

# 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**  
**August 14<sup>th</sup>, 2025**  
**6:00 pm**

**Council Chambers**  
**3550 Main Street**  
**RM of West St Paul, MB**

*Note: property owners are responsible for notifying “tenants”*

#### APPLICATION INFORMATION

**Application File:** CU 22/2025

**Applicant:** Frank Koreman

**Property Location:** 18 and 26 Cooper Cove,  
West St. Paul  
Roll # 414404, 414300  
Legal: Lot 4, Block 3,  
Plan 72821,  
Lot 5, Block 3, Plan  
72821

**Application Purpose:**

The applicant is seeking conditional use approval for the establishment of a Contractor’s Establishment – Outdoor Storage on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
“CH” Commercial Highway (Section 7, Table 17)	Contractor’s Establishment – Outdoor Storage	Outdoor Storage Space to House Vehicles and Equipment Needed for a Drilling Company

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>	July 24, 2025
<b>Application File</b>	<b>CU 22/2025</b>
<b>Applicant</b>	Frank Koreman

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	<ul style="list-style-type: none"> <li>- Street Address 18 and 26 Cooper Cove, West St. Paul</li> <li>- Roll # 414404 and 414300</li> <li>- Legal Lot 4, Block 3, Plan 72821 and Lot 5, Block 3, Plan 72821</li> </ul>
<b>Zoning</b>	"CH" Commercial Highway zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	"BP" Business Park designation and "RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	2.02 acres and 3.9 acres in area (+/-) 180 feet and 140 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway (Section 7, Table 17)	Contractor's Establishment – Outdoor Storage	Outdoor Storage Space to House Vehicles and Equipment Needed for a Drilling Company

#### Application Purpose

The applicant is seeking conditional use approval for the establishment of a Contractor's Establishment – Outdoor Storage on the subject property.

In the appears from the proposed site plan for this application that parking spaces, landscaping and portion of proposed building may be straddling the common property line. It should be noted that 18 and 26 Cooper Cove may need to be consolidated prior to the issuance of permits.

As per letter of intent, the outdoor storage will be used to store drill rig equipment, vehicles storage needed for operations of Maple Leaf Drilling, trailers, trucks etc. The storage and parking areas will include mobile equipment coming and going, site stuff vehicle parking area and storage of various materials.

The application was circulated to the **RM of St. Clements**, and they have added a condition. The application was also circulated to **Highways**, and they have no concerns, but with some requirements (see full Highway comment attached to this report)

