

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

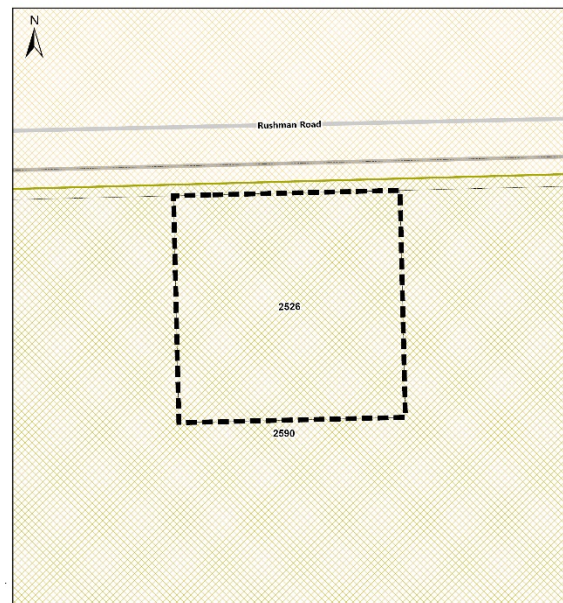
Application File: VO 37, 2026

Applicant: Young

Property Location: 2526 Rushman Road
Roll #314200
Lot 1, Plan 41373

Application Purpose:

The applicant proposes to increase the maximum size for a detached accessory structure in a sub-10 acre A80-zoned property from 1,200 sq ft to **2,400 sq ft**, and to construct an accessory structure with less of a front yard setback than the principal dwelling.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum unit area (sub-10 acres, A80 zoned lot)	1,200 sq ft	2,400 sq ft
Front yards for accessory structures (Section 3.2.3.5)	Front yards for accessory buildings are not to be less than the front yard for the principal building.	Accessory building to be constructed less than the front yard for the principal building.

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 24, 2026
Application File	VO 37, 2026
Applicant	Young

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	2526 Rushman Road
- Roll #	314200
- Legal	Lot 1, Plan 41373
Zoning	"A80" Agricultural General RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"RA" Resource and Agriculture RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	2.07 acres in area 300 feet in width
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum unit area (sub-10 acres, A80 zoned lot)	1,200 sq ft	2,400 sq ft
Front yards for accessory structures (Section 3.2.3.5)	Front yards for accessory buildings are not to be less than the front yard for the principal building.	Accessory building to be constructed less than the front yard for the principal building.

Application Purpose

The applicant proposes to increase the maximum unit area for a sub-10 acre A80-zoned lot from 1,200 sq ft to 2,400 sq ft, to support building a 60 x 40 garage for personal use. While most A80-zoned lots would not have a maximum for accessory structure unit area, the West St. Paul Zoning By-Law has a maximum size of 1,200 sq ft for lots 10 acres or less in size.

The proposed location of the garage is shown to be closer to the front yard property line than the existing principal dwelling, necessitating a Variance.

This application was circulated to the R.M. of West St. Paul, and their conditions are outlined in the recommended conditions of approval below.

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.

