

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
September 10th, 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

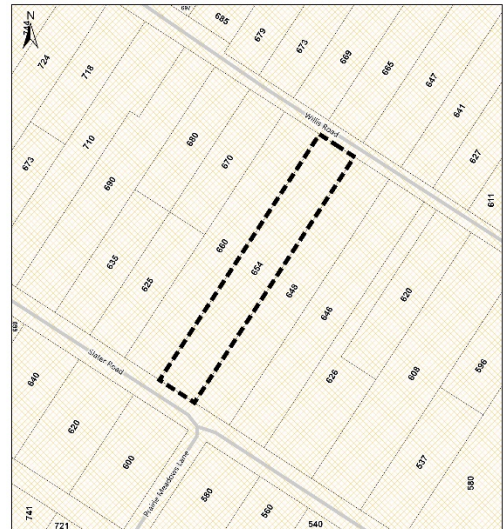
Application File: VO 88, 2026

Applicant: Bodnik

Property Location: 654 Willis Road
Roll #218425
Lot 2, Plan 22741

Application Purpose:

The applicant proposes to decrease the minimum lot density for both proposed lots from a minimum size of 2 acres to **1.25 ac**, and a minimum lot width of 198 ft to **123.95 ft**, as part of conditions within subdivision application S26-3150.



Variance Request ("RRO" Rural Residential Overlay zone)	Zoning By-law Requirement	Proposed by Applicant
Site area	2 acres	1.25 acres
Site width	198 ft	123.95 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	August 13, 2026
Application File	VO 88, 2026
Applicant	Bodnik

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	654 Willis Road
- Roll #	218425
- Legal	Lot 2, Plan 22741
Zoning	"RRO" Rural Residential Overlay 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	2.5 acres in area 123.95 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request ("RRO" Rural Residential Overlay zone)	Zoning By-law Requirement	Proposed by Applicant
Site area	2 acres	1.25 acres
Site width	198 ft	123.95 ft

Application Purpose

The applicant proposes to reduce the minimum site area and width for two proposed lots in the "RRO" Rural Residential Overlay zone, from 2 acres (min) to **1.25 acres**, and from 198 ft (min) to **123.95 ft**. Both Variances are part of conditions within subdivision application S26-3150, which proposes to subdivide the property into two (2) lots..

This application was circulated to the R.M. of West St. Paul, and they have no comments as of the writing of this report.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

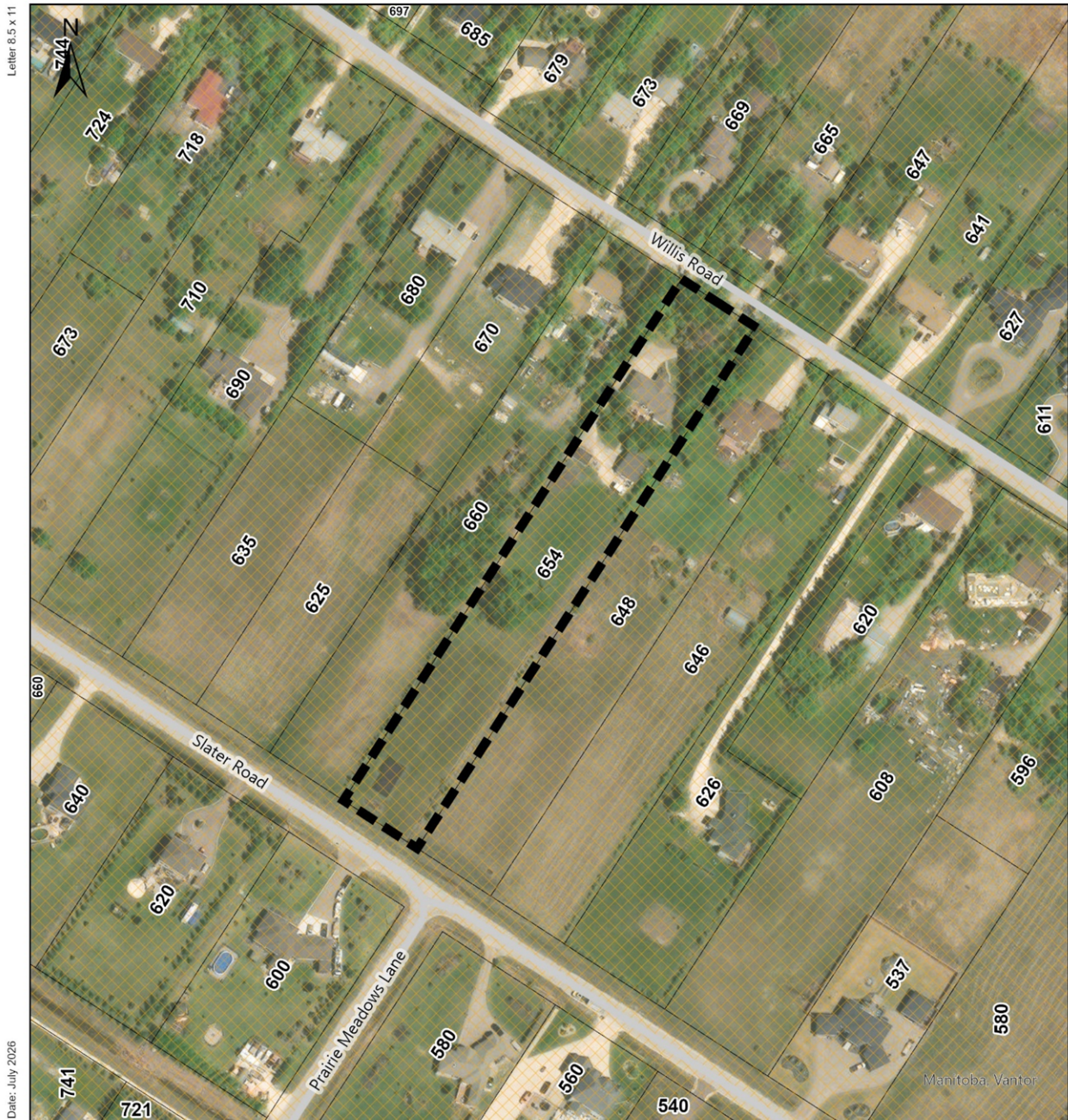
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 88, 2026
654 Willis Road, RM of West St. Paul

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

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
-  Roads
-  Hazard Lands - Airport
-  Parcels Outline



ADDITIONAL INFORMATION – SITE PLAN