### **OPTIONS FOR COUNCILS' CONSIDERATION**

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

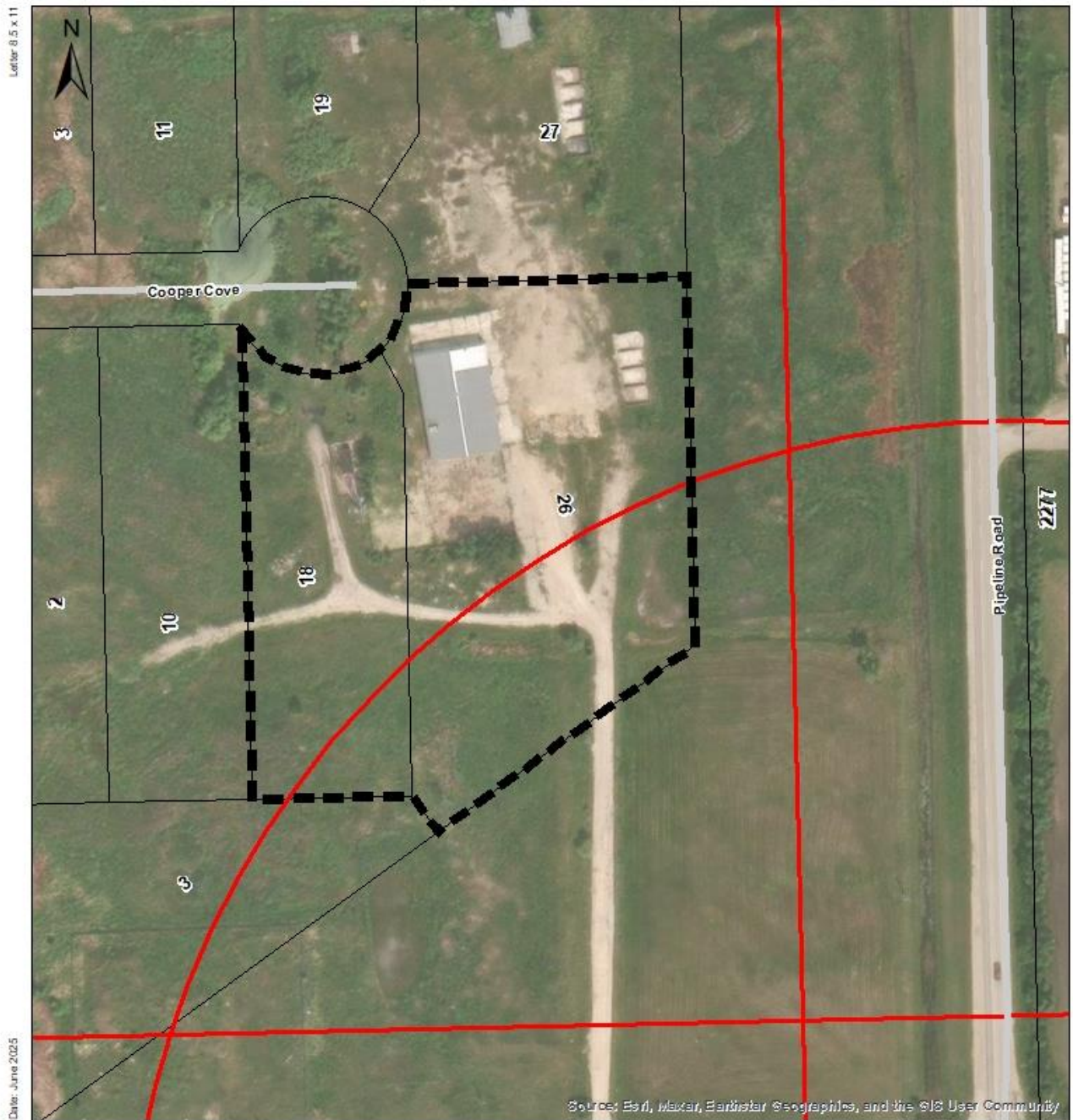
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 and Development Agreement from the Red River Planning District and the municipality, if required;
3. Applicant / owner submits a landscape plan to the RM for approval. This plan is to show that all landscape requirements for the site have been met, where the proposed exterior storage will be located and how it will be screened.

## RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Conditional Use Application CU 22, 2025  
18 and 26 Cooper Cove, RM of West St. Paul

