

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
May 14th, 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

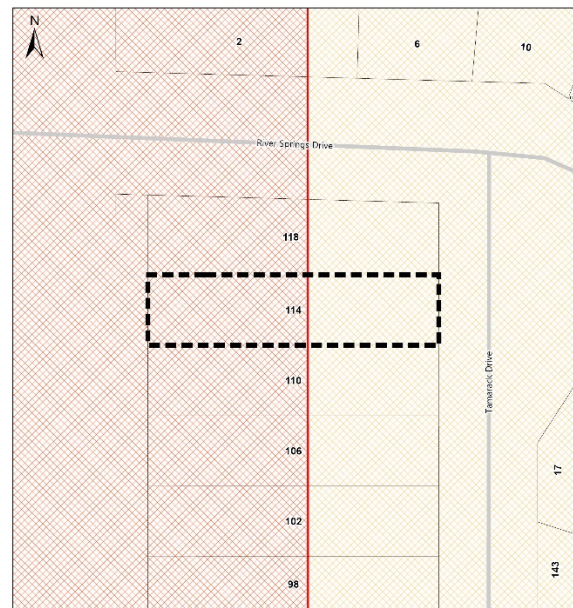
Application File: VO 34, 2026

Applicant: Hilton Homes

Property Location: 114 Tamarack Drive
Roll #54490
Lot 39, Block 9, Plan
70569

Application Purpose:

The applicant proposes to reduce the left (south) side yard setback for a principal building from a maximum of 4 ft to 2.6 ft.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard (interior) setback for principal building	4 ft (min)	2.6 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

VARIANCE APPLICATION REPORT

Date	April 23, 2026
Application File	VO 34, 2026
Applicant	Hilton Homes

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	114 Tamarack Drive
- Roll #	54490
- Legal	Lot 39, Block 9, Plan 70569
Zoning	"RS" Serviced Residential RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Emerging Residential Neighbourhood Middlechurch Secondary Plan
Property Size	0.19 acres in area 44.03 feet in width
<i>NOTE: Information is based on Building Location Certificate provided</i>	

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard (interior) setback for principal building	4 ft (min)	2.6 ft

Application Purpose

The applicant proposes to reduce the interior side yard setback requirement for a principal building, from a minimum of 4 ft to **2.6 ft**.

The Variance request was due to a Zoning Memorandum (ZM 5, 2026). While the BLC shows a side yard setback of 4 ft, a 10.15 ft long cantilever projects 1.4 ft into the side yard. As per Section 3.24.1.1 of the Zoning By-Law, only cantilevers no more than 10 ft in length can project into any required yard not more than 2 ft.

This application was circulated to the municipality and Manitoba Highways Branch, and they have no comments on the proposed Variance.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

