

# 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"*

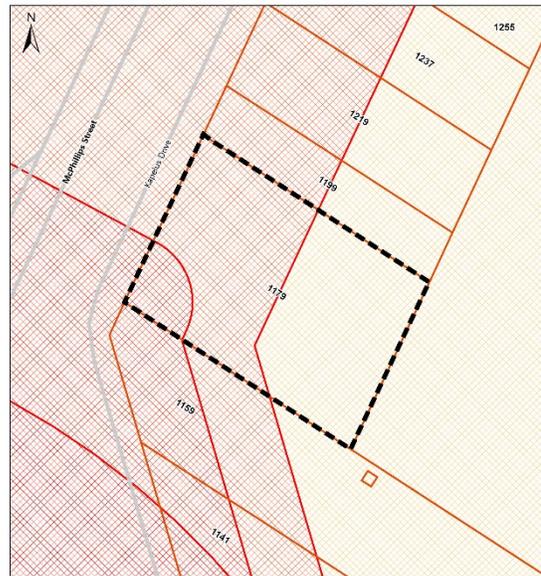
### APPLICATION INFORMATION

**Application File:** VO 29, 2026

**Applicant:** 1179 Kapelus Building Co.

**Property Location:** 1179 Kapelus Drive  
Roll #30200  
Lot 1, Plan 69236

**Application Purpose:**  
The applicant proposes to increase the maximum height of an accessory structure from 15 ft (max) to **20 ft**, and decrease the rear yard setback for an accessory structure from 10 ft (min) to **9.5 ft**.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Industrial Bulk Regulations (Section 8.3; Table 20)	Max height: 15 ft Rear yard setback: 10 ft (min)	Max height: 20 ft Rear yard setback: 9.5 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>	March 24, 2026
<b>Application File</b>	<b>VO 29, 2026</b>
<b>Applicant</b>	1179 Kapelus Building Co. Ltd.

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	1179 Kapelus Drive
- Roll #	30200
- Legal	Lot 1, Plan 69236
<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>	Commercial Highway Middlechurch Secondary Plan
<b>Property Size</b>	3.86 acres in area (+/-) 340 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Industrial Bulk Regulations (Section 8.3; Table 20)	Max height: 15 ft Rear yard setback: 10 ft (min)	Max height: 20 ft Rear yard setback: 9.5 ft

#### Application Purpose

The applicant proposes to increase the maximum height for an accessory structure from 15 ft to 20 ft, and decrease the rear yard setback of an accessory structure from a minimum 10 ft to 9.5 ft.

The applicant is proposing a fabric covered building that would be 20 ft high. According to the surveyor's staking and building location certificate, the property has a Quonset that is 9.5 ft from the rear yard property line, which is under the 10 ft minimum requirement. These proposed Variances would ensure the property is brought into compliance.

This application was circulated to the R.M. of West St. Paul and Manitoba Highways Branch, 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.

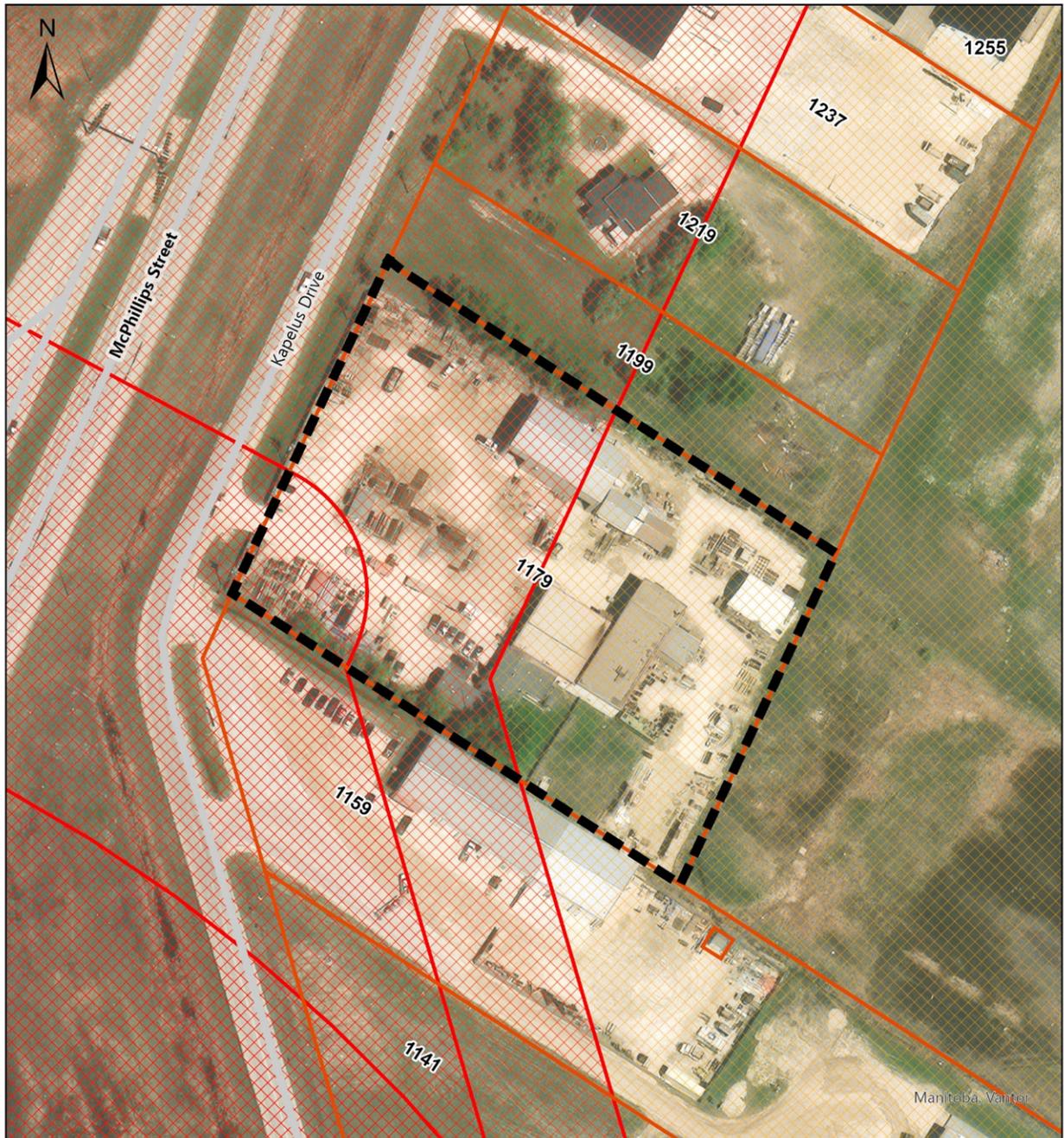
### **RECOMMENDED CONDITIONS OF APPROVAL**