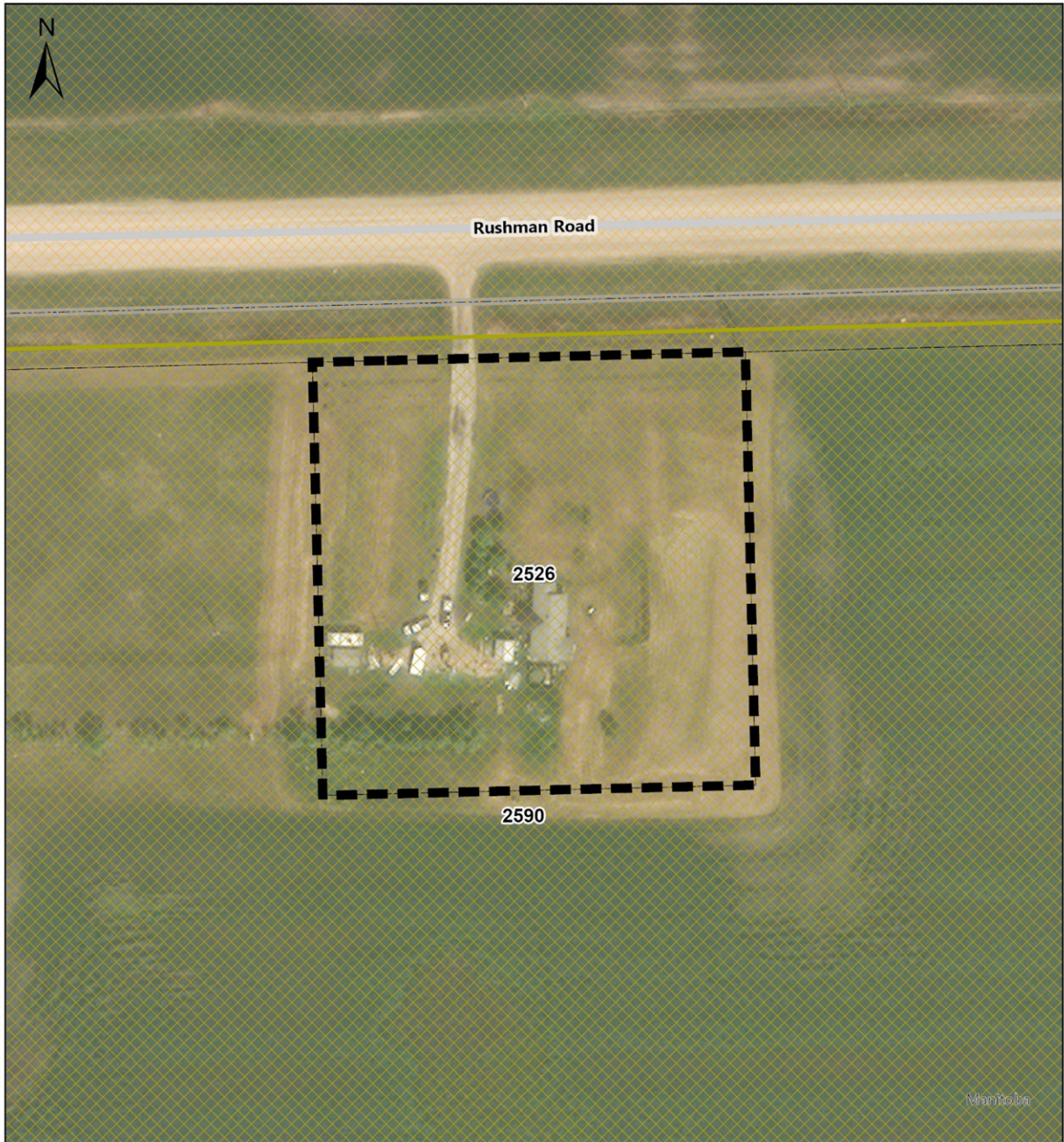
RECOMMENDED CONDITIONS OF APPROVAL

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.
3. Applicant / owner submit a lot grade plan prepared by a qualified engineer prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.
4. Applicant / owner submits written confirmation that they have obtained a Letter of Clearance from the RM of West St. Paul to ensure that the property is in compliance with all applicable by-laws.
5. Accessory building to be limited to personal use unless otherwise permitted by the West St. Paul Zoning Bylaw.