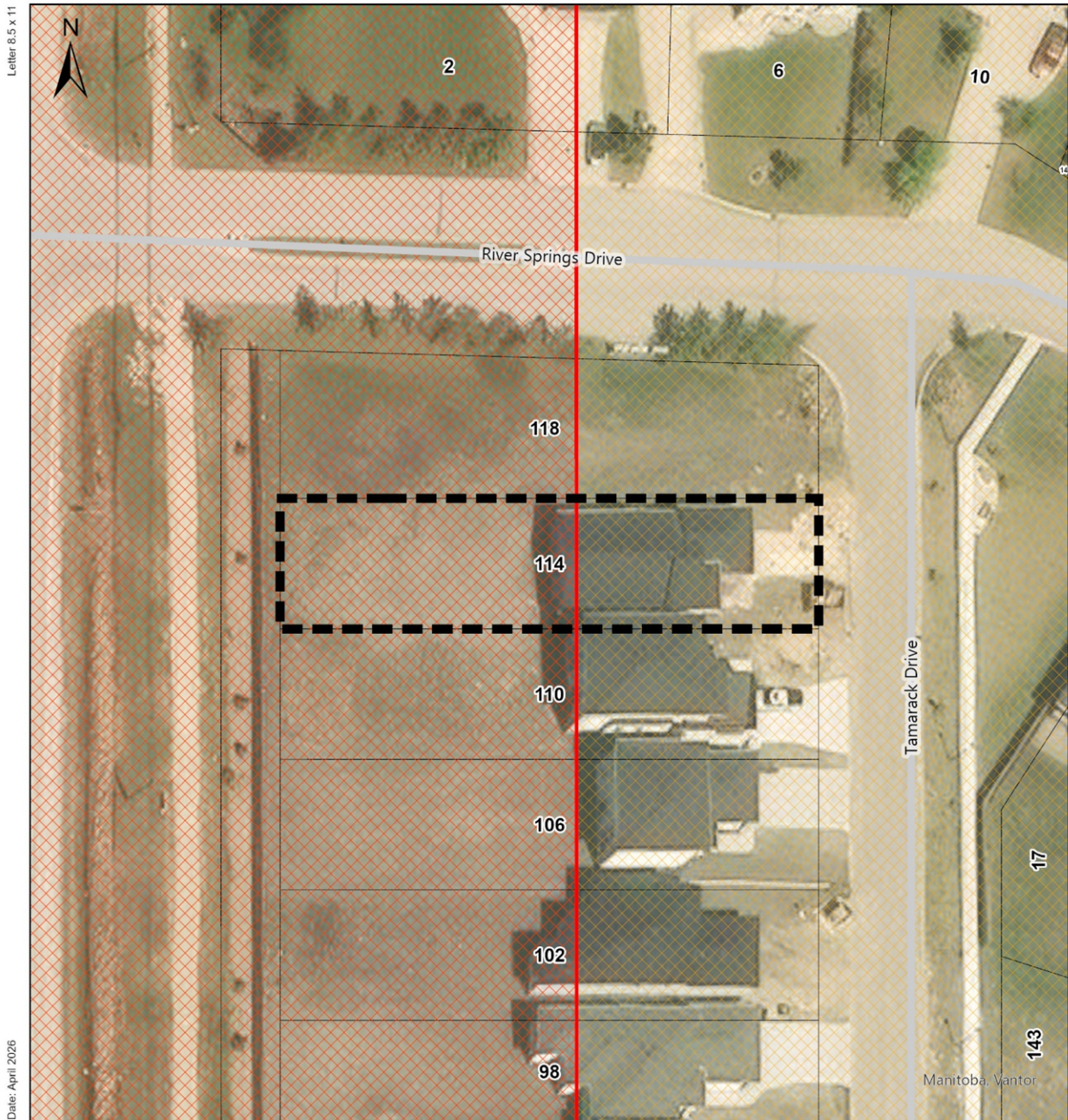
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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: April 2026

SUPPORTIVE MAPPING

Variance Order VO 34, 2026
 114 Tamarack Drive, RM of West St. Paul

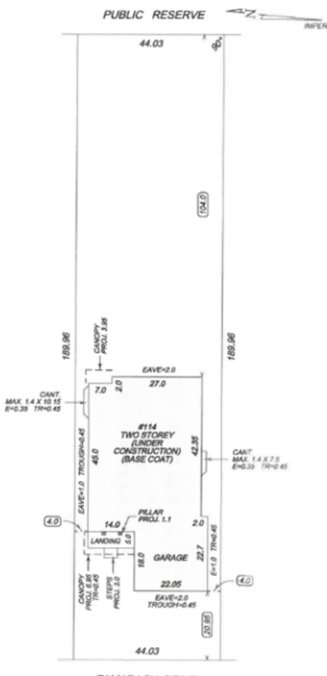


Designation: "SC" Settlement Centre
 Zoning: "RS" Serviced Residential

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
-  Highway Control Zones
-  Roads
-  Hazard Lands - Airport



