

# 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**  
**June 12, 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 16, 2025

**Applicant:** Harmandip Mann

**Property Location:** 37 Tamarack Drive  
RM of West St. Paul  
Roll #:54574  
Legal: Lot 20, Block 7,  
Plan: 70569

**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 16, 2025</b>
<b>Applicant</b>	Harmandip Mann

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> <ul style="list-style-type: none"><li>- Street Address</li><li>- Roll #</li><li>- Legal</li></ul>	37 Tamarack Drive, RM of West St. Paul Roll #:54574 Legal: Lot 20, Block 7, Plan: 70569
<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>	0.17 acres in area 32 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 (Trucking Company).

The office space would be used exclusively for paperwork, with no other activities beyond including vehicle storage or trucks parking. There would be two employees (the applicant and his wife) 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 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 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 16, 2025  
37 Tamarack Drive, 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.)

**Harmandip S Mann**  
Director/Owner  
GrowMore Pvt. Ltd. (O/A GrowMore Transport)  
37 Tamarack Drive  
West St. Paul, MB R4A 0H7  
[info@grwomoretransport.ca](mailto:info@grwomoretransport.ca) , [Harmandip.mann@outlook.com](mailto:Harmandip.mann@outlook.com)  


Date: 05/14/2025

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

### **RE: Letter of Intent for Conditional Use of Residential Property – 37 Tamarack Drive, West St. Paul, MB**

Dear Sir/Madam,

I am writing to formally express my intent to apply for **conditional use approval** of the residential property located at **37 Tamarack Drive, West St. Paul, MB R4A 0H7**, for the purpose of operating a GrowMore Pvt. Ltd. (O/A GrowMore Transport) **'s administrative and dispatch operations.** (O/A GrowMore Transport)

The proposed use of the property will be **limited strictly to office-based functions**, including administrative tasks, scheduling, dispatch coordination, and general business management.

**There will be no mechanical servicing, fuelling, or parking of heavy commercial vehicles on-site**, other than personal vehicles parked. *There will be 2 employees (myself and my wife) working.*

We understand the need to maintain the residential character of the neighbourhood and are committed to ensuring that the operations will have **minimal to no impact on surrounding residents**. All business activities will be conducted indoors, and there will be no increase in traffic, noise, or disruption beyond what is typical for a residential home office setup.

We respectfully request that the municipality consider granting conditional use approval for this purpose. We are willing to comply with any conditions deemed appropriate to mitigate concerns and maintain community standards.

Thank you for your time and consideration of this request. We look forward to working collaboratively with the Municipality to ensure compliance and continued harmony with our neighbourhood.

Sincerely,  


**Harmandip S Mann**  
GrowMore Pvt. Ltd. (O/A GrowMore Transport)