

# 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**  
**August 14, 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 82, 2025

**Applicant:** Gjorgievska

**Property Location:** 683 Rossmore Ave  
West St. Paul  
Roll #11400  
Lot 2, Plan 29663

**Application Purpose:**

The applicant proposes to vary the eave projection setback from the property line, corner yard setback, interior side yard setback, and maximum site coverage for a principal building in the "RRO" Rural Residential Overlay zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Eave projection (Section 3.24.1.6)	1 ft (max)	0.1 ft
Corner side yard setback	30 ft (max)	1.9 ft
Interior side yard setback	15 ft (max)	9 ft
Maximum site coverage for a principal building (Section 6.3; Table 16)	10% (max)	19%

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>	July 25, 2025
<b>Application File</b>	<b>VO 82, 2025</b>
<b>Applicant</b>	Gjorgievska

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	683 Rossmore Ave, West St. Paul
- Roll #	11400
- Legal	Lot 2, Plan 29663
<b>Zoning</b>	"RRO" Residential Rural Overlay zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Existing Residential Neighbourhood designation Middlechurch Secondary Plan
<b>Property Size</b>	0.57 acres in area (+/-) 100 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Eave projection (Section 3.24.1.6)	1 ft (max)	0.1 ft
Corner side yard setback	30 ft (max)	1.9 ft
Interior side yard setback	15 ft (max)	9 ft
Maximum site coverage for a principal building (Section 6.3; Table 16)	10% (max)	19%

#### Application Purpose

The applicant proposes to decrease the permitted eave projection setback from 1 ft (max) to 0.1 ft, decrease the corner side yard setback from 30 ft (max) to 1.9 ft, decrease the interior side yard setback from 15 ft (max) to 9 ft, and increase the maximum site coverage for a principal building from 10% (max) to 19%.

The requested Variances are to accompany a proposed attached deck and to bring the current principal dwelling into compliance. The proposed attached deck is 30 ft 3 inches by 61 ft (1,845.25 sq ft), and the current principal dwelling is not considered a legal non-conforming structure, as it did not meet the zoning by-law requirements at the time of build.

This application was circulated to the municipality, and their conditions are outlined below.

