# NOTICE OF PUBLIC HEARING

## CONDITIONAL USE AND VARIANCE APPLICATION

## Rural Municipality of East St. Paul

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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 information on how to register for the public hearing, please contact the municipality at 204-668-8112.

**Tuesday**
**2026-10-27**
**5:30 p.m.**

**Council Chambers**
**3021 Birds Hill Road, East St. Paul, MB**
**Rural Municipality of East St. Paul**

*Note: property owners are responsible for notifying "tenants"*

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### APPLICATION INFORMATION

**Application File:** **CU-2026-032** + **VO 113, 2026**

**Applicant:** Jason Whitford

**Property Location:** 2272 WENZEL ST
Roll: 102200.0
Legal: *OT118-PA-0

**Application Purpose:** The applicant is applying for this conditional use to allow for the keeping of miniature ponies as a non-commercial farm

**SUPPORTIVE MAPPING**
Variance Order VO 113-2026
2272 Wenzel St, RM of East St. Paul
Designation: General Development
Zoning: "RR2"
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.
RED RIVER PLANNING DISTRICT

| Property Zone | Conditional Use Request | Proposed by Applicant |
|---|---|---|
| RR2 | Non-commercial farm | Hobby farm for miniature ponies. |

| Variance Request | Zoning By-law Requirement | Proposed by Applicant |
|---|---|---|
| 1. Animal shelter setback: 45.55 ft.<br>2. Paddock setback: 19 ft.<br>3. Shipping Container<br>4. Combined accessory building area: 3,233.74 sq. ft.<br>5. 2 storey garage | 1. 50 ft setback<br>2. 50 ft. setback<br>3. No shipping containers allowed in any zone<br>4. Combined accessory building area: Max. 3,000 sq. ft.<br>5. Limit of 1 storey accessory structures | 1. To decrease the Animal shelter setback<br>2. To decrease the Paddock setback<br>3. To allow for a Shipping Container<br>4. To increase the Combined accessory building area<br>5. To increase the number of allowed storeys for an accessory structure |

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.

