

# NOTICE OF PUBLIC HEARING

## CONDITIONAL USE APPLICATION

RM of St. Andrews

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)7382264.

**Tuesday**  
**June 10<sup>th</sup>, 2025**  
**5:30 PM**

**Council Chambers**  
**500 Railway Ave., RM of**  
**St. Andrews, MB**

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

### APPLICATION INFORMATION

**Application File:** CU 12/2025

**Applicant:** Legion Transport Corp.  
(Rupean Sharma)

**Property Location:** 16 York Boat Cres.,  
St. Andrews  
Roll :1828  
Legal: Lot 1, Block: 2,  
Plan: 66360

**Application Purpose:**

The applicant is requesting approval to establish a Truck Terminal (Truck and Trailer parking) on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"M1" - General Industrial Zone	Truck Terminal	Truck and Trailer parking

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 20, 2025
<b>Application File</b>	<b>CU 12/2025</b>
<b>Applicant</b>	Legion Transport Corp. (Rupean Sharma)

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	16 York Boat Cres., St. Andrews Roll :1828 Legal: Lot 1, Block 2 and Plan no. 66360
<b>Zoning</b>	“M1” - General Industrial Zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	“BP” Business Park designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	“C/I” Commercial/Industrial designation St. Andrews Airport Area Secondary Plan By-law
<b>Property Size</b>	0.93 acres in area (+/-) 150.4 ft feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
“M1” - General Industrial Zone	Truck Terminal	Truck and Trailer parking

#### Application Purpose

The applicant is requesting approval to establish Truck Terminal on the subject property. A site plan, drawings, and letter of intent has been submitted by the applicant, which is attached to this report.

- The applicant in the letter of intent notes that the land will be used for a heavy truck parking area, surfaced with gravel. Hours of operation will be 24/7. The lot will be fenced and entrance gated with manually operated gate system.
- This application has been circulated to the R.M. of St. Andrews. The municipality has some comments and conditions regarding this conditional use application attached to the application.

### OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
  - (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 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. Applicant/owner shall submit an engineered site and lot grading plan for review and approval by the Municipality;
2. All vehicle parking associated with the operation—including, but not limited to, storage, staff parking, equipment, trucks, and trailers—must be contained onsite in accordance with the approved site and lot grading plan (Condition #1) and must comply with the RM of St. Andrews Zoning By-law No. 4066. No parking shall be permitted on any roadways within the St. Andrews Industrial Business Park;
3. The maximum number of parked or stored vehicles, trailers, or equipment onsite shall **not exceed 60**;
4. The principal building shall be completed and the site fully developed—including all required landscaping—in accordance with the approved plans, by no later than **October 31, 2026**;
5. Applicant/owner shall be responsible for repairing any future damage to roads, culverts, ditches, or other municipal infrastructure resulting from the business operations or associated construction, as determined by the Municipality;

6. Applicant/owner shall be responsible for the cleanup of any debris along roadways resulting from building construction, site development, or business operations to the satisfaction of the RM of St. Andrews;

7. Applicant/owner shall maintain the site and adjacent areas in a clean and orderly manner such that it does not become unsightly;

8. No other properties within the St. Andrews Industrial Business Park shall be used for vehicle or equipment parking or storage unless all required permits and approvals have been obtained, and a principal building has been constructed on said properties;

9. Applicant/owner shall obtain and maintain a valid annual business license from the RM of St. Andrews.

10. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions would require new conditional use approval.

## RRPD LOCATION MAP



### SUPPORTIVE MAPPING


Conditional Use Application CU 12, 2025  
16 York Boat Crescent, RM of St. Andrews


Designation: "BP" Business Park


Zoning: "M1" General Industrial

Secondary Plan: Commercial/Industrial

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

 Subject Property

 Parcel Outline

 Highway Control Zones

 Roads



**ADDITIONAL INFORMATION**

(from applicant, municipality, government departments, etc.)

2025-04-24

**TO**

Red River Planning District

**RE: Letter of Intent, Graveling Parking Lot Development**

To whom it may concern,

This letter is to formally request a Conditional Use Permit for my property located at 16 York Boat Cres, RM of St Andrews. I am the owner of the property and seeking approval to use the premises as truck/trailer parking.

Civic Address: 16 York Boat Crescent, RM of St Andrews

Registered Owner: Legion Transport Corporation, 5540 Rannock Ave, Winnipeg, MB R3R 1Z5

Operating Business Name: Legion Transport Corporation

The land is intended to be used as a heavy truck parking area, surfaced with gravel. The hours of operation will be 24 hours 7 days a week. The lot will be fenced and entrance gated with a manually operated gate system.

Please find attached all the necessary documentation to support this application, including a site plan, photographs, and any other materials required by your office

Please contact the undersigned with any questions.

Rupean Sharma

Legion Transport Corporation

Legiontransport23@gmail.com

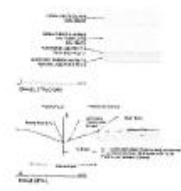
Architectural floor plan of the York Boat Crescent. The plan shows a large rectangular building with a semi-circular extension on the left. Key features include:

- Rooms and Areas:**
  - Room #16 (top center)
  - Room #17 (top right)
  - Room #18 (bottom right)
  - Room #19 (bottom center)
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PLAN  
1:500

YORK BOAT CRESCENT

- [illegible]





# Rural Municipality of ST. ANDREWS

Box 130, 500 Railway Avenue  
Clandeboyne, Manitoba R0C 0P0  
Phone: 204-738-2264 Ext 137  
1-866-738-2264 (toll free)  
Fax: 204-738-2500  
E-mail: [braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)  
Website: [www.rmofstandrews.com](http://www.rmofstandrews.com)

**COMMUNITIES WORKING TOGETHER**

May 13, 2025

Red River Planning District  
2978 Bird Hill Rd.  
East St. Paul, MB  
R2E 1J5  
Attn: Valentina Esman, Community Planner

**Re: Conditional Use No. CU 12, 2025 – 16 York Boat Crescent**

The RM of St. Andrews has reviewed the above noted Conditional Use application and has the following comments and conditions.

**Conditions:**

1. Applicant/owner shall submit an engineered site and lot grading plan for review and approval by the Municipality;
2. All vehicle parking associated with the operation—including, but not limited to, storage, staff parking, equipment, trucks, and trailers—must be contained onsite in accordance with the approved site and lot grading plan (Condition #1) and must comply with the RM of St. Andrews Zoning By-law No. 4066. No parking shall be permitted on any roadways within the St. Andrews Industrial Business Park;
3. The maximum number of parked or stored vehicles, trailers, or equipment onsite shall not exceed **60**;
4. The principal building shall be completed and the site fully developed—including all required landscaping—in accordance with the approved plans, by no later than **October 31, 2026**;
5. Applicant/owner shall be responsible for repairing any future damage to roads, culverts, ditches, or other municipal infrastructure resulting from the business operations or associated construction, as determined by the Municipality;
6. Applicant/owner shall be responsible for the cleanup of any debris along roadways resulting from building construction, site development, or business operations to the satisfaction of the RM of St. Andrews;
7. Applicant/owner shall maintain the site and adjacent areas in a clean and orderly manner such that it does not become unsightly;
8. No other properties within the St. Andrews Industrial Business Park shall be used for vehicle or equipment parking or storage unless all required permits and approvals have been obtained, and a principal building has been constructed on said properties;
9. Applicant/owner shall obtain and maintain a valid annual business license from the RM of St. Andrews.

***B. Bennett***

Braeden Bennett  
Planning & Economic Development Officer