

# 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**  
**RM of West St. Paul**  
**3550 Main St.**

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

### APPLICATION INFORMATION

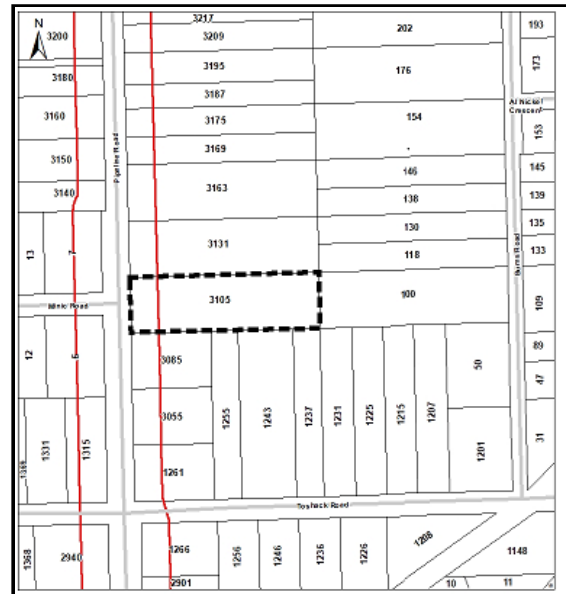
**Application File:** VO 39/25

**Applicant:** Lovepreet Brar and  
Balpaj Sidhu

**Property Location:** 3105 Pipeline Rd,  
West St. Paul  
Roll # 416600  
Lot 7 Plan 2176

**Application Purpose:**

The applicant proposes to reduce the site widths to 127 ft. each for proposed Lots 1 and 2 as part of the conditions within Subdivision S23-3002.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Width Section 6.3	198 ft. min.	127 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>	May 26, 2025
<b>Application File</b>	<b>VO 39/25</b>
<b>Applicant</b>	Lovepreet Brar and Balpaj Sidhu

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	3105 Pipeline Rd, West St. Paul
- Roll #	416600
- Legal	Lot 7 Plan 2176
<b>Zoning</b>	"RRO" Rural Residential Overlay zone RM of West St. Paul, Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	217,629 square feet / 5 acres in area (+/-) 254 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Width Section 6.3	198 ft. min.	127 ft.

#### Application Purpose

The applicant proposes to reduce the site widths to 127 ft. each for proposed Lots 1 and 2 as part of the conditions within Subdivision S23-3002.

## **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;
3. Applicant to apply for demolition permit to remove existing detached structures or building permit to move to new location which complies with Zoning By-Law regulations.

## RRPD LOCATION MAP



(from applicant, municipality, government departments, etc.)



**Archived:** May 26, 2025 2:08:43 PM

**From:** ["DiNella, Jeff"](#)

**Mail received time:** Thu, 15 May 2025 20:41:37 +0000

**Subject:** RE: Variance Application (VO 39, 2025)

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Hi Jennifer

We have reviewed VO 30, 2025 which is part of subdivision file S23-3002 and no further comments. We refer to our comments for subdivision file S23-3002.

Thank You

**Jeff DiNella**

*Senior Development Review Technologist*

*Manitoba Transportation and Infrastructure*

*Highway Design*

**Cell: (204) 430-7176**

1420-215 Garry Street

Winnipeg, MB R3C 3P3

**From:** +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

**Sent:** April 30, 2025 2:50 PM

**To:** DiNella, Jeff <Jeff.DiNella@gov.mb.ca>

**Subject:** FW: Variance Application (VO 39, 2025)

*Juanita Mowbray*

Roadside Development Support Technician

Highway Design | Engineering and Technical Services

1420-215 Garry St, Winnipeg MB R3C 3P3

**From:** Jennifer Asaim <jasaim@rrpd.ca>

**Sent:** April 29, 2025 2:42 PM

**To:** Pam Elias <edo@weststpaul.com>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

**Cc:** Derek Eno <deno@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

**Subject:** Variance Application (VO 39, 2025)

Good afternoon, Please find attached a variance application for your review and comments. Information on this application is as follows; Variance Application (VO 39, 2025) 3105 Pipeline Rd (Roll# 416600) Site width variance from 198 ft to 127

Good afternoon,

Please find attached a variance application for your review and comments. Information on this application is as follows;

- Variance Application (VO 39, 2025)
- 3105 Pipeline Rd (Roll# 416600)
- Site width variance from **198 ft** to **127 ft**. This proposal is as a result of a condition of a subdivision application ( **S23-3002**).

Thanks,

**Jennifer Asaim**

**Student Planner**

**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](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:

**Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul**

**Archived:** May 26, 2025 2:08:45 PM

**From:** [Pam Elias](#)

**Sent:** April 30, 2025 8:38:43 AM

**To:** [Jennifer Asaim +WPG969 - Roadside Development](#)

**Cc:** [Derek Eno](#) [Valentina Esman](#) [Calvin So](#) [Lainie Shaw](#)

**Subject:** Re: Variance Application (VO 39, 2025)

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[image.png](#) 

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Hi Jennifer,

No comment on this one.

Pam

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**From:** Jennifer Asaim

**Sent:** Tuesday, April 29, 2025 2:41 PM

**To:** Pam Elias; +WPG969 - Roadside Development

**Cc:** Derek Eno; Valentina Esman; Calvin So

**Subject:** Variance Application (VO 39, 2025)

Good afternoon,

Please find attached a variance application for your review and comments. Information on this application is as follows;

- Variance Application (VO 39, 2025)
- 3105 Pipeline Rd (Roll# 416600)
- Site width variance from **198 ft** to **127 ft**. This proposal is as a result of a condition of a subdivision application ( **S23-3002**).

Thanks,



**Jennifer Asaim**  
**Student Planner**  
**Red River Planning District**

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