

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

Rural Municipality 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 information on how to register for the public hearing, please contact the municipality at 204-738-2264.

Tuesday
2026-10-13
5:30 p.m.

Council Chambers
500 Railway Avenue, Clandeboye, MB
Rural Municipality of St. Andrews

Note: property owners are responsible for notifying "tenants"

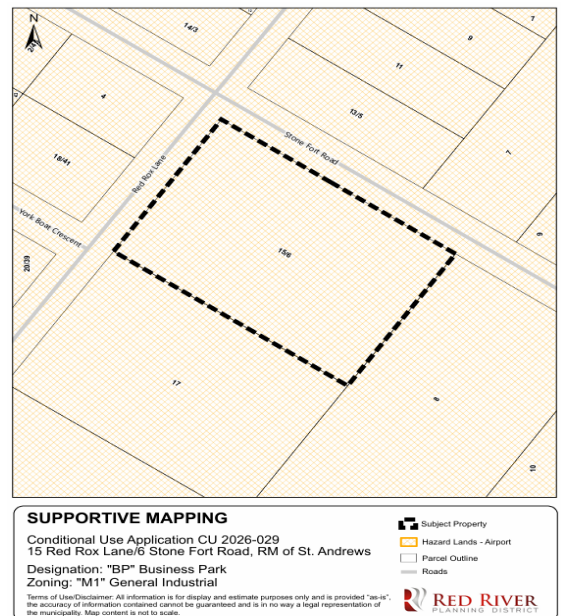
APPLICATION INFORMATION

Application File: CU-2026-029

Applicant: Shaminder Sandhu

Property Location: 15 RED ROX LANE/6 STONE FORT RD
Roll: 1848.0
Legal: 1-4-66360

Application Purpose: The applicant seeking approval for Conditional Use for the Truck Terminal.



Property Zone	Conditional Use Request	Proposed by Applicant
M1 - General Industrial	Truck Terminal (more than 30 vehicles, sec. 8.3, Table 17)	Truck Terminal (Truck & Trailer Parking Yard for more than 30 vehicles)

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	2026-09-29
Application File	CU-2026-029
Applicant	Shaminder Sandhu

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 15 RED ROX LANE/6 STONE FORT RD, Rural Municipality of St. Andrews - Roll # 1848.0 - Legal 1-4-66360
Zoning	M1 - General Industrial RM of St. Andrews By-Law No. 4066
Development Plan Designation	"BP" Business Park RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Light Industrial Secondary Plan By-law Lockport
Property Size	3.74 ac 333 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
M1 - General Industrial	Truck Terminal (more than 30 vehicles, sec. 8.3, Table 17)	Truck Terminal (Truck & Trailer Parking Yard for more than 30 vehicles)

Application Purpose

The applicant seeking approval for Conditional Use for the Truck Terminal (more than 30 trucks to be parked proposed).

OPTIONS FOR COUNCIL'S 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:
 - 1. will be compatible with the general nature of the surrounding area;
 - 2. 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; and
 - 3. 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:

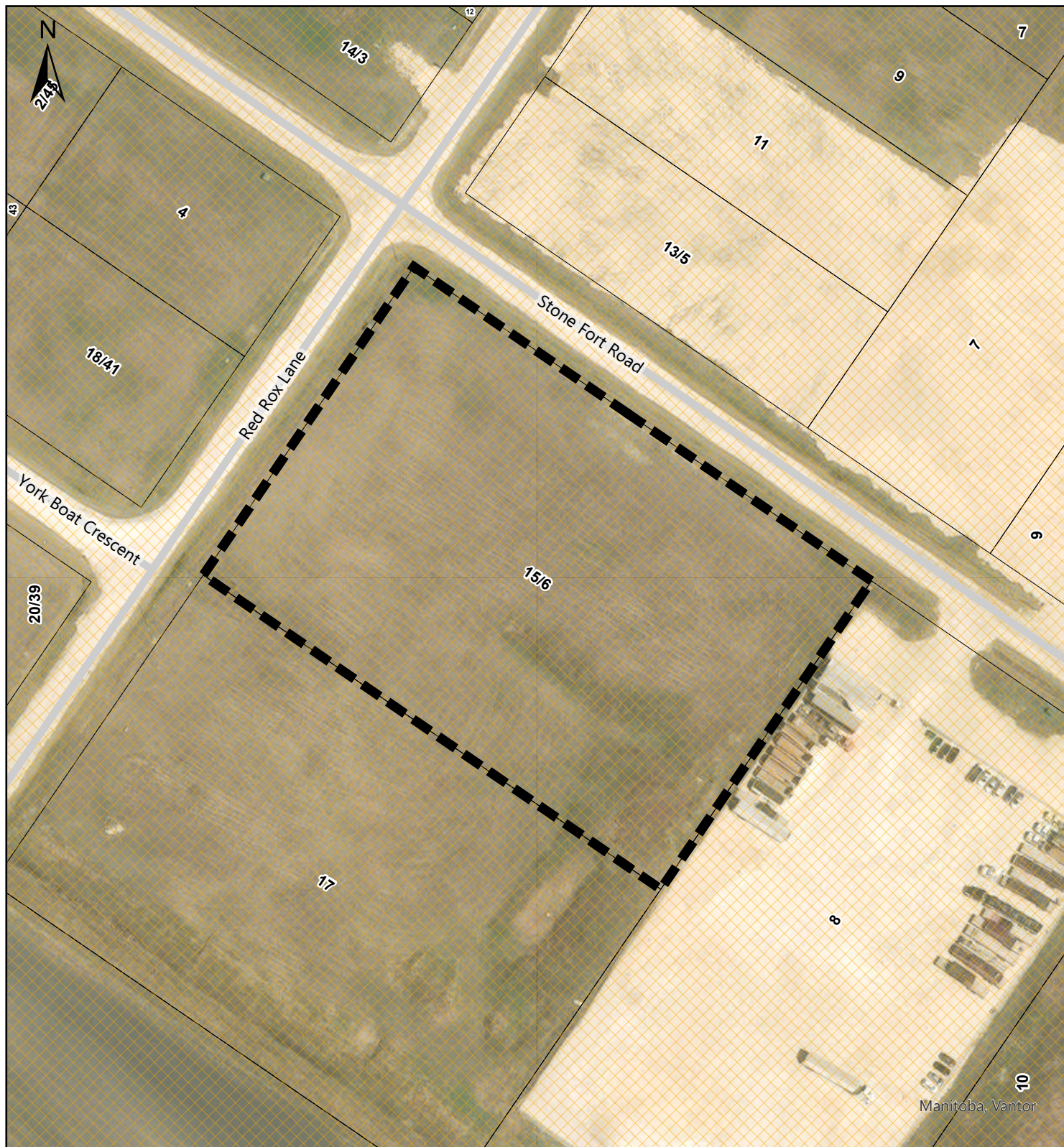
- 1. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval;
- 2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
- 3. The ratio of semi-trucks to trailers on a property shall not exceed 1:3 (as per BL 4357).
 - 4. All parking and storage associated with the truck terminal use, including staff vehicles, equipment, trucks and trailers, shall be contained entirely on the subject property.
No parking or storage associated with the use is permitted on Stone Fort Road, Red Rox Lane or York Boat Crescent.
- 5. No more than 50 vehicles, trailers and pieces of equipment combined may be parked or stored on the subject property at any one time.
A truck and its trailer shall count as one when attached, and as two when unhitched.
- 6. Applicant/Owner shall submit a revised engineered site and grading plan showing the proposed building and required site development, for review and approval by the Municipality by December 31, 2026. Development of the site shall be carried out in accordance with the approved plan.
- 7. The proposed building and site development shall be completed by December 31, 2028.

8. Applicant/Owner shall repair, at their expense, any damage to municipal roads, culverts, ditches or other municipal infrastructure caused by the operation or construction associated with the use, as determined by the Municipality.

9. Applicant/Owner shall maintain the site and surrounding area in an orderly fashion, so it does not become unsightly;

10. Applicant/Owner is not permitted to use any other properties within the St. Andrews Industrial Business Park for parking or storage until all necessary permits and approvals have been met and principal building has been established on that property;

10. Applicant/Owner shall obtain and maintain an annual business licence from the Municipality.



SUPPORTIVE MAPPING

Conditional Use Application CU 2026-029
15 Red Rox Lane/6 Stone Fort Road, RM of St. Andrews

Designation: "BP" Business Park

Zoning: "M1" General Industrial

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. Map content is not to scale.