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

Letter 8.5 x 11



Date: March 2026

## SUPPORTIVE MAPPING

Variance Order VO 29, 2026  
 1179 Kapelus Drive, RM of West St. Paul

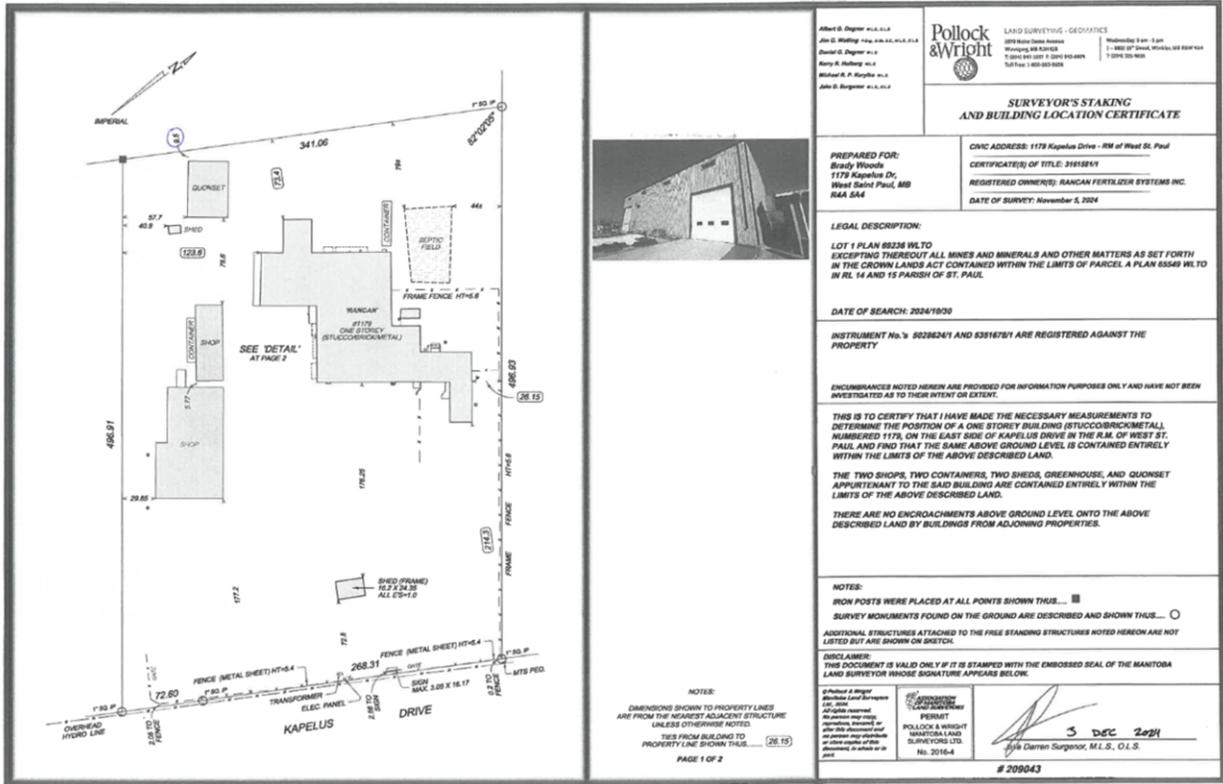
Designation: "SC" Settlement Centre  
 Zoning: "M1" General Industrial

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.

