

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
August 19th, 2025
5:30 PM

Council Chambers
3021 Birds Hill Road
RM of East St Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 29, 2025

Applicant: Mykhaylo Tovarnytskyy
and Svitlana
Tovarnytska

Property Location: 4160 Lorne Hill Road,
East St. Paul
Roll # 68711
Legal: Lot 1, Plan 48233

Application Purpose:

The applicant is seeking conditional use approval to continue to operate Specialized Agriculture (apiculture) on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR-2" Rural Residential Zone (Section 28.3)	Specialized Agriculture	Hobby Beekeeping (Apiculture)

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

CONDITIONAL USE APPLICATION REPORT

Date	July 28, 2025
Application File	CU 21, 2025
Applicant	Mykhaylo Tovarnytskyy and Svitlana Tovarnytska

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	4160 Lorne Hill Road, East St. Paul
- Roll #	68711
- Legal	Lot 1, Plan 48233
Zoning	"RR-2" Rural Residential zone R.M. of East St. Paul Zoning By-law 2009-04
Development Plan Designation	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	2.5 acres in area (+/-) 160 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RR-2" Rural Residential Zone (Section 28.3)	Specialized Agriculture	Hobby Beekeeping (Apiculture)

Application Purpose

This application was brought forward by by-law enforcement. Approval of this application will bring the property into compliance with the R.M. of East St. Paul Zoning By-law 2009-04.

The applicant is seeking conditional use approval to continue to operate Specialized Agriculture (apiculture) on the subject property. The applicant conducts hobby beekeeping on the property, consisting of six hives. The applicant previously conducted hobby beekeeping in their home country and would like to continue to operate it in Manitoba for personal enjoyment, not for business. The six hives are surrounded by a 6.5-foot-tall fence. The applicant is a registered beekeeper under the Bee Act of Manitoba.

Comments from the Municipality:

CAO: The applicant is registered as a beekeeper under the Bee Act of Manitoba, and the hives are fenced for containment and safety. This is a hobby activity and not a commercial operation. It is my understanding that a complaint was received, which led to this application being brought forward, as there is currently no Conditional Use approval in place for beekeeping on this property. Council may wish to consider any additional concerns raised through the public hearing process.

Operations Manager: No concerns or comments at this time.

Planning: The bees are regulated through licensing with the province. The property owner's registration under the Bee Act of Manitoba can be revoked if they fail to comply with any of the provisions of the Bee Act.

Project Manager: No comments or concerns.