-  Subject Property
-  Hazard Lands - Airport
-  Parcel Outline
-  Roads

Letter of Intent

September 17th, 2026

Subject: Letter of Intent for Development of Truck & Trailer Parking Yard

Re: 15 Red Rox Lane, St. Andrews

Dear Sir/Madam,

I am writing to formally express our intent to develop the property located at **15 Red Rox Lane, St. Andrews** for use as a **commercial truck and trailer parking yard**. The site will be developed to accommodate 30-40 truck and trailer parking. The development will include appropriate grading, drainage, access routes, and yard surfacing as required. There will be 1 or 2 outdoor storage containers. There will be a future building. The hours of operation will be 9am to 5pm. There will be 4-5 employees. The banner sign will be placed on the fence gate.

If you have any questions, please contact me at jassv1000@gmail.com

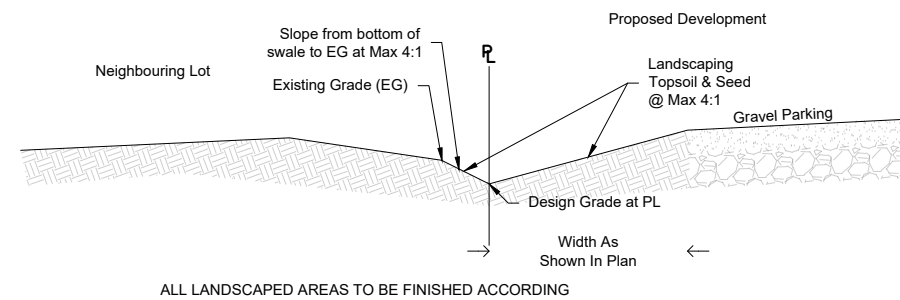


Jaspreet Virk
(Director)

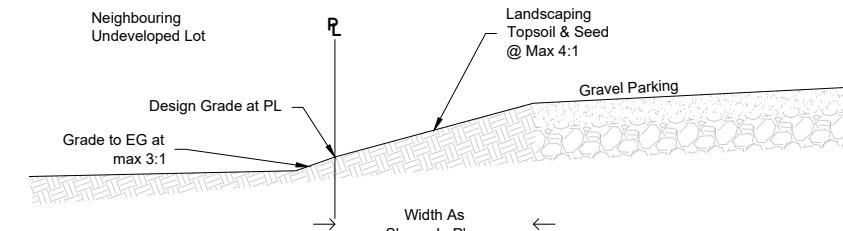
10254702 Manitoba Ltd
267 Mapleglen Dr
Winnipeg MB, R2P0B2