### **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**

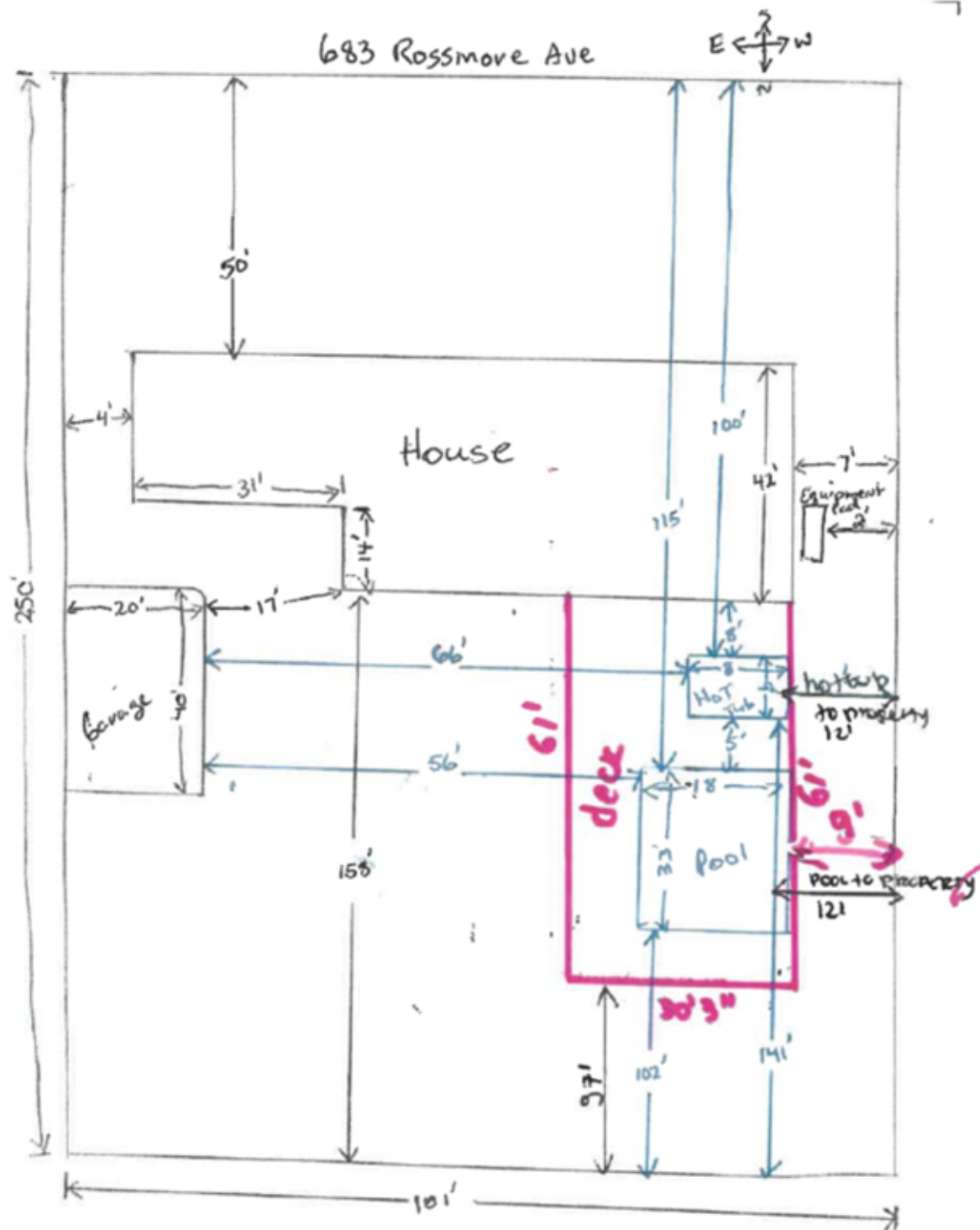
Should Council approve the requested zoning variances, the following conditions are recommended:

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. Permit to not be issued until the fencing encroaching onto the neighbouring right-of-way property be removed and any damage to the right-of-way be repaired by the applicant to the satisfaction of the municipality.

## RRPD LOCATION MAP



# ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN





## **ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT FOR UNIT AREA**

Letter of Intent

Date: July 21, 2025

Dear Sir-s,

We are inquiring to get 2 variances for building of our deck with a dimension 30'3" x 61 '. The deck is location was determined by the location of the patio door, we are not able to move in the other direction because of the location of the well pump. The second variance is due to the size of the deck and the size was determined by the design of wrapping around the hot tub and pool that needs to be installed so we can maintain all of safety precautions that need to be in place with pool and hot tub. I have attached a revised site plan with actual measures as I believe the one you have is inaccurate in terms of location of the pool and hot tub from the property line. We would kindly ask if you would consider our application for variances, we have discussed the plans with our neighbor from the side of the house and they have not conveyed that they have any concerns regarding our plan.

Thank you again for considering our application. We appreciate your time and effort.

If you have further questions or you need additional explanation do not hesitate to call me.

Best Regards,

Ana Gjorgievska

## ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF SUPPORT

Date: July 22, 2025

Statement  
from  
Anne and William Mushumanski

691 Rossmore Ave,  
West St Paul MB  
R2V4T9

I Anne Mushumanski and my husband William Mushumanski had a conversation with our neighbors Ana and Ljupco Gjorgievski at 683 Rossmore Ave in West St Paul as they have shared their plan for the deck, proposed size of the deck as well location of the deck being 9 feet from the property line and we want to support their application for the variances they have applied for. If you have further questions do not hesitate to contact us [REDACTED]