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

OPTIONS FOR COUNCILS' CONSIDERATION

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

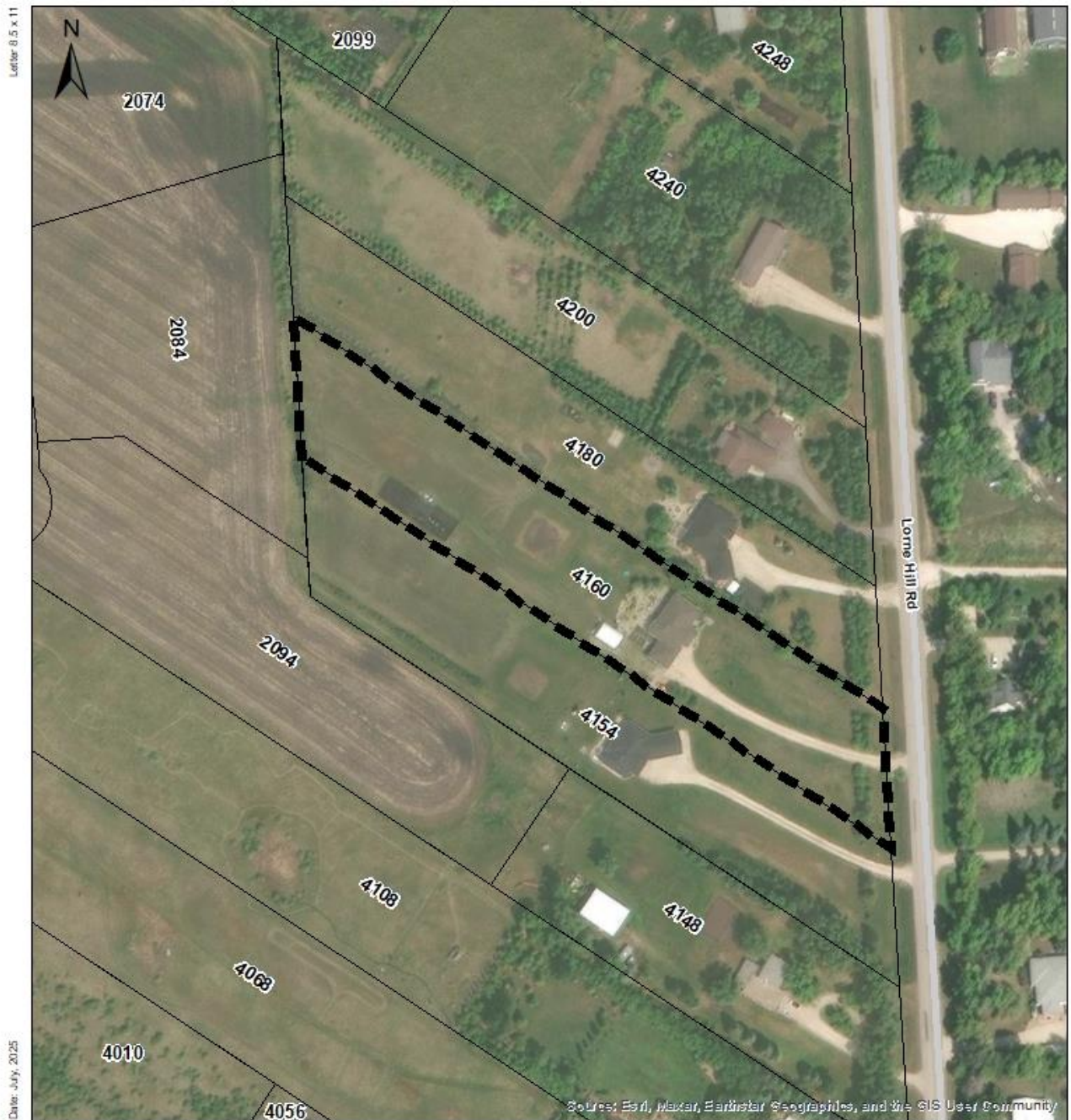
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 29, 2025
4160 Lorne Hill Rd, RM of East St. Paul

