

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
6:00pm

Council Chambers
RM of West St. Paul
3550 Main St.

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

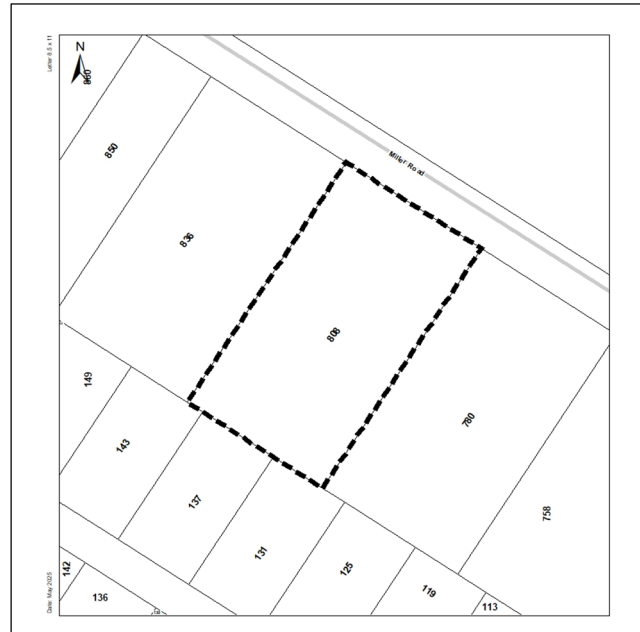
Application File: VO 43/25

Applicant: Linda Chymy and Terry Chymy

Property Location: 808 Miller Rd.,
West St. Paul
Roll # 228267
LOT 4 BLOCK 2, PLAN
21970 WLTO IN RL 48
PARISH OF ST PAUL

Application Purpose:

The applicant proposes to reduce the site width as per conditions of Subdivision S24-3063.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Width Section 6.3	198 ft. min.	144.5 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

VARIANCE APPLICATION REPORT

Date	May 21, 2025
Application File	VO 43/25
Applicant	Linda Chymy and Terry Chymy

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	808 Miller Rd., West St. Paul
- Roll #	228267
- Legal	LOT 4 BLOCK 2, PLAN 21970 WLTO IN RL 48 PARISH OF ST PAUL
Zoning	"RRO" Residential Rural with RR Overlay 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	4.88 acres in area (+/-) 345.2 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.	144.5 ft.

Application Purpose

The applicant proposes to reduce the site width as per conditions of Subdivision S24-3063. The applicant has submitted a subdivision application map, which is attached to this application.

OPTIONS FOR COUNCILS CONSIDERATION

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

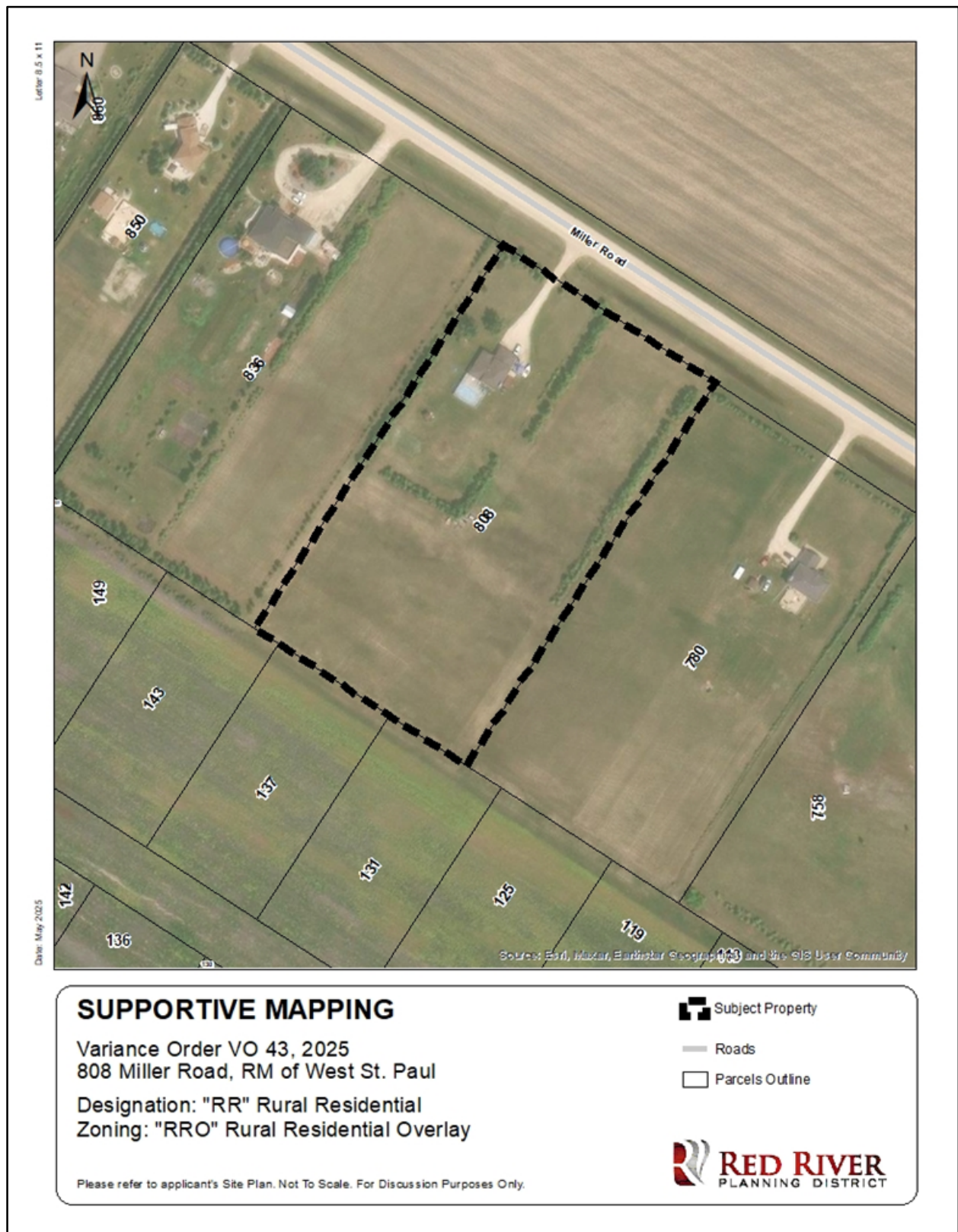
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



ADDITIONAL INFORMATION

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

