

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality 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
2026-10-08
6:00 p.m.

Council Chambers
3550 Main Street, West St. Paul, MB
Rural Municipality of West St. Paul

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

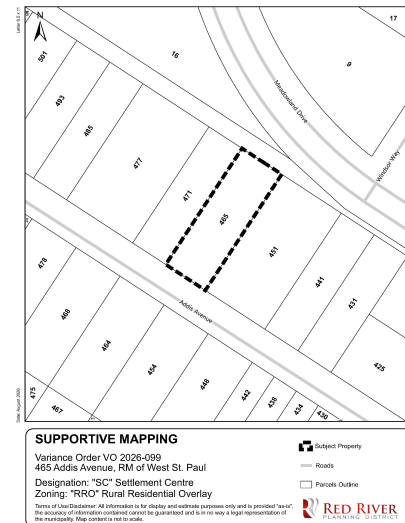
Application File: VO-2026-099

Applicant: Paul Desautels

Property Location: 465 ADDIS AVE
Roll #: 25195.0
Legal: Lot 1 Plan 40040 WLTO in RL
5 Parish of St Paul

Application Purpose:

The applicant is applying for a reduction in the required separation from their dwelling, and an increase in the max. site coverage, to allow for the construction of a deck and screened in room.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Reduction in required separation distance between primary and accessory structures 2. Increase in maximum site coverage	1. 10 foot separation distance between primary and accessory structures 2. Max. site coverage of 10%	1. 0.75 foot separation distance between primary and accessory structure 2. Max. site coverage of 13.51%

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	2026-09-18
Application File	VO-2026-099
Applicant	Paul Desautels

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	465 ADDIS AVE, Rural Municipality of West St. Paul 25195.0 Lot 1 Plan 40040 WLTO in RL 5 Parish of St Paul
Zoning	RRO R.M. of West St. Paul - Zoning By-Law No. 2/99 P
Development Plan Designation	Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Existing Residential Neighbourhood
Property Size	0.55 Acres (+/-) 90 feet (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Separation distance between primary and accessory structures 2. Increase in max. site coverage	1. 10-foot separation distance between primary and accessory structures 2. Max. site coverage of main structure: 10%	1. 0.75 foot separation distance between accessory structure and primary structure 2. Increase in max. site coverage from 10% to 13.51%

Application Purpose

The applicant is applying for a reduction in the required separation from their dwelling, and an increase in the max. site coverage, to allow for the construction of a deck and screened in room.

Analysis

The subject property previously received a variance to reduce the required side yard to the east to 0 feet (VO 15, 1998).

The applicant wishes to retain the shed, due to landscaping and its use as a windbreak for the rest of the property (see; letter of intent).

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) vary 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 effect 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.



SUPPORTIVE MAPPING

Variance Order VO 2026-099
465 Addis Avenue, RM of West St. Paul

Designation: "SC" Settlement Centre
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

 Parcels Outline

 **RED RIVER**
PLANNING DISTRICT



SUPPORTIVE MAPPING

Variance Order VO 2026-099
465 Addis Avenue, RM of West St. Paul

Designation: "SC" Settlement Centre
Zoning: "RRO" Rural Residential Overlay

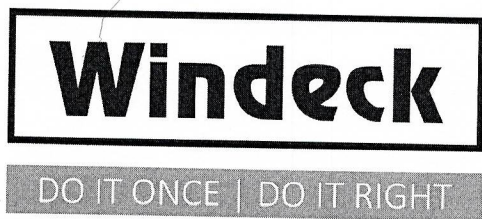
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 Subject Property

 Roads

 Parcels Outline

 **RED RIVER**
PLANNING DISTRICT



937 Redonda St. Sunnyside, MB R5R 0J7
T. (204) 231-2741
C. (204) 918-1168
E-Mail: paul@windeck.ca

Date: August 13, 2026

Re: Letter of Intent for 465 Addis Ave.

I am writing to formally request a variance from the accessory structure setback requirement applicable to the property at the above-noted civic address. I am in the process of acquiring permits for a new deck with an attached screen room, and I am requesting relief from the requirement that a deck/screen room structure maintain a minimum 10-foot (3.0 m) separation from an accessory structure located on the same lot.

The property currently contains an existing shed situated in the rear yard. The proposed deck and screen room, as designed, would encroach into the required 10-foot separation buffer between the new structure and the existing shed, resulting in a proposed separation distance of approximately 12 inches rather than the required 10 feet. No other aspect of the proposed construction is affected by this request.

The existing shed was deliberately sited in its current location several years ago to serve as a windbreak, providing meaningful protection to the yard, garden, and outdoor living space from prevailing winds. Relocating the shed to achieve full compliance with the 10-foot buffer would eliminate this wind-blocking benefit, require dismantling and reconstruction (or a costly structural relocation), and disturb an area of the yard that has been established around the shed's current position for a considerable period of time. Given these factors, moving the shed is impractical and would create an undue hardship relative to the modest and localized nature of the setback encroachment being requested.

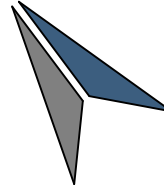
The requested variance is limited strictly to the separation distance between the new deck/screen room and the existing accessory shed, both of which are contained entirely within the applicant's own property. The variance does not affect any setback from a property line, does not increase the overall building coverage beyond what is otherwise permitted, and has no impact on sightlines, drainage, or access for neighbouring properties.

