

# 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, 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 64/2025

**Applicant:** Daniel Chic

**Property Location:** 250 Jackman Rd,  
RM of West St Paul  
Roll # 223300  
LOT 69 PLAN 1071

**Application Purpose:**

The applicant proposes increasing the maximum unit area for a detached accessory structure, in order to allow for a workshop to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum Unit Area (Accessory structure) Table 16: Residential Bulk Table "Residential Rural with RR Overlay" Zone	1200 sq. ft (max)	2000 sq. 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>	June 16, 2025
<b>Application File</b>	<b>VO 64/2025</b>
<b>Applicant</b>	Daniel Chic

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	250 Jackman Rd, RM of West St Paul
- Roll #	223300
- Legal	LOT 69 PLAN 1071
<b>Zoning</b>	"RRO" Residential Rural with RR 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>	216,672 square feet / 4.97 acres in area (+/-) 247.8 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 (Accessory structure) Table 16: Residential Bulk Table "Residential Rural with RR Overlay" Zone	1200 sq. ft (max)	2000 sq. ft

#### Application Purpose

The applicant proposes increasing the maximum unit area of a detached accessory structure in order to allow for a 40' x 50' workshop to be constructed on the subject property. The proposed workshop will be for personal use as well as an enclosed place to store the applicant's tractor and attachments used in maintaining their property.

This application has been circulated to the R.M of West St. Paul. The municipality had no comments regarding this application.

## **OPTIONS FOR COUNCILS CONSIDERATION**

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

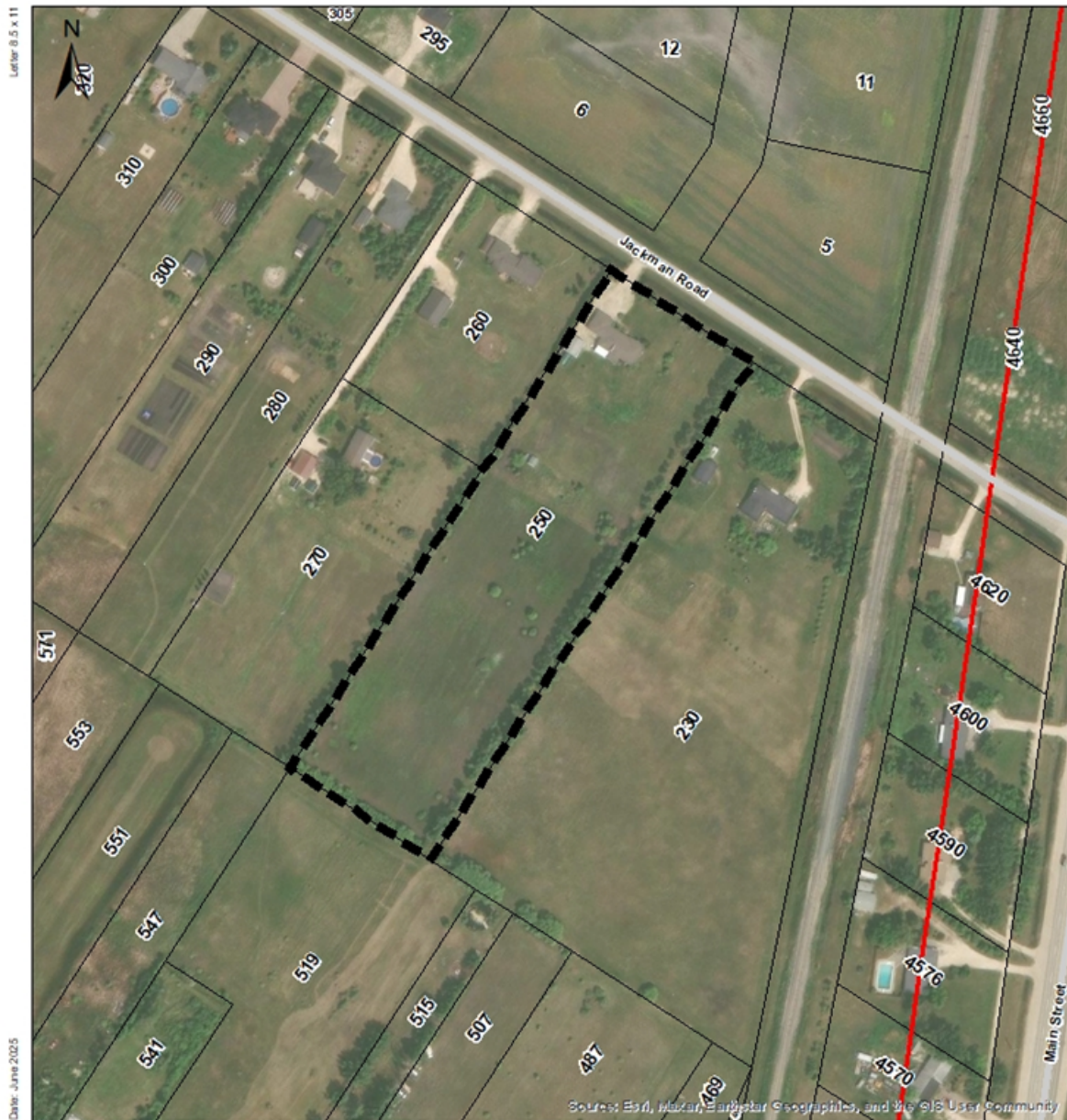
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be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