-  Parcels Outline
-  Subject Property
-  Hazard Lands - Airport
-  Highway Control Zones
-  Roads



# ADDITIONAL INFORMATION – SITE PLAN



Our File No. 2418381

<p>Albert B. Dwyer M.L.S., C.L.S.                  John D. Welling M.L.S., P.L.S., C.L.S., P.L.S.                  Edward G. Dwyer M.L.S.                  Barry H. Hillberg M.L.S.                  Michael R. Murphy M.L.S.                  John B. Bergeron M.L.S., C.L.S.</p>	<p><b>Pollock &amp; Wright</b>                  LAND SURVEYING - GEODATICS                  8919 Route 2000, Suite 100                  West Valley, MB S0W 2R0                  T 204-291-1227 F 204-291-9499                  Toll Free: 1-800-868-3888</p>	<p>Wednesday 8am - 5pm                  11:00am - 12:00pm                  1:00pm - 5:00pm</p>
<p><b>SURVEYOR'S STAKING                  AND BUILDING LOCATION CERTIFICATE</b></p>		
<p><b>PREPARED FOR:</b>                  Brady Woods                  1179 Kapelus Dr,                  West Valley, MB                  R5A 2A4</p>		<p><b>CANC ADDRESS:</b> 1179 Kapelus Drive - RM of West St. Paul  <b>CERTIFICATE OF TITLE:</b> 2418381  <b>REGISTERED OWNER(S):</b> RANCAN FERTILISER SYSTEMS INC.  <b>DATE OF SURVEY:</b> November 5, 2024</p>
<p><b>LEGAL DESCRIPTION:</b>                  LOT 1 PLAN 80238 W.L.T.O.                  EXCEPTING THEREOUT ALL MINES AND MINERALS AND OTHER MATTERS AS SET FORTH                  IN THE CROWN LANDS ACT CONTAINED WITHIN THE LIMITS OF PARCEL A PLAN 65549 W.L.T.O.                  IN RL 14 AND 15 PARISH OF ST. PAUL.</p>		
<p><b>DATE OF SEARCH:</b> 2024/10/01</p>		
<p><b>INSTRUMENT No.'s 80238241 AND 83161761 ARE REGISTERED AGAINST THE                  PROPERTY</b></p>		
<p>ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND HAVE NOT BEEN                  INVESTIGATED AS TO THEIR NATURE OR EXTENT.</p>		
<p><b>THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO                  DETERMINE THE POSITION OF A ONE STOREY BUILDING (STUCCOBRICK/METAL,                  NUMBERED 1179, ON THE EAST SIDE OF KAPELUS DRIVE IN THE RM. OF WEST ST.                  PAUL, AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY                  WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.</b></p>		
<p><b>THE TWO SHOPS, TWO CONTAINERS, TWO SHEDS, GREENHOUSE, AND QUONSET                  APPURTENANT TO THE SAID BUILDING ARE CONTAINED ENTIRELY WITHIN THE                  LIMITS OF THE ABOVE DESCRIBED LAND.</b></p>		
<p><b>THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE                  DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES.</b></p>		
<p><b>NOTES:</b>                  IRON POSTS WERE PLACED AT ALL POINTS SHOWN THUS... ■                  SURVEY MONUMENTS FOUND ON THE GROUND ARE DESCRIBED AND SHOWN THUS... ○                  ADDITIONAL STRUCTURES ATTACHED TO THE FREE STANDING STRUCTURES NOTED HEREON ARE NOT                  LISTED BUT ARE SHOWN ON SKETCH.</p>		
<p><b>DISCLAIMER:</b>                  THIS DOCUMENT IS VALID ONLY IF IT IS STAMPED WITH THE EMBOSSED SEAL OF THE MANITOBA                  LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.</p>		
<p><b>NOTES:</b>                  DIMENSIONS SHOWN TO PROPERTY LINES                  ARE FROM THE NEAREST ADJACENT STRUCTURE                  UNLESS OTHERWISE NOTED.</p>	<p><b>MANITOBA                  LAND SURVEYOR</b>                  PERMIT                  POLLOCK &amp; WRIGHT                  MANITOBA                  LAND SURVEYORS LTD.                  No. 2016-4</p>	<p><i>[Signature]</i>                  3 DEC 2024                  # 209043</p>

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**ADDITIONAL INFORMATION – LETTER OF INTENT**

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

Re: Letter of Intent – Variance Order Application  
Property: 1179 Kapelus Drive, West St. Paul, MM R4A 5A8  
Applicant: 1179 Kapelus Building Co. Ltd.

Dear Planning Staff,

Please accept this Letter of Intent in support of a Variance Order Application for the property located at 1179 Kapelus Drive in the Rural Municipality of West St. Paul.

The application request approval for:

- A rear yard setback variance to permit a setback of 9.5 feet; and
- An increase in the maximum permitted height of an accessory structure to 20 feet.

We respectfully request approval of this application. Please contact us if additional information is required.