RRPD LOCATION MAP

Letter 8.5 x 11




Date: April 2026


SUPPORTIVE MAPPING

Variance Order VO 37, 2026
 2526 Rushman Road, RM of West St. Paul

Designation: "RA" Resource and Agriculture
 Zoning: "A80" Agricultural General

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

 Hazard Lands - Airport

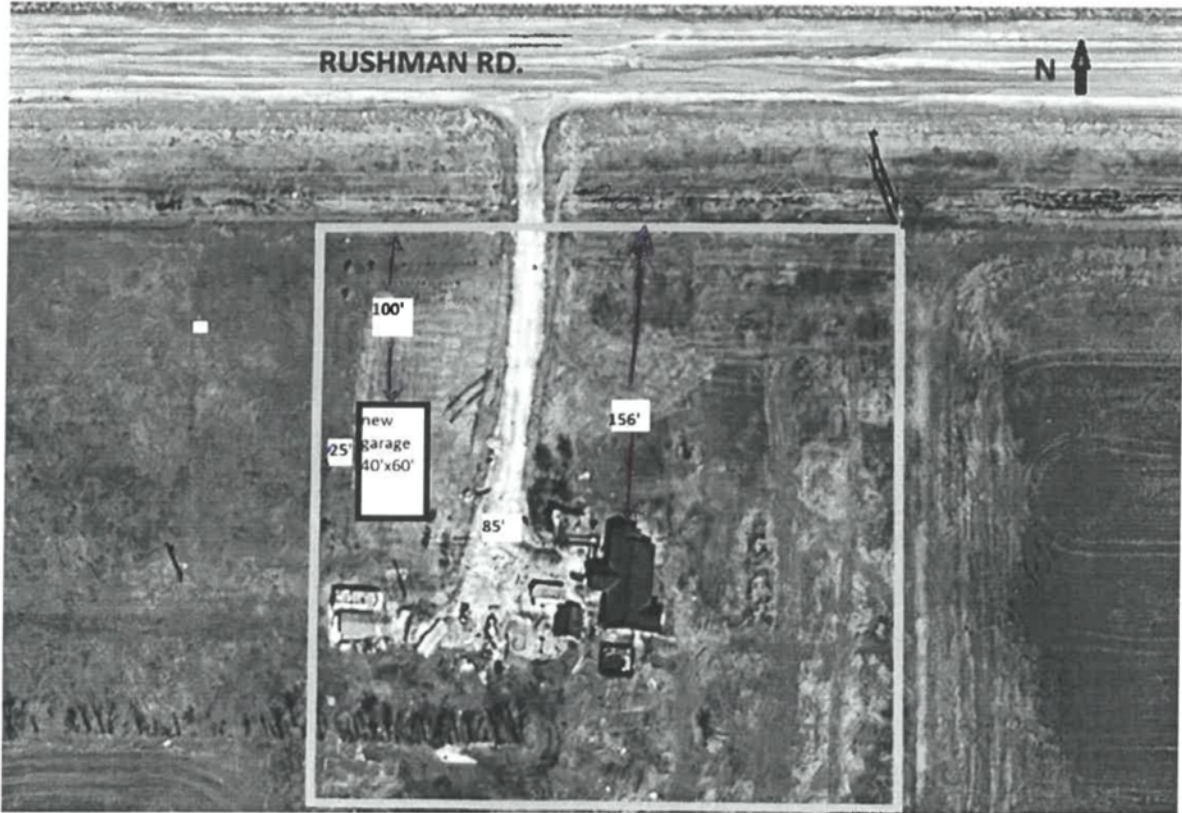
 Parcels Outline



ADDITIONAL INFORMATION – SITE PLAN

SITE PLAN - 2526 Rushman rd. West st. paul

Proposed garage size and location - LOT SIZE - 300'x300' (2.07_{ac})



Calvin So

From: Pam Elias <edo@weststpaul.com>
Sent: Tuesday, April 14, 2026 11:51 AM
To: Calvin So; Planning
Cc: Valentina Esman; Jeffrey Simpson
Subject: Re: VO 37, 2026
Attachments: application.pdf; locationap.jpg

Hi Calvin,

It doesn't appear that we have record of a lot grade plan on file for this property. If approved, the following are recommended conditions of approval:

1. Applicant / owner submit a lot grade plan prepared by a qualified engineer prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.
2. Applicant / owner submits written confirmation that they have obtained a Letter of Clearance from the RM of West St. Paul to ensure that the property is in compliance with all applicable by-laws.
3. Accessory building to be limited to personal use unless otherwise permitted by the West St. Paul Zoning Bylaw.

Regards,

Pam Elias, MCIP
Director of Planning
RM of West St. Paul
3550 Main Street, West St. Paul, MB R4A 5A3
Phone: 204-338-0306 Fax: 204-334-9362
<http://weststpaul.com>



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From: Calvin So <calvin@rrpd.ca>
Sent: Monday, April 13, 2026 4:10 PM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: VO 37, 2026

Hello,

Please see a Variance application, VO 37, 2026, attached for review and comments.

The applicant proposes to increase the size of an accessory building in a sub-10 acre A80 property from 1,200 sq ft to 2,400 sq ft, at 2526 Rushman Road.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Calvin So

From: jordon young <jyoung@jnjcontracting.ca>
Sent: Tuesday, April 14, 2026 2:19 PM
To: Calvin So
Subject: Re: Your Variance application

Thanks Calvin.

I will drop off a cheque tomorrow. The ceiling height is 18' with the roof peak at a height of about 25'.

Thank you,

Jordon Young
JNJ Contracting inc.
204-223-6510

On Apr 14, 2026, at 2:10 PM, Calvin So <calvin@rrpd.ca> wrote:

Hi Jordon,

I circulated your application to the municipality and they've gotten back to me in that you need a second Variance, as the accessory building that you're proposing is closer to the front yard property line compared to the principal dwelling.

<image001.png>

They would also want to confirm the height of your proposed accessory building, to ensure you meet the maximum height requirements of 35 ft for that.

We would require the additional Variance fee of \$278.57, paid in our office. I'll be putting your application on hold for the time being. If you pay in the next week, I should still be able to get this for the May 14th council meeting.

Thanks,

<image002.png> **Calvin So, RPP, MCIP**
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

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