RED RIVER
PLANNING DISTRICT

SEPT 15/2026

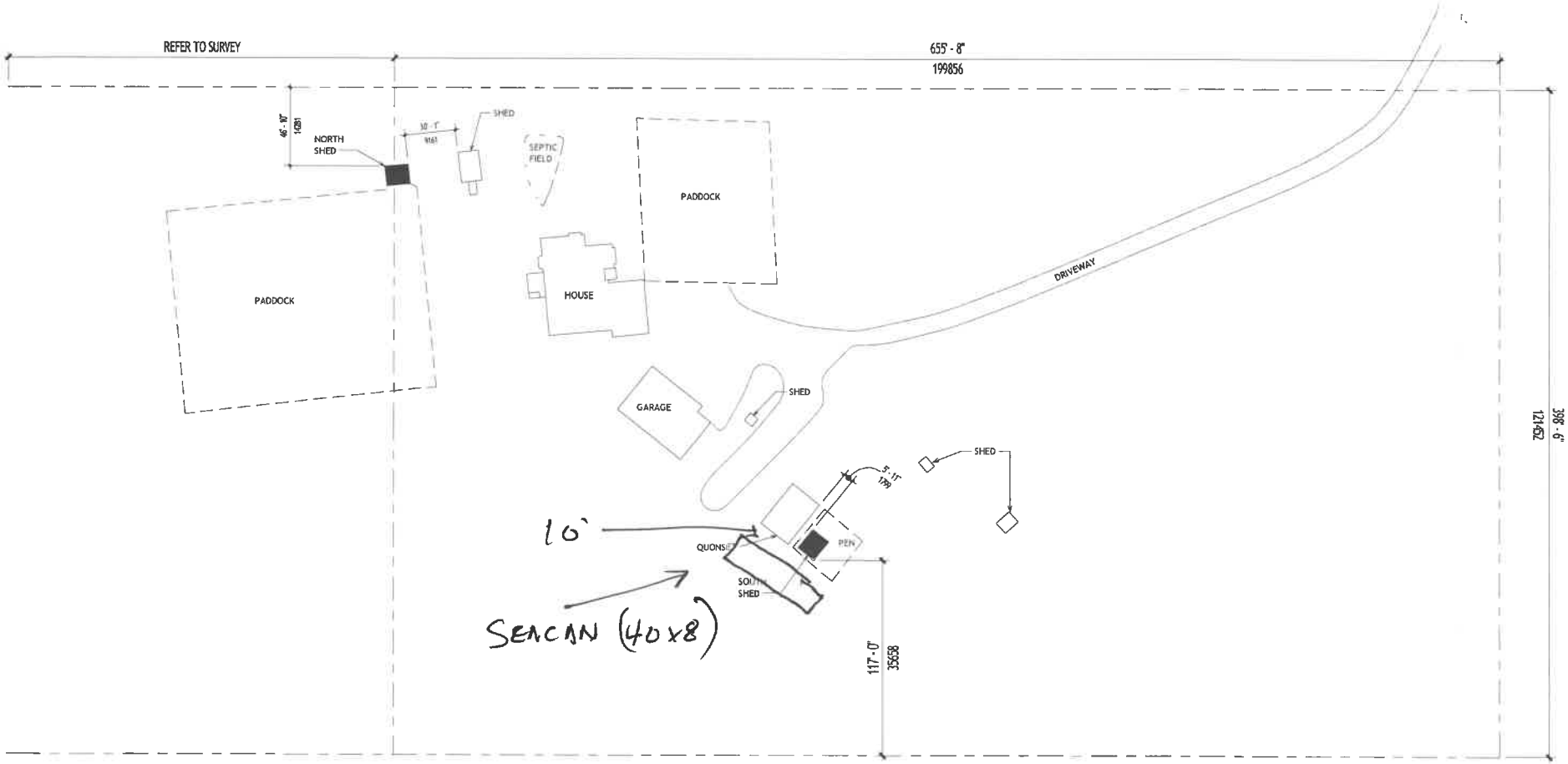
RED RIVER PLANNING DISTRICT

RE: VARIANCE APPLICATION FOR A 40' SEACAN

WE ARE PROPOSING TO INSTALL A 40'x8 SEACAN ON OUR PROPERTY AT 2272 WENZEL ST. THE SEACAN IS INTENDED TO BE USED AS A SECURE STORAGE OF VALUABLE ITEMS (SNOWMOBILES/ATV/TOOLS/ETC). IT WILL BE USED ENTIRELY FOR PERSONAL USE. THERE HAS BEEN INCREASED INCIDENTS OF THEFTS/BREAK-INS IN EAST ST PAUL, MAINLY OF VEHICLES, EQUIPMENT, ATS, ETC. THE SEACAN IS BY FAR THE SAFEST AND MOST SECURE MEANS OF STORAGE. OUR PROPERTY WAS IN FACT VICTIMIZED BY THEFT SEVERAL YEARS AGO. AS LONG TIME RESIDENTS OF ESP WE ARE CONCERNED WITH + PROTECTION OF PROPERTY. AS A RESIDENT, WE HAVE OBSERSED MANY PPOPERTIES WITH SEACAN IN OUR NEIGHBORHOOD. THE PROPOSED SEACAN LOCATION IS ON THE WEST SIDE OF THE QUONSET STRUCTURE (10' SEPERATION) AND WILL NOT BE VISIBLE FROM WENZEL ST OR NEIGHBOURS. OUR PRORERTY SIZE IS 48 acres.

FOR ADDITIONAL INFORMATION [redacted]

PROPOSED SEACAN LOCATION




1 Site Plan
1" = 60'-0"


ryan gorrie architect

103-1075 Portage Ave.
Winnipeg, MB R3G0R8
ryangorrie@gmail.com
204-250-5904


CORA MORGAN & JASON WHITFORD

2272 WENZEL - SHED DRAWINGS

| No. | Description | Date |
|---|---|---|
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# SITE PLAN

