

# 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  
April 9, 2026  
6:00 PM**

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

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

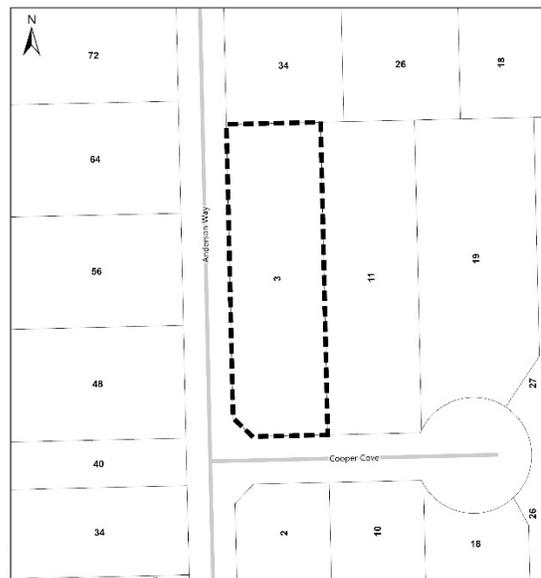
### APPLICATION INFORMATION

**Application File:** VO 28, 2026

**Applicant:** Brar

**Property Location:** 3 Cooper Cove  
Roll #414420  
Lot 9, Block 3, Plan  
72821

**Application Purpose:**  
The applicant proposes to reduce the required minimum number of parking spaces from 270 to 114.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Parking (Table 15; Parking Group #6)	270 spaces (min) As per 1 for each 100 sq ft @ 26,980 sq ft gross floor area	114 spaces

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 28, 2026</b>
<b>Applicant</b>	Brar

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	3 Cooper Cove
- Roll #	414420
- Legal	Lot 9, Block 3, Plan 72821
<b>Zoning</b>	“CH” Commercial Highway zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	“BP” Business Park designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	2 acres in area (+/-) 177 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Parking (Table 15; Parking Group #6 Table 6)	270 spaces (min) 7 accessible parking spaces (min) As per 1 for each 100 sq ft @ 26,980 sq ft gross floor area	114 spaces, with 6 accessible parking spaces

#### Application Purpose

The applicant proposes to reduce the minimum number of parking spaces from 270 to 114 spaces, with 6 accessible parking spaces.

As per CU 8, 2026, the applicant is applying for an Indoor Participant Recreation Facility. The proposed development aligns with Parking Group 6 in the West St. Paul Zoning By-Law, which requires one parking space per 100 sq ft of gross floor area. The proposed facility would have 26,980 sq ft of gross floor area, therefore requiring 270 parking spaces and 7 accessible parking spaces.

The applicant is planning youth focused programming and organized sports activities, meaning there would not be a need for many parking spaces, instead the site design would include a dedicated drop off and pick up zone. They also anticipate carpooling among families due to the target market of the programs and staggered programming to better manage parking supply and demand.

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:

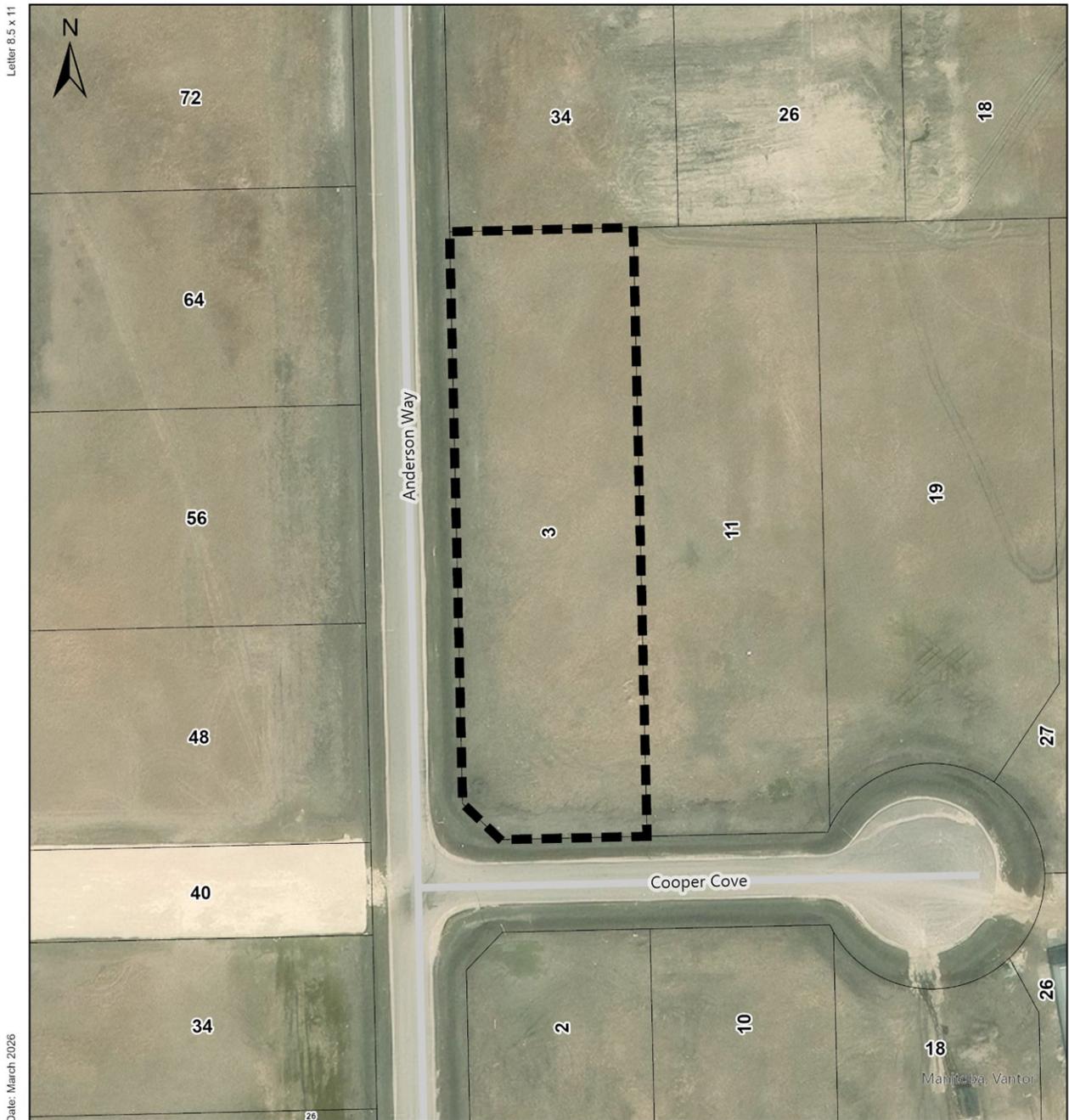
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 28, 2026  
 3 Cooper Cove, RM of West St. Paul

