

# 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**  
**July 10<sup>th</sup>, 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

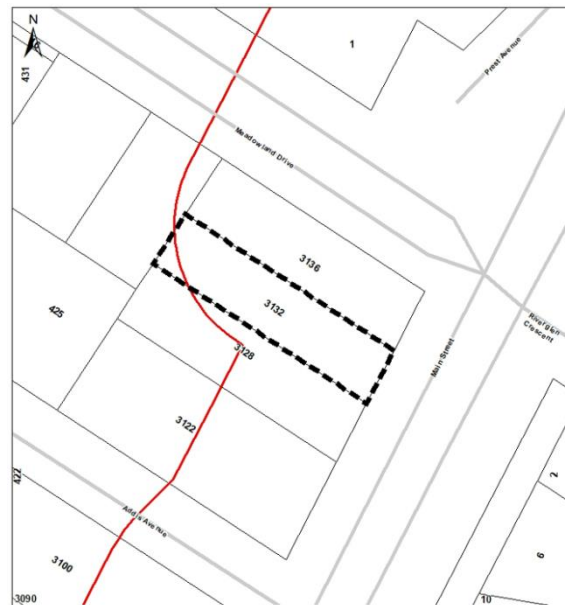
**Application File:** VO 55, 2025

**Applicant:** Andreas Kostis

**Property Location:** 3132 Main Street  
R.M. of West St. Paul  
Roll #24810  
Lot:2, Plan 1005

**Application Purpose:**

The applicant proposes to decrease the required number of parking spaces from the required **15** (including accessible parking) parking spaces to **6** (including accessible parking) parking spaces.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of required parking spaces (section 3.21, Table 5, parking group number – 6)	<b>15</b> (including accessible parking) parking spaces	<b>6</b> (including accessible parking) parking places

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>	June 17, 2025
<b>Application File</b>	<b>VO 55, 2025</b>
<b>Applicant</b>	Andreas Kostis

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	<ul style="list-style-type: none"> <li>- Street Address</li> <li>- Roll #</li> <li>- Legal</li> </ul>	3132 Main Street R.M. of West St. Paul Roll #24810 Lot:2, Plan 1005
<b>Zoning</b>	"CH" Commercial Highway RM of West St Paul Zoning By-law No. 2/99P	
<b>Development Plan Designation</b>	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19	
<b>Secondary Plan Designation</b>	Existing Residential Neighborhood Middlechurch Secondary Plan	
<b>Property Size</b>	0.29 acres in area combined 54 feet in width  <i>NOTE: Information is based on GIS data</i>	

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of required parking spaces (section 3.21, Table 5, parking group number – 6)	<b>15</b> (including accessible parking) parking spaces	<b>6</b> (including accessible parking) parking places

#### Application Purpose

The applicant proposes to decrease the number of parking spaces required on the property from **14+1** (accessible parking) parking places to **6** parking places (accessible place included), given a proposed 1398 sq ft (1605-216 outdoor sitting area= 1398 sq.ft) + 1 accessibility parking of *The Burger Place* restaurant building area.

From the letter of intent, the applicant notices, that the request does not involve any change in occupancy or customer capacity, as the additions are strictly intended for internal operational use and will not impact traffic flow or the surrounding area.

This application has been circulated to the municipality and Manitoba Highways Branch. The municipality has indicated no comments or concerns about the Variance.