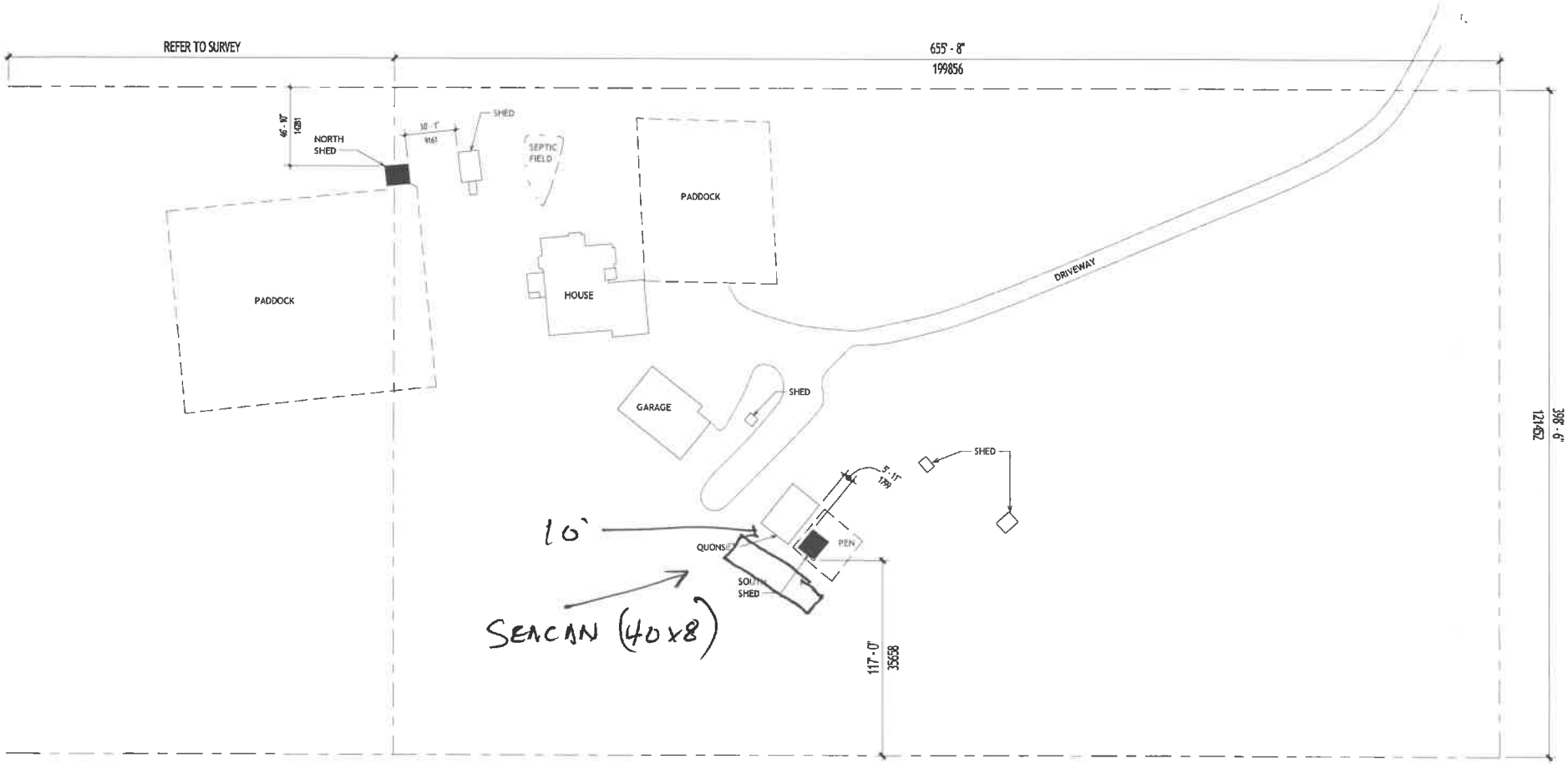
Project number 26-001
Date 2026 XX XX
Drawn by rg

A100

Scale 1" = 60'-0"

2026-06-26 7:29:55 AM

PROPOSED SEACAN LOCATION

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# SITE PLAN

Project number 26-001
Date 2026 XX XX
Drawn by rg

A100

Scale 1" = 60'-0"

2026-06-26 7:29:55 AM

September 15/2026

Red River Planning District
ATT: Joseph Westfall
RE: Conditional use application - Hobby Farm

On behalf of Cora Morgan/Jason Whitford residents/homeowners at 2272 Wenzel St in East St Paul. It is our intent to operate a hobby farm on our 48 acre property that will be the home of three miniature ponies (Shetland), this will include a fenced coral (100'x100'), a shelter and hay storage. The ponies we care for are more than pets, they are part of our family and our ceremony family. The ponies/horses are very significant to the survival, resilience and healing of our Anishinaabe (Indigenous) people. Cora and I are anishinaabe treaty one citizens and consider our home as within our traditional territory and maintain our sovereignty as rightsholders. The hobby farm and ability to include ponies is extremely meaningful to our family and individuals attending our property. As indicated, ponies/horses possess healing attributes which we value.