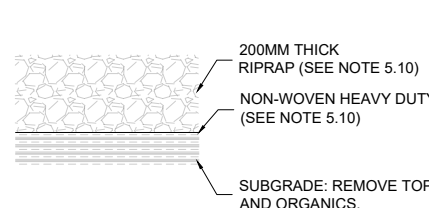
- CONSTRUCTION SPECIFICATIONS**
- ALL CONSTRUCTION SHALL CONFORM TO RM OF ST. ANDREWS STANDARD CONSTRUCTION SPECIFICATIONS, BY-LAWS, AND REGULATIONS.
 - WHERE INDICATED, CONSTRUCTION MUST CONFORM TO THE CITY OF WINNIPEG, *STANDARD CONSTRUCTION SPECIFICATIONS* AND ALL REFERENCES CONTAINED HEREIN REFER TO THESE SPECIFICATIONS. "SD" REFERS TO CITY OF WINNIPEG STANDARD DETAILS.
 - ALL MATERIALS USED FOR CONSTRUCTION MUST CONFORM TO CITY OF WINNIPEG, *APPROVED PRODUCTS FOR UNDERGROUND USE WITHIN THE CITY OF WINNIPEG* EXCEPT AS INDICATED OTHERWISE.
 - SURFACE CONSTRUCTION**
 - GRAVEL STRUCTURE TO BE PROVIDED IN ABSENCE OF A GEOTECHNICAL INVESTIGATION. PROPOSED STRUCTURE IS BASED ON EXPERIENCE IN SIMILAR CONDITIONS, BUT THESE CONDITIONS HAVE NOT BEEN VERIFIED. GRAVEL STRUCTURE PROVIDED AS-IS, WITHOUT WARRANTY.
 - CONTRACTOR SHALL PREPARE SUBGRADE AND PLACE GRAVEL ACCORDING TO BEST PRACTICES, THAT INCLUDE:
 - SUBGRADE INSPECTIONS TO IDENTIFY AND REMEDIATE ANY UNSUITABLE SUBGRADE SOILS. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED.
 - PLACE SUBBASE GRAVELS IN MAXIMUM 300MM LIFTS AND COMPACT AS INDICATED.
 - PLACE BASE GRAVELS IN MAXIMUM 150MM LIFTS AND COMPACT AS INDICATED.
 - ALL LANDSCAPING, WHERE INDICATED, TO BE RESTORE WITH A MINIMUM OF 100MM TOPSOIL AND HYDROSEEDED OR SODDED TO GRASS.
 - GENERAL NOTES**
 - CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 - CONTRACTOR TO OBTAIN CLEARANCES FROM ALL UTILITIES BEFORE EXCAVATING. CONFIRM ALL EXISTING INFRASTRUCTURE INFORMATION IN FIELD BEFORE CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT AFFECT INSTALLATION OR DESIGN.
 - EXISTING UTILITY INFORMATION PROVIDED BY RM OF ST. ANDREWS. LOCATIONS SHOWN ARE NOT EXACT. CONFIRM ALL EXISTING INFORMATION IN FIELD BEFORE CONSTRUCTION FOR INSTANCE, CHECK WWS MANHOLE, WATER VALVE, AND LDS MANHOLE/CS FOR PIPE LOCATION REFERENCE).
 - DO NOT SCALE FROM THIS DRAWING. ANY ERRORS & OMISSIONS ARE TO BE REPORTED TO SANDBOX WITHOUT DELAY.
 - THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
 - THIS IS NOT A LEGAL PLAN. REFER TO LEGAL PLAN & SURVEYOR'S DRAWINGS.
 - WHERE LEGAL INFORMATION IS SHOWN ON THIS PLAN IT IS FOR REFERENCE ONLY. REFER TO TITLE AND LEGAL PLAN FOR DETAILS.
 - SITE GRADING DESIGN IS IN REFERENCE TO INFORMATION PROVIDED BY THE RM OF ST. ANDREWS AND ASSUMED TO BE ACCURATE FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT. CONFIRM ALL DIMENSIONS AND ELEVATIONS BEFORE CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - RIPRAP TO CW615.
 - PER CW615, RIPRAP SHALL RANGE IN SIZE FROM 150 MM TO 300 MM IN DIAMETER WITH AT LEAST SEVENTY-FIVE (75%) PERCENT RANGING FROM 200 MM TO 300 MM IN DIAMETER.
 - HEAVY DUTY NON-WOVEN GEOTEXTILE TO CW3130.



