

# NOTICE OF PUBLIC HEARING

## CONDITIONAL USE APPLICATION

R.M. of East 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 204-668-8112.

**Tuesday**  
**May 27, 2025**  
**5:30 pm**

**Council Chambers**  
**RM of East St. Paul**  
**3021 Birds Hill Rd.**

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

### APPLICATION INFORMATION

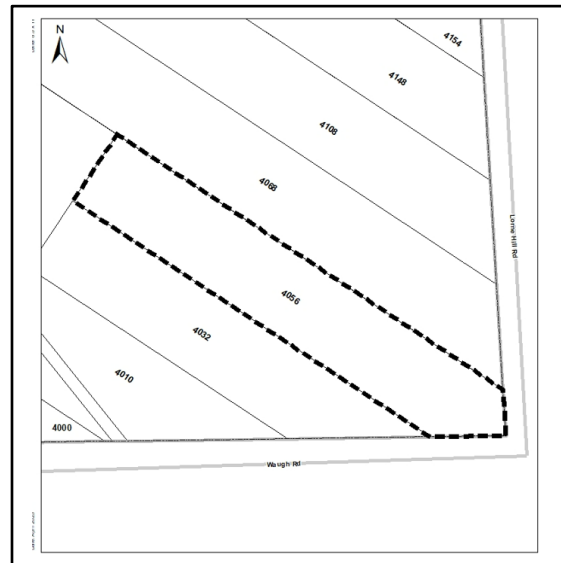
**Application File:** CU 11, 2025

**Applicant:** Travis and Sherri Miller

**Property Location:** 4056 Lorne Hill Rd  
R.M. of East St. Paul  
Roll #69701  
Parcel A, Plan 48180

**Application Purpose:**

The applicant proposes allowing for a Ready to move (RTM) home to be placed on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR2" Rural Residential	Transported Dwelling	Transported Dwelling on subject property

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)



## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	May 5, 2025
<b>Application File</b>	<b>CU 11, 2025</b>
<b>Applicant</b>	Travis and Sherri Miller

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> <ul style="list-style-type: none"><li>- Street Address</li><li>- Roll #</li><li>- Legal</li></ul>	4056 Lorne Hill Road, R.M. of East St. Paul 69701 Parcel A, Plan 48180
<b>Zoning</b>	"RR2" Rural Residential zone RM of East St. Paul, Zoning By-law No. 2009-04
<b>Development Plan Designation</b>	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	3.42 acres in site area 155.5 feet in site width  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RR2" Rural Residential	Transported Dwelling	Transported dwelling on the subject property

#### Application Purpose

The applicant proposes to allow for a Ready to move home to be placed on the new basement foundation of the subject property. In the "RR2" Rural Residential zone, a transported dwelling is a Conditional Use.

As per the letter of intent, the applicant plans to demolish the existing farmhouse on the subject property as the structure no longer meets modern safety or livability standards. The applicants plan to move onto the subject property an RTM which will be placed on a full 9 ft 4 inches basement foundation.

This application was circulated to the municipality, and we have received comments:

**CAO:** I have reviewed the application to place a pre-fabricated dwelling on the property and have no concerns. The applicant must apply for a demolition permit through the Red River Planning District prior to removing the existing structure.

**Operations Manager:** N/A

**Planning:** I have reviewed the conditional use application and have no concerns.

**Project Manager:** No concerns/comments.

**Fire Department:** The fire department has no concerns as there is no impact on the delivery of fire or EMS services.

### **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 Conditional Use is limited to what has been presented in this application. Any further changes, replacement or additions would require a new Conditional Use approval.
2. Applicant / owner to obtain applicable permits from the Red River Planning District and the R.M. of East St. Paul, if required.
3. Applicant/owner demolishes the third non-conforming accessory structure as per R.M of East St Paul's zoning by law 2009-04


## RRPD LOCATION MAP




### SUPPORTIVE MAPPING

Conditional Use Application CU 11, 2025  
4056 Lorne Hill Road, RM of East St. Paul

Designation: "RR" Rural Residential  
Zoning: "RR2" Rural Residential

 Subject Property

 Roads

 Parcel Outline



Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.



## ADDITIONAL INFORMATION



April 14/25

5 years ago, we purchased a home on Lorne Hill Road in East St Paul. We absolutely love living here, and have enjoyed many peaceful days out in the yard. When we were approached last fall with the opportunity to purchase the lot next to us, it was an exciting time, as our daughter and her young family would like to live next door.

We are writing to formally express our intent to demolish the existing structure located at **4056 Lorne Hill Road**, which is currently an old and deteriorating farmhouse (see photos below). After careful evaluation, it has been determined that the building is beyond practical repair and no longer meets modern safety or livability standards due to the mold and rodent population.

The goal is to remove the existing structure in a safe and responsible manner and to construct a new, energy-efficient, and aesthetically pleasing residential home in its place. This new home will be thoughtfully designed to complement the surrounding landscape and uphold the character of the community, while incorporating modern building standards, sustainability practices, and improved functionality.

All necessary permits will be obtained, demolition and construction will be carried out in compliance with local building codes, environmental regulations, and safety requirements. We are committed to working with the appropriate municipal departments, neighbors, and contractors to ensure a smooth and respectful process.

When visiting Star buildings, we discovered they had the home that we'd like to build already completed and ready to move onto the new basement foundation. This option is perfect for our family as we'd like to have our daughter settled into their new space before the next school year begins. In addition to the great timing for our family, we would like to reduce the extended noise that our neighbors would be exposed to if we had to do a build on site home. The ready to move option would dramatically shorten the construction noise for our neighbors during our short summer months.

The new home will be carefully placed on a full 9'.4" basement, on piles. Please see photos below of the new home.

We've spoken with all of our direct neighbors regarding the proposed house, and they're all very excited to see the home and lot improvements. Many of them noted this building will positively impact the property values in the community and surrounding area.

NEW HOME:



Existing Home that we would like to remove:



Thank you for your time and consideration. We look forward to revitalizing this property and contributing positively to the neighborhood.

Sincerely,

