

# 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**  
**October 9, 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

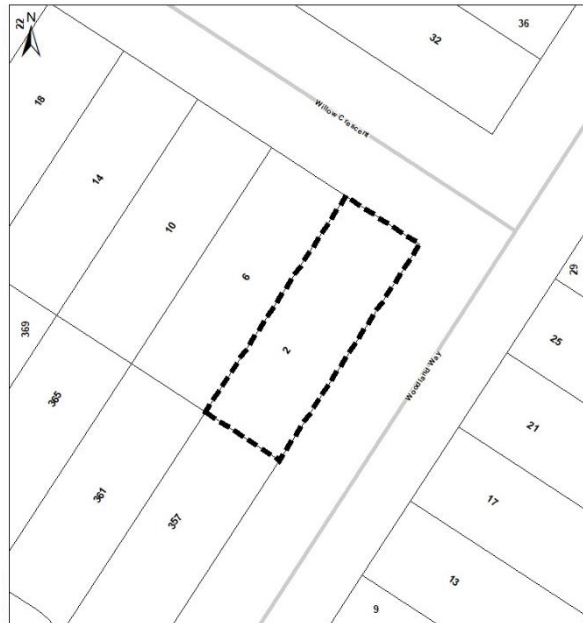
**Application File:** VO 99, 2025

**Applicant:** Ventura Custom Homes

**Property Location:** 2 Willow Crescent, West  
St. Paul  
Roll # 32912  
Legal: Lot 2, Block 7,  
Plan 71499

**Application Purpose:**

The applicant proposes to reduce the corner side yard setback for a principal building, in order to allow for a single-family dwelling to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Corner Side Yard Setback (Section 6.3, Table 16)	5 feet (min.)	3.45 feet

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>	September 15, 2025
<b>Application File</b>	<b>VO 99, 2025</b>
<b>Applicant</b>	Ventura Custom Homes

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	2 Willow Crescent, West St. Paul
- Roll #	32912
- Legal	Lot 2, Block 7, Plan 71499
<b>Zoning</b>	"RS" Serviced Residential 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>	Emerging Residential Neighbourhood designation Middlechurch Secondary Plan
<b>Property Size</b>	5,636 square feet in area (+/-) 44 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Corner Side Yard Setback (Section 6.3, Table 16)	5 feet (min.)	3.45 feet

#### Application Purpose

This application came forward as a result of Zoning Memorandum No. 23, 2025.

The applicant proposes to reduce the corner side yard setback for a principal building, in order to allow for a single-family dwelling to remain on the subject property.

The municipality has no comments or concerns.

## **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 99, 2025  
2 Willow Crescent, RM of West St. Paul

Designation: "SC" Settlement Centre Designation  
Zoning: "RS" Serviced Residential Zone

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.

-  Subject Property
-  Roads
-  Parcels Outline



ADDITIONAL INFORMATION – LETTER OF INTENT

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September 10, 2025

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

**To whom it may concern,**

**RE: Letter of Intent – 2 Willow Crescent**

I, Ushmita Rabadia from Ventura Custom Homes Ltd., am seeking to submit a zoning variance application for the side yard corner for 2 Willow Crescent, West St. Paul, Manitoba, Lot 21 Block 7 Plan 71499 showing a 3.45' side yard corner setback instead of the required 5' setback.

If there are any questions or concerns, please contact the writer.

Sincerely,

**VENTURA CUSTOM HOMES LTD.**

Per:



Ushmita Rabadia

ADDITIONAL INFORMATION – SITE PLAN

