Settlement Centre  
Zoning: "CH" Commercial Highway

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.

 Hazard Lands - Airport

 Subject Property

 Highway Control Zones

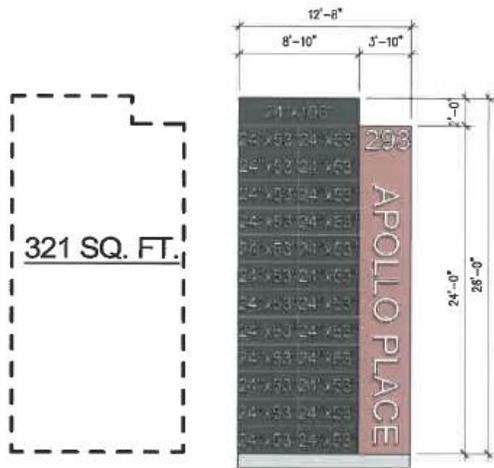
 Roads

 Parcels Outline

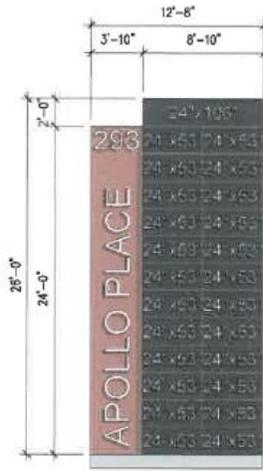
 Rail



**ADDITIONAL INFORMATION – ELEVATION**



1  
A8.2 **BACK ELEVATION**  
1/8" = 1'-0"



2  
A8.2 **FRONT ELEVATION**  
1/8" = 1'-0"



3  
A8.2 **SIDE ELEVATION**  
1/8" = 1'-0"

## ADDITIONAL INFORMATION – LETTER OF INTENT

MARCH 6, 2026

TO WHOM IT MAY CONCERN,

**Property:** 293 Kapelus Drive, West St. Paul, Manitoba

**Project:** Apollo Place – 26-Unit Commercial Condominium (±29,393 sq. ft.)

Apollo Homes Ltd. submits this Letter of Intent in support of a variance application for a freestanding pylon sign at the above property. The proposed sign, designed by Affinity Architecture Inc, has a total sign area of 321 square feet. Based on the lot's frontage of 131.9 feet, the Zoning By-law permits a maximum of 164.88 sq. ft. ( $131.9 \times 1.25$ ), requiring Council approval for the proposed sign.

The sign is approximately 12'-8" wide  $\times$  26'-0" tall, featuring the civic address "293" and the development name "APOLLO PLACE" with a directory panel. It is finished in brick and metal cladding to match the building's architecture.

The variance is justified primarily by the rectangular lot configuration. The lot has a narrow frontage relative to its overall depth and area, meaning the by-law's frontage-based formula produces a permitted sign area that is disproportionately small for the scale of development. The 26-unit building is set well back from the road, making adequate street-facing signage critical for identification, wayfinding, and the commercial viability of the tenants. The sign also serves an essential multi-tenant directory function that a standard-sized sign could not accommodate.

The proposed signage has been designed in conformance with the Architectural Guidelines established by the developer for this property.

Thank you for your consideration of this application.

  
JAGBIR SEMBHI