ADDITIONAL INFORMATION – SITE PLAN

 <p style="text-align: center;">TAMARACK DRIVE</p>	<div style="text-align: right; font-size: small;"> Our File No. 2509021 </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%;"> <p style="font-size: x-small; margin: 0;"> Albert G. Dwyer M.L.S., D.L.S. John G. Walling M.L.S., D.L.S., M.L.S., A.L.S. Donald G. Dwyer M.L.S. Mark B. Malberg M.L.S. Michael D. R. Quillen M.L.S. John B. Bergman M.L.S., D.L.S. </p> </div> <div style="width: 35%; text-align: center;">  <p style="font-size: x-small; margin: 0;"> 1400 UNIVERSITY DRIVE 1295 State Street Montpelier, VT 05602 802.241.2001 • FAX 802.241.2002 Toll free 1.800.333.8000 </p> </div> <div style="width: 25%; font-size: x-small;"> Wednesday, 8:00 AM - 5:00 PM 1-1000 2nd Street, Montpelier, VT 05602-1044 9:00AM-5:00PM </div> </div> <hr/> <p style="text-align: center; font-weight: bold; font-size: small;">SURVEYOR'S BUILDING LOCATION CERTIFICATE</p> <hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%; font-size: x-small;"> <p>PREPARED FOR: Hilson Homes (2007) Ltd. 201 - 8115 St. Mary's Road Minneapolis, MN R2M 3W8</p> </div> <div style="width: 35%; font-size: x-small;"> <p>CIVIC ADDRESS: 114 Tamarack Drive - RM of West St Paul CERTIFICATE(S) OF TITLE: 202328591 REGISTERED OWNER(S): THE TRAILS LAND COMPANY INC. DATE OF SURVEY: July 17, 2023</p> </div> </div> <hr/> <p style="font-size: x-small;">LEGAL DESCRIPTION: LOT 39 BLOCK 4 PLAN 70569 WLTO IN RL 31 AND 32 PARISH OF ST PAUL</p> <hr/> <p style="font-size: x-small;">DATE OF SEARCH: 2023/07/14</p> <hr/> <p style="font-size: x-small;">INSTRUMENT No.'s 48552871, 48552871, 52354541, 52354541, 52373071, 54716291, 54716311 AND 54716321 ARE REGISTERED AGAINST THE PROPERTY</p> <hr/> <p style="font-size: x-small;">ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.</p> <hr/> <p style="font-size: x-small;">THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A ONE STOREY DWELLING, UNDER CONSTRUCTION (BASE COAT), NUMBERED 114, ON THE WEST SIDE OF TAMARACK DRIVE IN THE R.M. OF WEST ST. PAUL AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.</p> <hr/> <p style="font-size: x-small;">THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES.</p> <hr/> <p style="font-size: x-small;">ADDITIONAL STRUCTURES ATTACHED TO THE FREE STANDING STRUCTURES NOTED HEREON ARE NOT LISTED BUT ARE SHOWN ON SKETCH. PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT THE PROPERTY CORNERS.</p> <hr/> <p style="font-size: x-small;">DISCLAIMER: THIS SURVEY WAS MADE FOR FINANCING AND ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN ESTABLISHING THE LOCATION OF THE BOUNDARIES OR CORNERS OF THE PROPERTY. THIS DOCUMENT IS VALID ONLY IF IT IS STAMPED WITH THE (EMBOSSSED SEAL OF THE MONTGOMERY LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%; font-size: x-small;"> <p>NOTES: DIMENSIONS SHOWN TO PROPERTY LINES ARE FROM THE NEAREST ADJACENT STRUCTURE UNLESS OTHERWISE NOTED. PILLARS SHOWN THUS: ■</p> </div> <div style="width: 35%; text-align: center;">  <p style="font-size: x-small; margin: 0;"> Paul Kurylo, M.L.S. AUG 06 2025 # 2509021 </p> </div> </div>
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