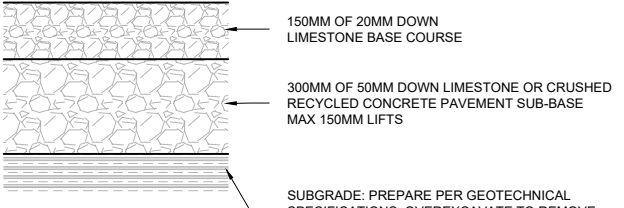
A TYPE 1 SWALE NTS



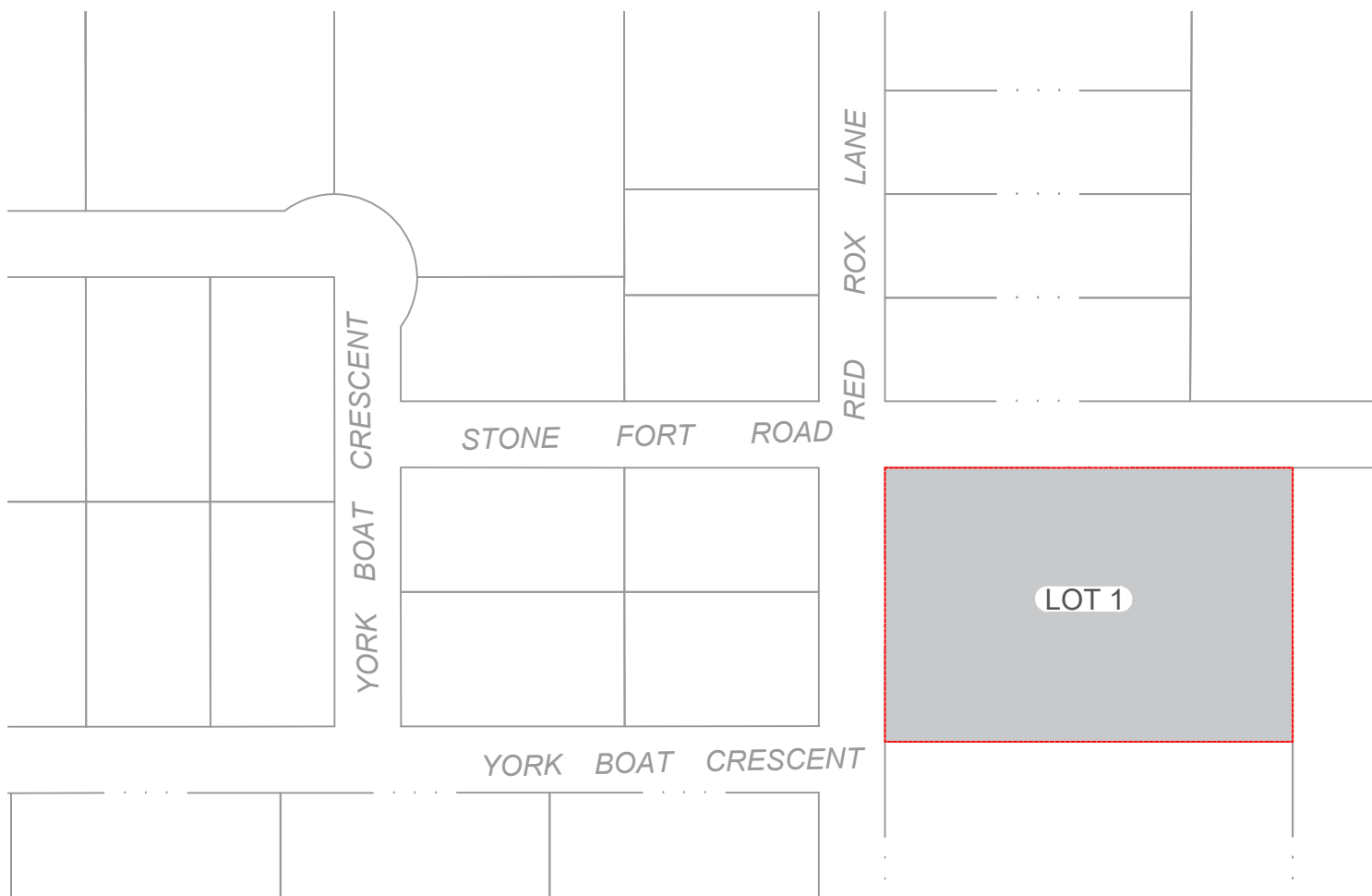
B TYPE 2 SWALE NTS



C RIPRAP STRUCTURE NTS

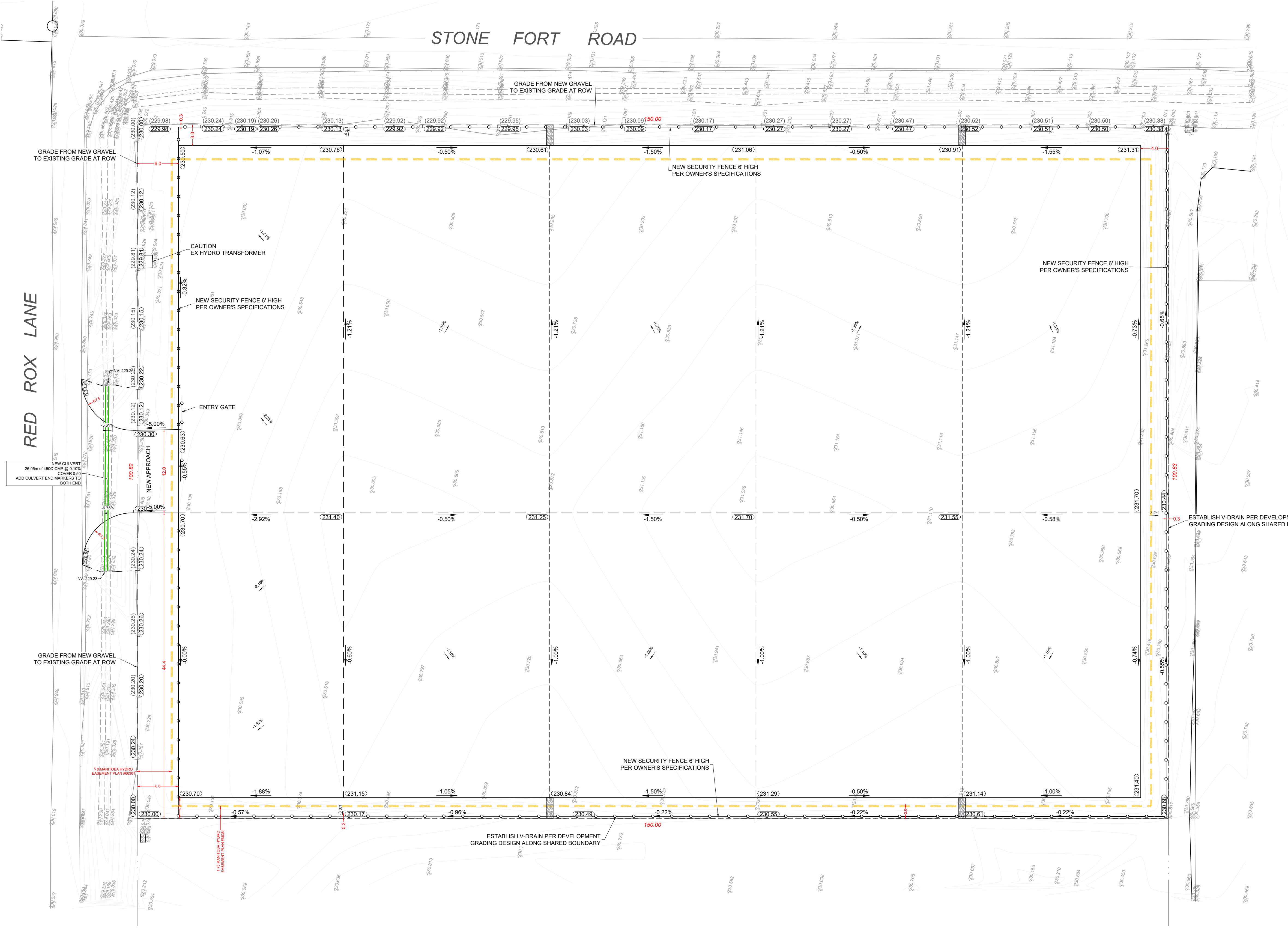


D HD GRAVEL STRUCTURE NTS



KEY PLAN NTS

PLAN 1:300



TOPOGRAPHIC SURVEY:
SURVEYED ELEVATIONS OBTAINED BY GPS OBSERVATIONS TO CGVD28. CONTACT SANDBOX TO PROVIDE A TBM AT TIME OF CONSTRUCTION.

This is not a legal plan.
Contours shown are approximated for reference only.
Do not scale.
Whole numbers are millimetres (mm).
Decimal numbers are metres (m).
Convert Metres to Standard 1 dm = 1.28008
This plan is prepared only for the Client and may not be used by any other party without written consent.

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