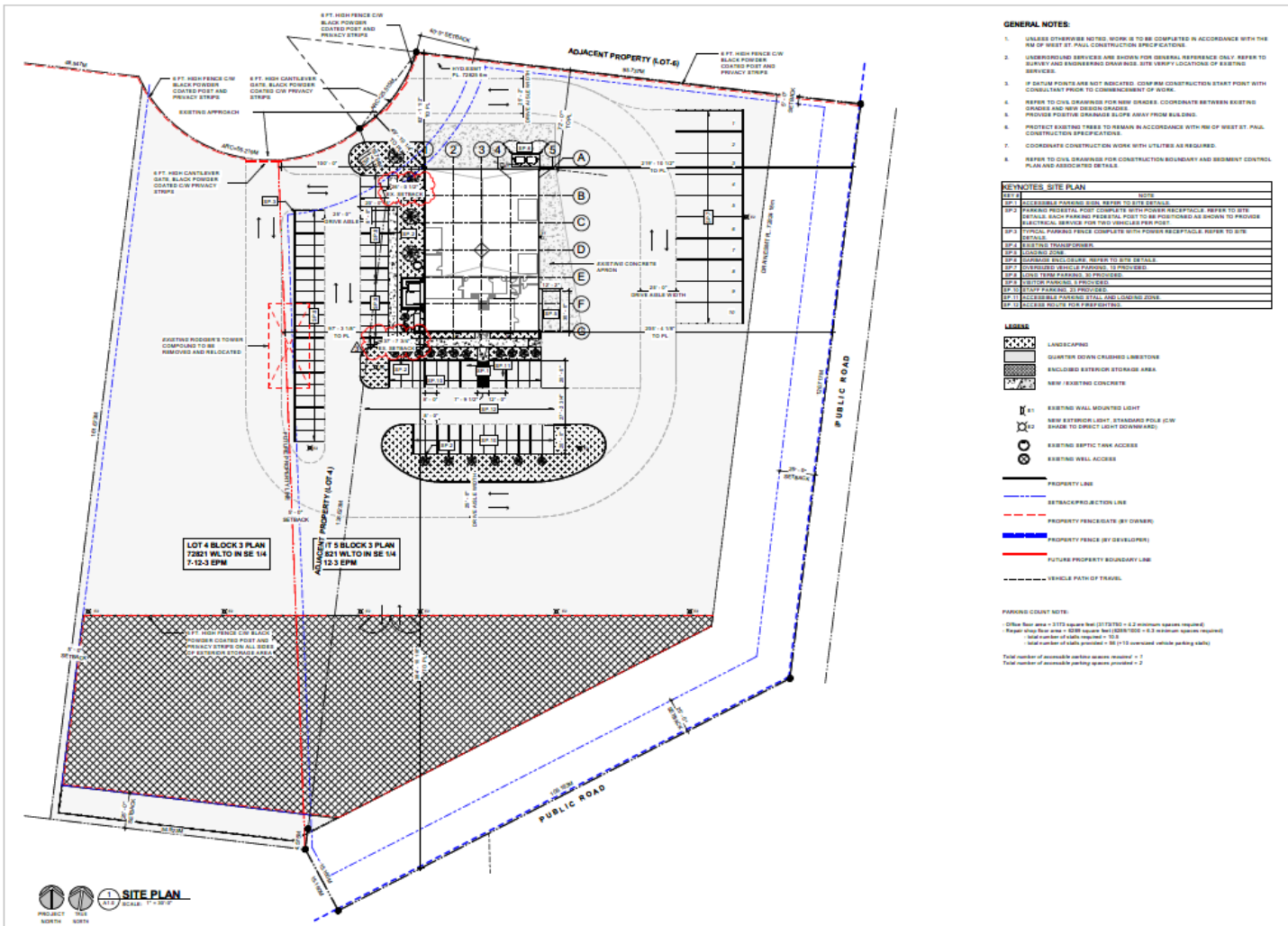
Designation: "BP" Business Park  
Zoning: "CH" Commercial Highway

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

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcels Outline



## ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN





## ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

# ROLINA HOLDINGS LTD.

Ph # 204.224.3084  
Fax # 204.224.4700  
2024 Springfield Road  
Sunnyside, MB R5R 0J3

June 24/2025

Attn: Krystal Wenzoski

RE: Letter of Intent – Conditional Use Application 26 Cooper Cove

Please be advised that Maple Leaf Drilling Inc. would like to apply for the conditional use Application on the above address with the intent of providing a safe, secure and privacy site to house various drill rig equipment, vehicles storage etc needed for the operations of Maple Leaf Drilling.

Maple leaf drilling (MLD) has been in operation since 1967 providing drilling services for over 50 years. MLD 's services have expanded into geotechnical, environmental, mining, water well, and geo-thermal drilling services. The Company has offices in Winnipeg, Saskatoon, and Thunder Bay which are used as a hub between project sites across Canada.

The services provided require specialized equipment that at times will be stored at the proposed site and other established offices. Storage will be shared between all four locations as we intend on keeping our Springfield Rd location.

The request for storage and parking areas will entail mobile equipment coming and going, site staff vehicle parking area, and storage of various materials that are required for the various tasks mentioned above. Both Lots 4 and 5 will be used for the above activities.

It should be noted that the specialized equipment is 90% of the time at our different project sites as described above.

MLD recognizes that a clean and well-organized site provides a safe and efficient environment to maneuver equipment, staff, visitors and materials.

The list of equipment includes various drill rig combinations, trailers, trucks etc. Please visit [mapleleafdrilling.ca](http://mapleleafdrilling.ca) website for a more thorough description of the equipment and services provided.

MLD will ensure the fence will meet the requirements defined by the development standards and blend with the current landscape.

Sincerely,



Kurt Van Linge  
General Manager

Office: 204-224-3084  
Mobile: 204-227-7085

2024 Springfield Road,  
Sunnyside, MB R5R 0J3

**Archived:** July 25, 2025 2:09:20 PM

**From:** [Pam Elias](#)

**Sent:** June 12, 2025 11:19:59 AM

**To:** [Calvin So](#)

**Cc:** [Valentina Esman](#) [Jennifer Asaim](#) [Gillian Kolody](#) [Derek Eno](#)

**Subject:** Re: CU 22, 2025

**Importance:** Normal

**Sensitivity:** None

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Hi Calvin,

Administrative would require the following condition:

1. Applicant / owner submit a landscape plan to the RM for approval. This plan is to show that all landscape requirements for the site have been met, where the proposed exterior storage will be located and how it will be screened.

