

# NOTICE OF PUBLIC HEARING

## CONDITIONAL USE 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.

**Thursday**  
**July 10<sup>th</sup>, 2025**  
**6:00pm**

**Council Chambers**  
**RM of West St. Paul**  
**3550 Main Street**

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

### APPLICATION INFORMATION

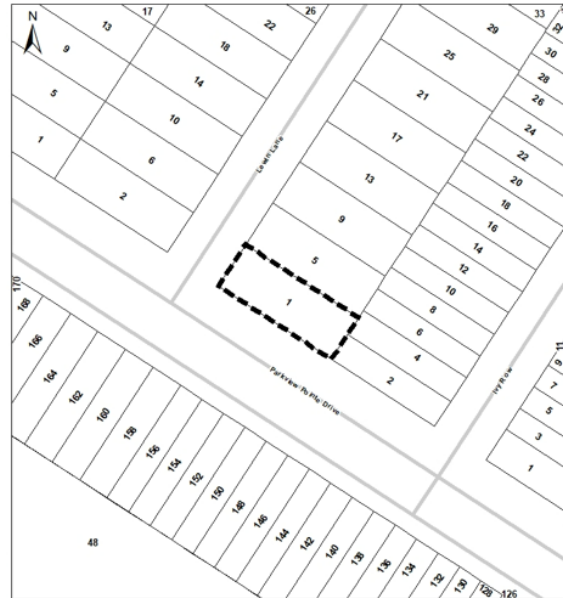
**Application File:** CU 14, 2025

**Applicant:** Harkanwaljot Singh

**Property Location:** 1 Lewin Lane  
RM of West St. Paul  
Roll #:32247  
Legal: Lot 34, Block 12,  
Plan: 66850

**Application Purpose:**

The applicant proposes to establish a home occupation business, to operate an office space for an off-site transportation business (Trucking Company) in the "RS" Serviced Residential zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential Zone	Home Occupations	Office space for an off-site transportation business

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 22, 2025
<b>Application File</b>	<b>CU 14, 2025</b>
<b>Applicant</b>	Harkanwaljot Singh

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	<ul style="list-style-type: none"> <li>- Street Address 1 Lewin Lane, RM of West St. Paul</li> <li>- Roll # Roll : 32247</li> <li>- Legal Legal: Lot 34, Block 12, Plan: 66850</li> </ul>
<b>Zoning</b>	"RS" Serviced Residential zone RM of West St. Zoning By-law No. 2/99 "P"
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Emerging Residential Neighborhood Employment Lands Secondary Plan By-law No. 2011-07
<b>Property Size</b>	0.15 acres in area 49 feet in width  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential Zone	Home Occupations	Office space for an off-site transportation business

#### Application Purpose

The applicant proposes to establish an office space for their off-site transportation business. As for the MPI request to register the business address along with a home address.

The office space would be used exclusively for paperwork, with no other activities beyond including vehicle storage or trucks parking. There would be one employee (the applicant) working on weekdays from 8 am to 5pm.

The application was circulated to the municipality, and they have no comments regarding this Conditional Use.

### **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 conditional use, 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 approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. No truck, trailer, drivers or signage associated with the business are to attend the subject property or park on the residential street.

## RRPD LOCATION MAP



### SUPPORTIVE MAPPING


Conditional Use Application CU 14, 2025  
1 Lewin Lane, RM of West St. Paul

Designation: "SC" Settlement Centre

Zoning: "RS" Serviced Residential

Secondary Plan: Emerging Residential Neighbourhood

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

 Subject Property

 Roads

 Parcels Outline

 **RED RIVER**  
PLANNING DISTRICT

**ADDITIONAL INFORMATION**

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

Date May 10/2025

To  
Red River  
Planning District

Dear Sir or Madam,

I have my company GHC CONTRACTING. I have 4 trucks running my own plates. I do have my company mailing address is my home address and also I do my paper work at home myself. I need permission to use my home address as a my company address and office. This is the requirement by the the MPI. I will be really appreciate your act of kindness. If you have any question Feel free to contact me any time the information below

  
Your Sincerely

HARJANWAL JOT SINGH  
GHC CONTRACTING INC.  
1 LEWIN LANE  
WEST ST. PAUL MB  
R4A 0C7  
GHC CONTRACTING @YAHOO.COM

LEWIN LAM WEST ST. PAUL MB. 4A OCT 7  
LEWIN LAM

Site Plan Basement Office

PARKVIEW POINTE

Window

computer  
table

Paperwork

chair