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

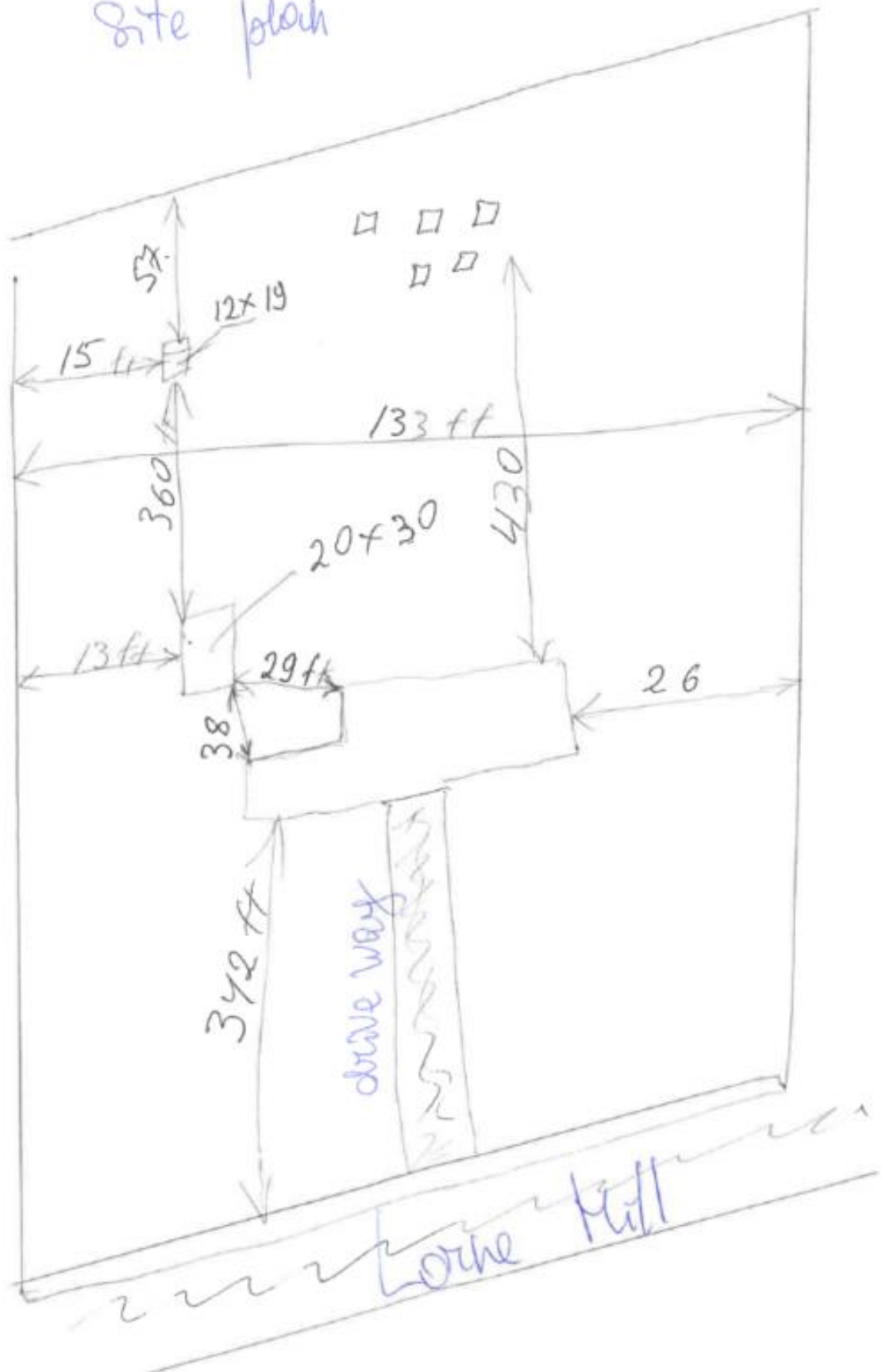
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

-  Subject Property
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN

Site plan



ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

I am Mykhaylo Tovarnytsky,

Asking for the permission to keep my beehives registration number 4462. I registered as a beekeeper under the Bee Act of Manitoba. I am keeping my beehives on my property which is 2.5 acres. I fenced them around. The height of the fence is 6.5 feet. The beekeeper is my hobby. I have only six hives. It's not for the business purpose. Bees is my life. I used to have them back in my home country. I am following all the standards and regulations. Bees are essential for food security and ecological balance. Their benefits are proven by science and real-world examples. Protecting bees means protecting ourselves.

Thank you for your understanding and support.

— Mykhaylo Tovarnutskyy [REDACTED] 07/01/25

ADDITIONAL INFORMATION FROM APPLICANT – MANITOBA BEEKEEPER REGISTRATION

Registration Number: 4462

Manitoba Beekeeper Registration
Certificate

This certifies that *Mykhailo Tovarnytskyy*
of *4160 Lorne Hill Rd., East St. Paul, MB, R2E 1E3*
is registered as a beekeeper under *THE BEE ACT* of Manitoba.



Derek Micholson, Provincial Apiarist