Regards,

Pam Elias, B.E.D., M.C.P.

Director of Planning & Economic Development

RM of West St. Paul

3550 Main Street, West St. Paul, MB R4A 5A3

Phone: (204) 338-0306 (ext 109)

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---

**From:** Calvin So <calvin@rrpd.ca>

**Sent:** Thursday, June 12, 2025 8:57 AM

**To:** Pam Elias <edo@weststpaul.com>

**Cc:** Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>; Derek Eno <deno@rrpd.ca>

**Subject:** CU 22, 2025

Hi Pam,

Please see a Conditional Use application, CU 22, 2025, attached for review and comments.

The applicant proposes outdoor storage for their proposed contractor's establishment, located at 18 and 26 Cooper Cove in West St. Paul.

Thanks,



Calvin So, M.C.P.

Community Planning Assistant

Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

[www.redriverplanning.com](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:

**Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul**

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**Archived:** July 25, 2025 2:09:21 PM

**From:** [DiNella, Jeff](#)

**Sent:** Mon, 21 Jul 2025 20:10:15

**To:** [Gillian Kolody](#)

**Subject:** RE: CU 22, 2025

**Importance:** Normal

**Sensitivity:** None

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Hi Gillian

We have reviewed CU 22, 2025 and have no concerns. The subject property has frontage along a municipal road.

Please note the following statutory requirements affecting PTH 101 and PR 409.

**Statutory Requirements:**

Under the Transportation Infrastructure Act, a permit is required from Manitoba Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **38.1m** (125ft) controlled area from the edge of the highway right-of-way's and within the **304.8 metre** (1,000 foot) radius control circle centred on the PTH 101 and PR 409 intersection.

In addition, a permit is required from the Manitoba Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the highway right-of-way's.

Please e-mail or call if you have any questions.

Thank You

**Jeff DiNella**

*Senior Development Review Technologist  
Manitoba Transportation and Infrastructure  
Highway Design*  
**Cell: (204) 430-7176**

1420-215 Garry Street  
Winnipeg, MB R3C 3P3



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**From:** +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

**Sent:** July 9, 2025 10:14 AM

**To:** DiNella, Jeff <Jeff.DiNella@gov.mb.ca>

**Subject:** FW: CU 22, 2025

*Juanita Mowbray*

Roadside Development Support Technician  
Highway Design | Engineering and Technical Services  
1420-215 Garry St, Winnipeg MB R3C 3P3

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**From:** Gillian Kolody <[gillian@rrpd.ca](mailto:gillian@rrpd.ca)>

**Sent:** July 8, 2025 4:09 PM

**To:** Pam Elias <[edo@weststpaul.com](mailto:edo@weststpaul.com)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>

**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>; Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Subject:** RE: CU 22, 2025

Hi again,

Please accept this as the final application materials for CU 22, 2025.

The applicant is proposing a contractor's establishment - outdoor storage, located at 18 and 26 Cooper Cove in West St. Paul.

Best,



**Gillian Kolody, B.A. (Hons), M.C.P.**  
**Community Planning Assistant**  
**Red River Planning District**

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

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---

**From:** Gillian Kolody

**Sent:** Tuesday, July 8, 2025 10:33 AM

**To:** Pam Elias <[edo@weststpaul.com](mailto:edo@weststpaul.com)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>; Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>

**Subject:** RE: CU 22, 2025

Hi Pam,

Sorry—this is on hold for now. Please disregard this email, we will update you once we have the proper information.

Best,



**Gillian Kolody, B.A. (Hons), M.C.P.**  
**Community Planning Assistant**  
**Red River Planning District**

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**From:** Gillian Kolody  
**Sent:** Tuesday, July 8, 2025 9:42 AM  
**To:** Pam Elias <[edo@weststpaul.com](mailto:edo@weststpaul.com)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>; Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Subject:** RE: CU 22, 2025

Hi Pam,

The applicant has provided us with an updated letter of intent and site plan on this application. Please let us know if your comments will because of this.

Best,



**Gillian Kolody, B.A. (Hons), M.C.P.**  
**Community Planning Assistant**  
**Red River Planning District**

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