

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
July 9th, 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

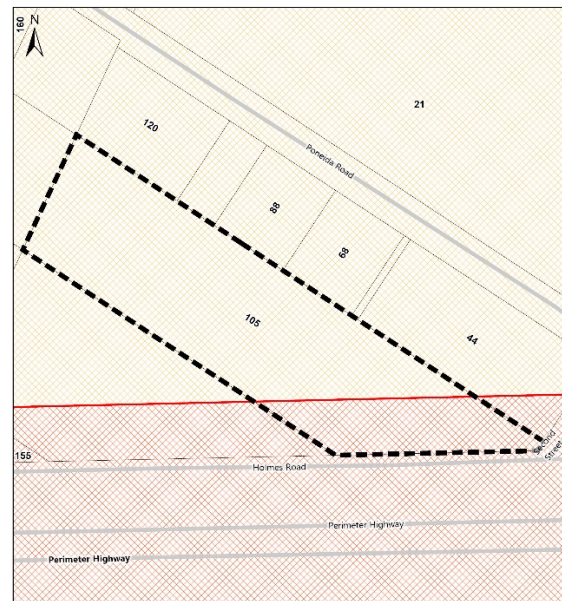
Application File: VO 73, 2026

Applicant: Kornelson

Property Location: 105 Holmes Road
Roll #406100
*OT8-PA-0

Application Purpose:

The applicant proposes to increase the maximum surface area of a proposed sign for a permitted non-residential principal use from 48 sq ft to 80.79 sq ft. This property is zoned "RR" Rural Residential.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Permitted sign surface area per zoning lot – RR zone	48 sq ft	80.79 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

VARIANCE APPLICATION REPORT

Date	June 18, 2026
Application File	VO 73, 2026
Applicant	Kornelson

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	105 Holmes Road
- Roll #	406100
- Legal	*OT8-PA-0
Zoning	“RR” Rural Residential RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	“RR” Rural Residential RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	6.91 acres in area 479.2 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Permitted sign surface area per zoning lot – RR zone	48 sq ft	80.79 sq ft

Application Purpose

The applicant proposes to increase the sign surface area for a proposed sign from 48 sq ft to 80.79 sq ft. The proposed sign, reading “DASMESH SCHOOL WINNIPEG”, would be 63 sq ft in size and placed facing southwest. A second sign would be 17.79 sq ft in size, feature the school emblem, and placed in the southeast corner of the lot.

The size and location would make it easier for parents and visitors to locate the school, promote a sense of school spirit, and are non-illuminated, therefore minimizing impacts to neighbours.

This application was circulated to the R.M. of West St. Paul and Manitoba Highways Branch. No comments have been received from Highways, while the municipality noted that including “Winnipeg” in the signage may cause confusion when it comes to orientation, but have no comments otherwise.

OPTIONS FOR COUNCIL’S CONSIDERATION

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

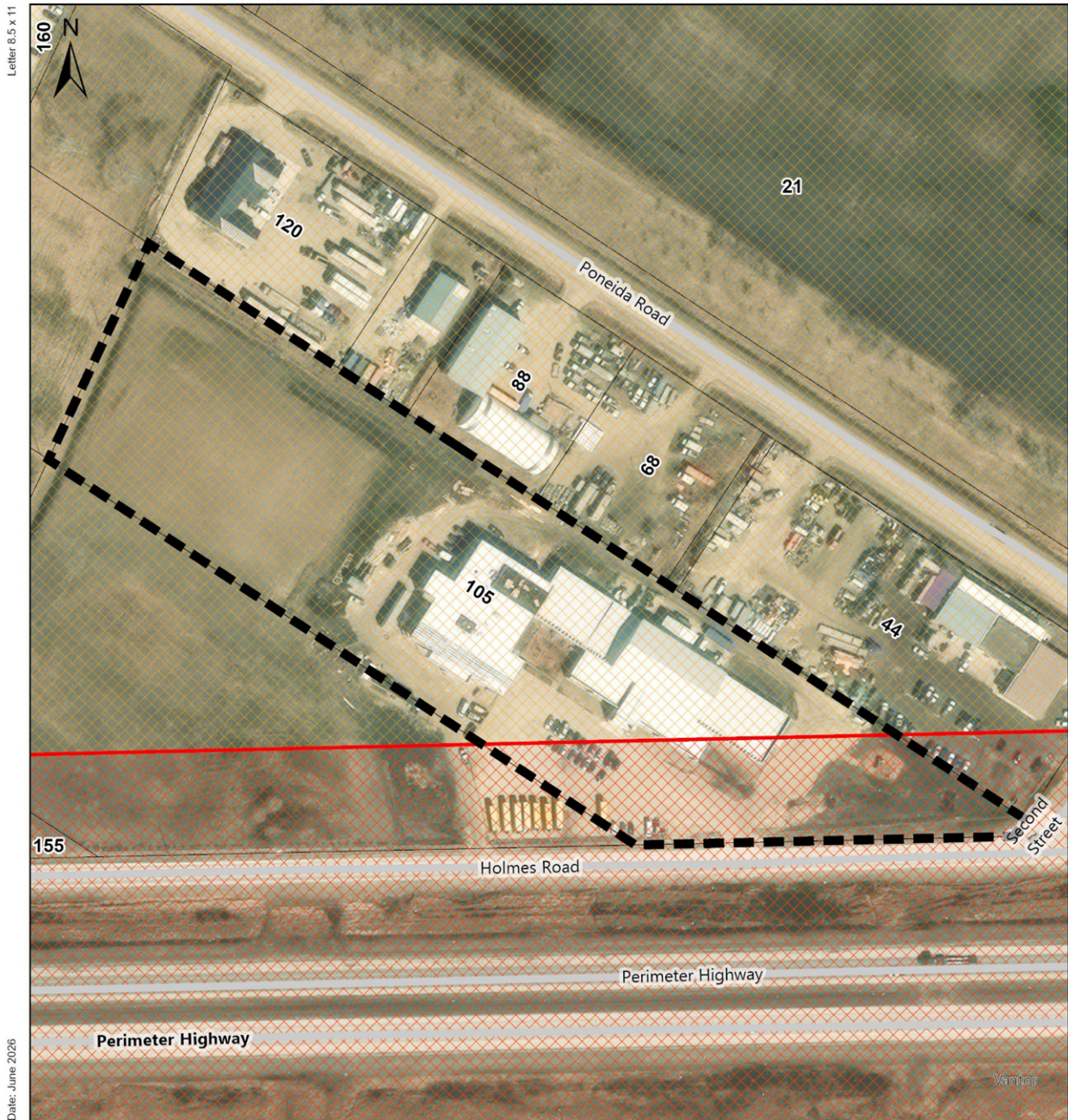
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 73, 2026
 105 Holmes Road, RM of West St. Paul

Designation: "RR" Rural Residential
 Zoning: "RR" Rural Residential

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
-  Highway Control Zones
-  Roads
-  Hazard Lands - Airport
-  Parcels Outline