1.98	SLOPE DIRECTION	2.98	HYDRANT		CONTOUR
(394.98)	SURFACE ELEV.	(239.45)	CURB STOP		PONDING AREA
150 WWS	WATERMAIN	150 WWS	VALVE	HYDIOH	HYDRO - OH
250 WWS	WASTEWATER SEWER	250 WWS	WWS MANHOLE	HYDIUG	HYDRO - UG
300 LDS	LAND DRAINAGE SEWER	300 LDS	LDS CATCHBASIN	GAS	GAS
---	DEVELOPMENT BOUNDARY		LDS MANHOLE	COMM	COMMUNICATIONS
---	EASEMENT BOUNDARY		LDS CURB INLET	FOC	FIBRE OPTIC CABLE
---	PROPERTY LINE			TOPO SURVEY POINT	

DESIGNED	GS
DRAWN	GS
CHECKED	KP
APPROVED	DH



Sandbox
DESIGN & CONSULTING

sbxconsulting.ca Email: info@sbxconsulting.ca Tel: 204.920.7480

PROJECT TITLE:	RED ROX LANE TRUCK PARKING DEVELOPMENT
SHEET TITLE:	GRADING PLAN
CLIENT:	ROO CONSTRUCTION
CIVIC ADDRESS:	RED ROX LANE, RM OF ST. ANDREWS
LEGAL DESC:	LOT 1, BLOCK 4, PLAN 66360
PROJECT CODE	26057
SHEET NO.	C1.0