### SUPPORTIVE MAPPING

Variance Order VO 64, 2025  
250 Jackman Road, RM of West St. Paul

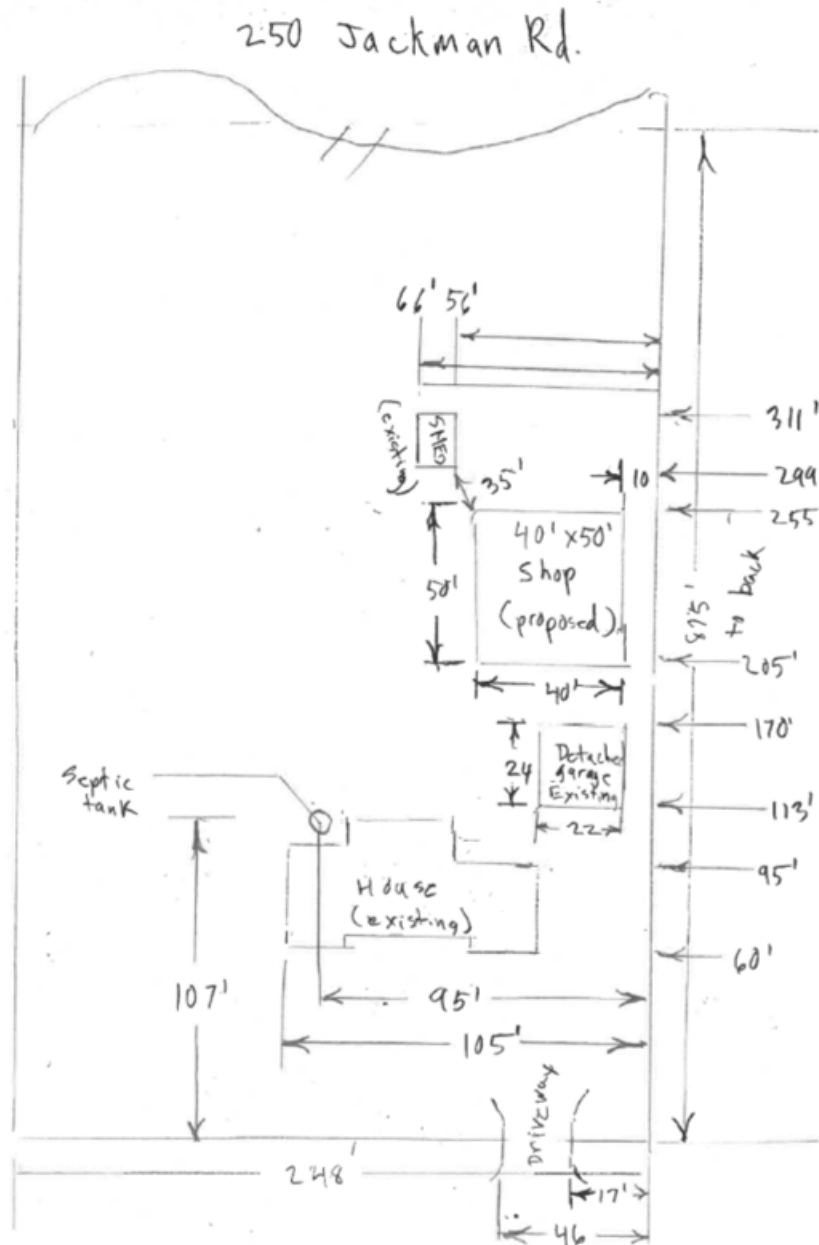
Designation: "RR" Rural Residential  
Zoning: "RRO" Rural Residential Overlay

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

- Subject Property
- Highway Control Zones
- Roads
- Parcels Outline



# ADDITIONAL INFORMATION





**RM of West St. Paul**  
3550 Main Street  
West St. Paul, MB, R4A 5A3

**Red River Planning District**  
2978 Birds Hill Road  
East St. Paul, MB, R2E 1J5

Dear Council Members,

**Re: Request for Variance to Build a 2,000-Square-Foot Workshop at 250 Jackman Road**

I am writing to request a variance to the zoning regulations to allow for the construction of a 2,000-square-foot (40 ft x 50 ft) workshop on my property located at 250 Jackman Road in the Rural Municipality of West St. Paul. The proposed workshop will serve as a workshop for personal use as well as an enclosed place to store my tractor and attachments which I use to maintain my property consisting of 5 acres.

To ensure that the project meets all relevant building codes and safety standards, I will be engaging a professional builder who will oversee the construction process. The builder will also ensure that the design complies with municipal guidelines and integrates well with the surrounding environment.

The proposed workshop will be positioned in a way that minimizes any potential impact on neighbouring properties, with appropriate setbacks and careful attention to maintaining the visual aesthetics and character of the area.

This variance request is essential for effectively utilizing the space on my property while maintaining adherence to the broader zoning framework. I am committed to constructing the workshop responsibly and am happy to provide any additional details, plans, or documentation as required.

Thank you for considering my request. I look forward to your favorable response. Should you require further information, please feel free to contact me at