Designation: "BP" Business Park  
 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.

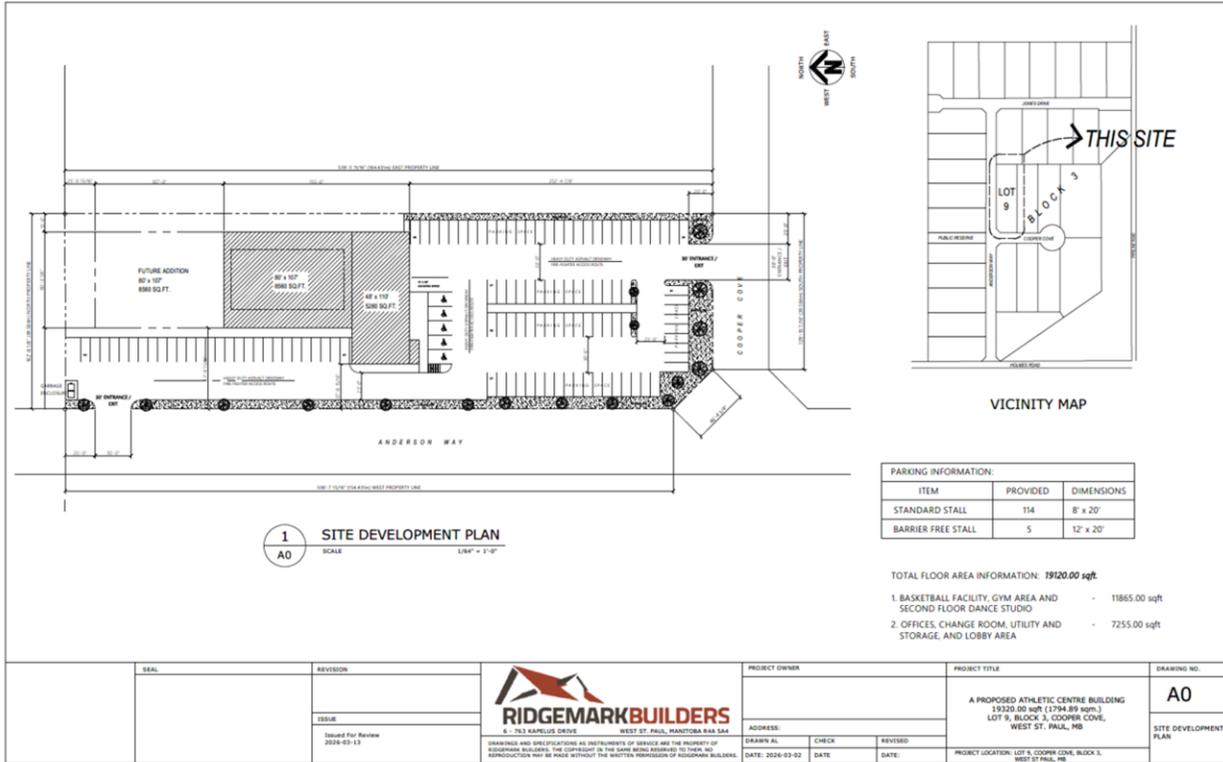
 Subject Property

 Roads

 Parcels Outline



# ADDITIONAL INFORMATION – SITE PLAN



## ADDITIONAL INFORMATION – LETTER OF INTENT

March 18, 2026

Red River Planning District  
2978 Birds Hill Road  
East St. Paul, MB R2E 1J5

**RE: Parking Variance Application – Indoor Recreational Facility**

Subject Lands:

Certificate of Title: 3284781/1  
Legal Address: Lot 9 Block 3 Plan 72821 in SE 7-12-3 E  
Civic Address: 3 Cooper Cove, R.M. of West St. Paul, MB  
Roll Number: 414420.000

To Whom It May Concern,

10249124 Manitoba Ltd. (the “Applicant”) respectfully submits this Letter of Intent in support of a Parking Variance application associated with the proposed Indoor Recreational Facility located at 3 Cooper Cove in the R.M. of West St. Paul. This variance application is being submitted concurrently with the Conditional Use application for the proposed development.

### **Background and Site Context**

The subject property is located in the southwestern portion of the R.M. of West St. Paul. The property is approximately 2 acres in size with frontage along Cooper Cove and Anderson Way. The land is currently vacant and situated within an area planned for commercial development.

The proposed development consists of an Indoor Participant Recreational Facility designed to serve a wide range of users, including youth sports programming, recreational leagues, fitness training, and community-based activities. The facility is intended to provide accessible, year-round indoor recreational space for residents within the Municipality.

### **Parking Requirement**

Per Table 17 (Commercial Use Table), parking groups 6, 8, 9 and 10 apply to Indoor Participant Recreation Service, with parking group 6 most closely aligned with the proposed development. Parking group 6 requires one parking space per 100 square feet of

gross floor area. The proposed development includes 19,120 square feet of initial building area, with an additional 8,560 square feet of future expansion. The building will also include approximately 700 square feet of mechanical, utility, and storage space, which is excluded from the gross floor area calculation. Therefore, the total applicable gross floor area is approximately 26,980 square feet, resulting in a required parking supply of approximately 270 spaces. The proposed site plan provides 114 parking spaces, which is less than the minimum requirement. A variance is therefore requested to permit the reduced parking supply.

Accessible parking spaces are also required as per Table 6 (Handicapped Parking Space Table) which requires 7 spaces to be provided for 201 to 300 parking spaces. 6 spaces are proposed.

### **Rationale for Parking Variance**

The Applicant respectfully submits that the current Zoning By-law parking requirement overestimates actual parking demand for this type of facility, based on the operational characteristics outlined below.

### **Drop-Off and Pick-Up Based Use**

The facility is primarily oriented towards youth programming and organized sports activities. A significant portion of participants will be dropped off and picked up by parents rather than remaining on-site. A dedicated drop-off and pick-up zone have been incorporated into the site design to facilitate safe and efficient circulation. This results in a high turnover of vehicles rather than sustained parking demand

### **Carpooling and Group Transportation**

Participation in organized sports and recreational programming commonly involves carpooling among families and shared transportation for teams and groups. This further reduces the number of vehicles arriving on-site at any given time.

### **Staggered Programming and Operational Management**

Programming within the facility will be actively managed and scheduled to stagger start and end times, limit overlap between user groups, and reduce peak parking demand. The facility will operate under structured scheduling protocols to ensure that large events, tournaments, or high-attendance activities are not programmed concurrently in a manner that would exceed available parking capacity. Regular programming such as practices,

classes, and training sessions will be distributed throughout the day, with particular attention to evening peak periods, to avoid clustering of arrivals and departures. In addition, tournament-style events will be scheduled in controlled time blocks, with sufficient transition periods between games to allow for vehicle turnover and site circulation. This operational approach ensures that maximum theoretical occupancy does not occur simultaneously, and that parking demand remains within manageable levels based on the proposed supply.

#### **Short-Duration and Cyclical Parking Demand**

Unlike office, retail, or industrial developments, the proposed use does not generate long-duration parking demand. Users attend scheduled activities for limited periods and depart, resulting in cyclical parking patterns rather than continuous occupancy.

#### **Comparable Facility Context**

Comparable indoor recreational and community athletic facilities within Winnipeg operate successfully with parking supplies that do not directly align with strict gross floor area-based ratios. These facilities rely on similar operational characteristics, including drop-off patterns, staggered programming, and shared transportation, resulting in lower effective parking demand than theoretical requirements.

#### **Conclusion**

The proposed parking supply of 114 stalls reflects a practical and well-considered approach based on the actual operational characteristics of the facility.

The requested variance represents a reasonable adjustment to the Zoning By-law requirements, ensuring efficient land use while maintaining safe and functional site operations. The Applicant respectfully requests approval of this parking variance in support of a community-oriented recreational development that will serve the growing population of West St. Paul.

Sincerely,  
10249124 Manitoba Ltd.  
Sukhraj Brar  
Davinder Brar  
Ranveer Brar