I respectfully request that you consider and approve this variance so that construction of the deck and screen room may proceed without requiring relocation of the existing shed. Thank you for your time and consideration of this request. Please feel free to contact me directly if any further information or clarification is needed.

Sincerely,

A solid black rectangular box used to redact the signature of Paul Desautels.

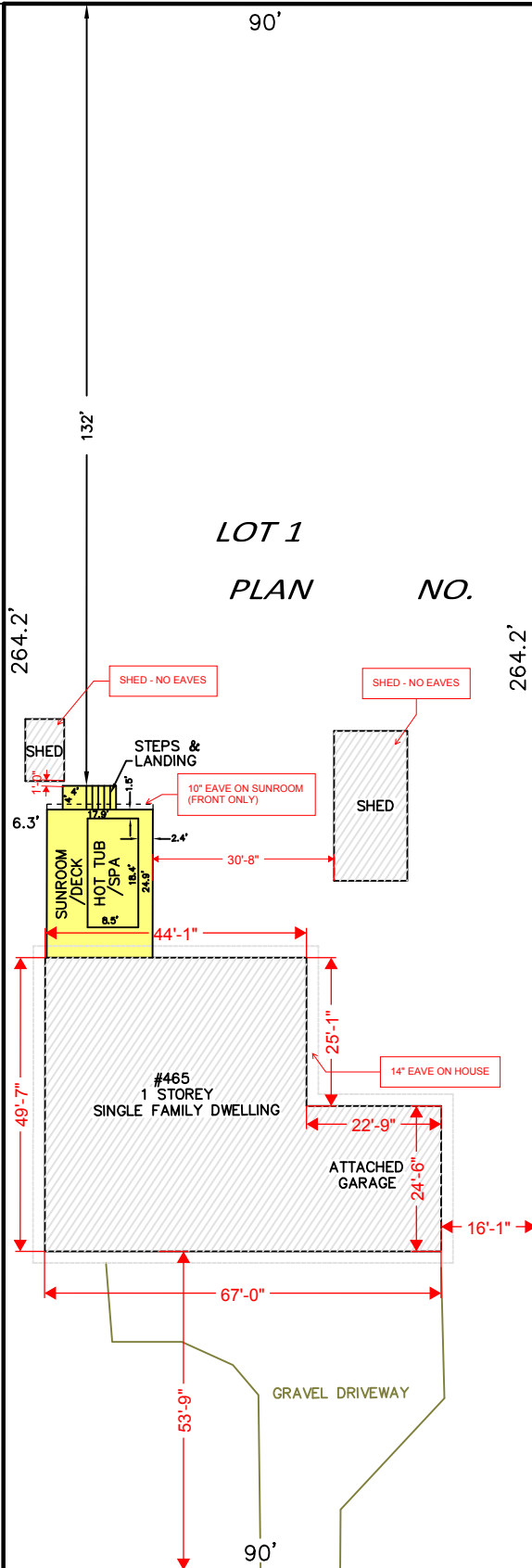
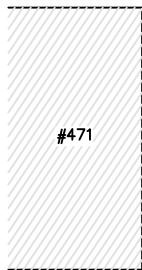
Paul Desautels
Project Manager, Windeck Ltd.



LOT 1
PLAN
NO.
18270

LOT 1
PLAN
NO.

LOT 2
40040



#451

RIVACORE
SURVEYS & LOCATES

SITE PLAN

FOR PURPOSE OF PROPOSED DECK
& ENCLOSED SUNROOM

PROJECT: 465 ADDIS AVENUE
WINNIPEG, MANITOBA

CLIENT: OREL KIAZYK & WENDY SMITH

LOT 1, PLAN NO.40040
IN RIVER LOT 8, PARISH OF ST. PAUL
CT 1837751/WINNIPEG ROLL NO: 25195.000
NOT TO SCALE IMPERIAL

DESCRIPTION OF PROPERTY LIMITS, AND EXISTING AND/OR
PROPOSED FEATURES RELATIVE TO THESE LIMITS AS SHOWN
ON THIS DRAWING DO NOT REPRESENT A LEGAL SURVEY.
RIVACORE CONSTRUCTION SURVEYS MAKE NO
REPRESENTATION OR GUARANTEE THAT THE PROPERTY LIMIT
INFORMATION IS ACCURATE. RIVACORE CONSTRUCTION
SURVEYS ACCEPTS NO RESPONSIBILITY FOR DAMAGE IF ANY
SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS
OR ACTIONS BASED ON THIS DRAWING.

EDGE OF GRAVEL SHOULDER

ADDIS AVENUE

Letter of Authorization

Date: JULY 07, 2026

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

To whom it may concern:

I, WENDY A. SMITH & OREL T. KIAZYK (JTL) of 465 ADDIS AVENUE, W. ST. PAUL, MB

NAME

CURRENT ADDRESS

hereby give Paul Desautels (Windeck Ltd.)

APPLICANT

Authorization to act on my behalf on all matters in relation to the application and permit for the proposed Maintenance Free Deck and Aluminum Screen Enclosure

WORK TO BE COMPLETED

including signing of all documents relating to these matters.

WENDY A. SMITH
OREL T. KIAZYK
465 ADDIS AVE, W. ST. PAUL
MB; R2V 4R9

Roll No.: 25195

Legal: 1-40040 ORG RL-5-PA

Municipality: WEST SAINT PAUL

Civic Address: 465 ADDIS AVE

Owner Information
including complete mailing address


Signature