

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
June 12, 2025
6:00 PM

Council Chambers
3550 Main Street
RM of West St Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

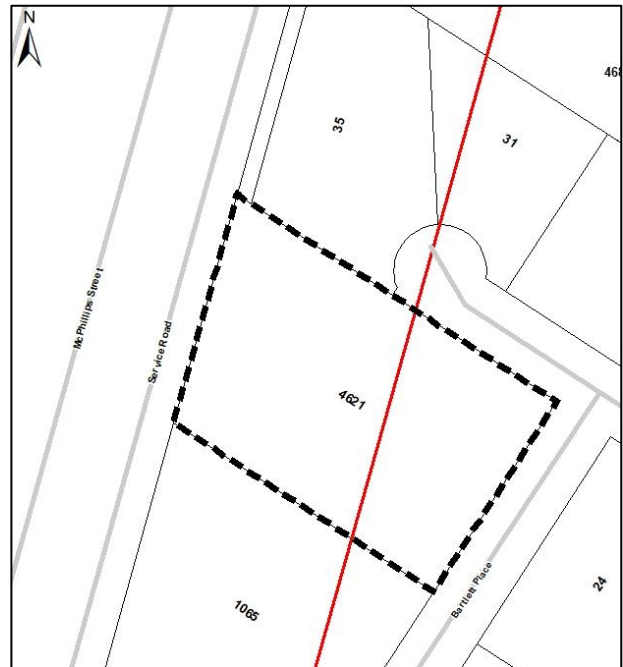
Application File: VO 33/2025

Applicant: Reg Kroeker

Property Location: 4621 McPhillips Street,
RM of West St Paul
Roll # 227004
LOT 1 PLAN 39909

Application Purpose:

The applicant proposes to increase the number of accessory buildings permitted in a residential zone, to allow for eight (8) detached accessory buildings on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Section 3.2.4 - Number of Accessory Buildings per Certificate of Title in Residential Zone	Maximum three (3) accessory buildings	Eight (8) accessory buildings

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	June 12, 2025
Application File	VO 33/2025
Applicant	Reg Kroeker

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	4621 McPhillips, RM of West St Paul 227004 LOT 1 PLAN 39909
Zoning	"RR" Residential Rural zone RM of West St Paul Zoning By-law No. 2/99P
Development Plan Designation	"RR" - Rural Residential designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	119,802 square feet / 2.75 acres in area (+/-) 280 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Section 3.2.4 - Number of Accessory Buildings per Certificate of Title in Residential Zone	Maximum three (3) accessory buildings	Eight (8) accessory buildings

Application Purpose

The applicant proposes to increase the number of accessory buildings permitted per certificate of title in a residential zone (over 1 acre in area), to allow for eight (8) detached accessory buildings instead of the maximum of three (3) accessory buildings. The property currently has seven (7) detached accessory structures and is proposing to construct a 400 sq.ft. detached carport.

This application has been circulated to the Manitoba Highways Branch, who commented that there were no concerns with the proposal and noted the property has frontage and access on to the service road.

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



SUPPORTIVE MAPPING

Variance Order VO 33, 2025
4621 McPhillips Street, RM of West St. Paul

Designation: "RR" Rural Residential
Zoning: "RR" Rural Residential

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcels Outline



ADDITIONAL INFORMATION

Red River Planning District.

2978 Birds Hill Rd.

East St Paul, MB R2E 1J5

Letter of Intent.

April 15, 2025

To those it may concern.

This is in regard to 4621 McPhillips St. Over 20 plus years ago this used to be a farmyard and part of what was about 40 acres of grain land. It had several outbuildings (not on permanent pads) scattered (facing) every direction at the time, some of which were closer to the house. In trying to straighten the yard, some were removed, and the 2 old granaries were moved back and straightened to the lot. There is also 3 van bodies on the property now that are loosely mounted. All straight with the property.

I would like to place a 20' x 20' concrete pad East of the attached garage on the house. It will be a carport closed on sides but open to front and back. Peak height is 10'. Building is aluminum framed with metal covering rated at 40 lbs per foot weight carrying.

I would like to apply for a variance, that the outbuildings are recorded and able to remain. I will take care of them as well keep straight and tidy. This would mean 3 permanent structures on concrete pads with 5 other outbuildings, 3 of these being van bodies and the 2 older granaries. *Total 8 structures for the variance*

Thank-you, Sincerely.

Reg Kroeker

4621 McPhillips St

West St Paul R4A 4A2

2. Site Plan