### **OPTIONS FOR COUNCILS CONSIDERATION**

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

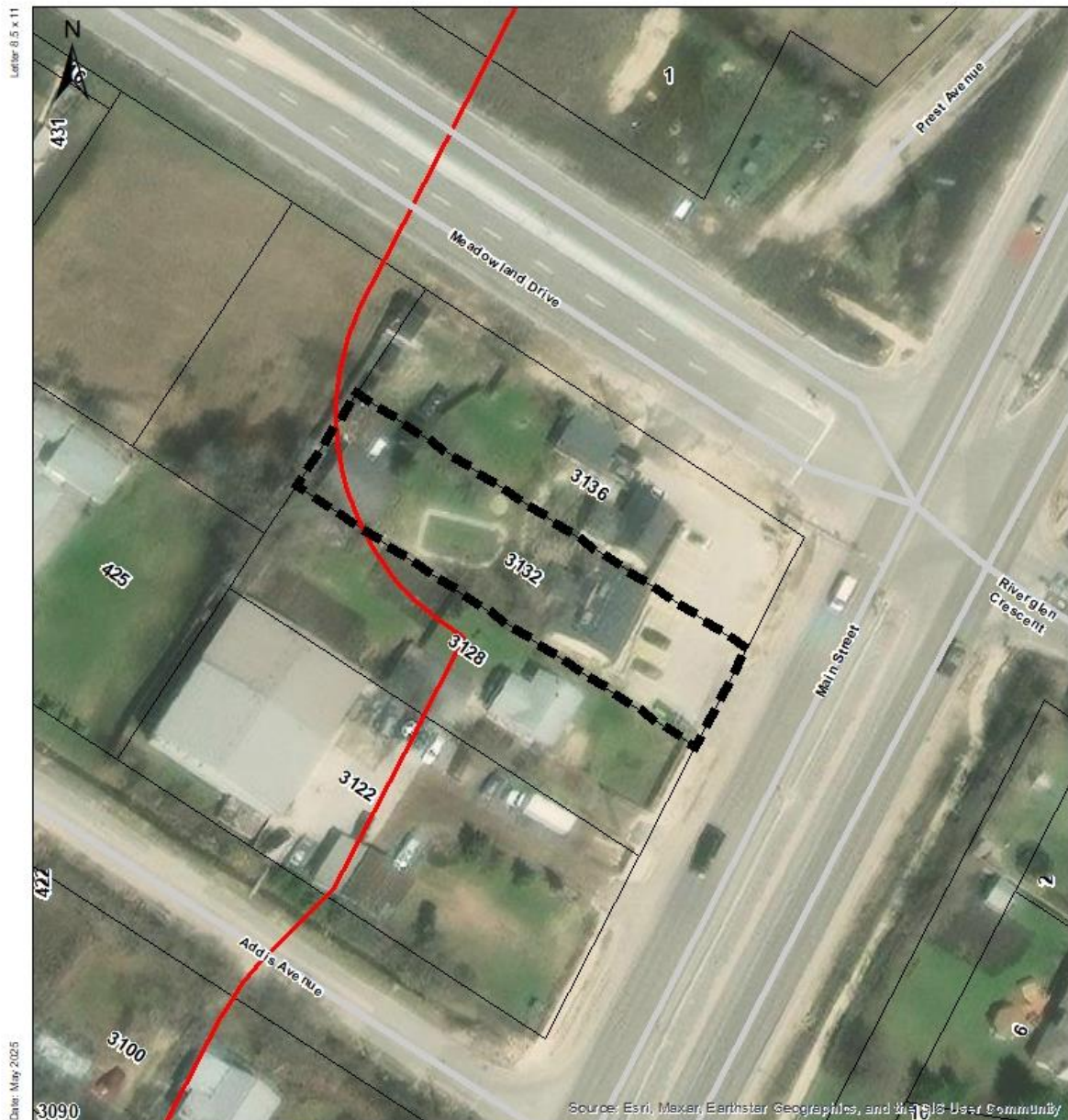
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 55, 2025  
3132 Main Street, RM of West St. Paul

Designation: "SC" Settlement Centre

Zoning: "CH" Commercial Highway

Secondary Plan: Existing Residential Neighbourhood

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



Subject Property



Highway Control Zones



Roads



Parcels Outline



**RED RIVER**  
PLANNING DISTRICT

## ADDITIONAL INFORMATION

### LETTER OF INTENT FOR VARIANCE REQUEST

**Submitted to:** Mayor and Council, RM of West St. Paul

**Submitted by:** The Burger Place – 3132 Main Street, West St. Paul

**Date:** May 19, 2025

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**To:**

Mayor and Members of Council  
Rural Municipality of West St. Paul  
3550 Main Street  
West St. Paul, MB R4A 5M3

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**Re: Variance Application – 3132 Main Street (The Burger Place)**

Dear Mayor and Members of Council,

I am writing on behalf of *The Burger Place*, located at 3132 Main Street, to formally submit this Letter of Intent in support of our variance application related to two proposed building additions totaling 253 square feet. These additions are essential to address our growing operational storage needs, a result of the continued success and community support of our business.

While modest in size, this project has required significant planning and investment to ensure compliance with all applicable design, engineering, and building code standards. We are pleased to confirm that these requirements have been met, and we are now respectfully requesting Council's approval to proceed.

As background, a previous variance granted in June 2000 reduced the required parking from 12 spaces to 5. Under current zoning regulations, the proposed expansion would increase the parking requirement to 15 spaces, including one accessible stall. Through this updated application, we are requesting a variance to allow for 6 total parking spaces, including one accessible space, as detailed in the submitted site plan.

It is important to note that this request does **not** involve any change in occupancy or customer capacity. The additions are strictly intended for internal operational use and will not impact traffic flow or the surrounding area. Additionally, the neighboring property at **3136 Main Street** is also owned by me, which ensures consistent oversight and integrated management of both sites.

We greatly appreciate Council's consideration of this application and respectfully request timely approval to move forward with these necessary improvements. Your continued support of local small businesses is deeply valued.

Sincerely,  
**Andreas Kostis**  
Owner/Operator  
**The Burger Place**  
3132 Main Street  
West St. Paul, MB  
Phone: [REDACTED]  
Email: [REDACTED]



