

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
September 11th, 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

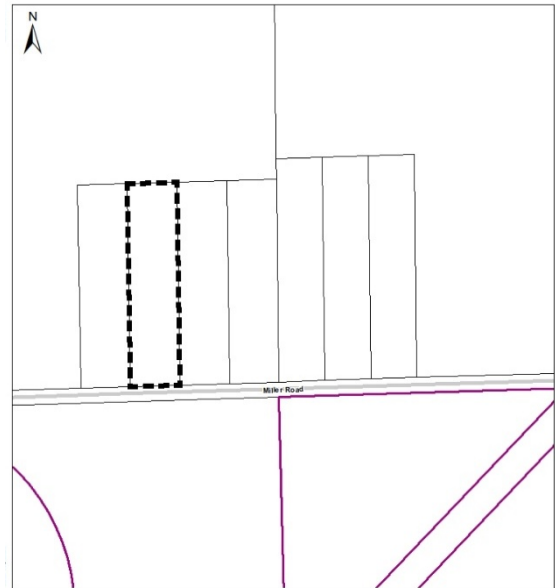
Application File: CU 34, 2025

Applicant: Bonifacio

Property Location: 2645 Miller Road
West St. Paul
Roll #315120
Lot 2, Plan 18024

Application Purpose:

The applicant is seeking conditional use approval for a storage container on the property.



Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agricultural (Table 12)	Storage container	Storage trailer for private space

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 24, 2025
Application File	CU 34, 2025
Applicant	Bonifacio

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	2645 Miller Road, West St. Paul 315120 Lot 2, Plan 18024
Zoning	"A80" Agricultural zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	9.79 acres in area (+/-) 322.7 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agricultural (Table 12)	Storage container	Storage trailer for private space

Application Purpose

The applicant is seeking conditional use approval for a storage container on the property. The storage container would be a storage trailer for private space use, and it would include a small kitchen for heating up meals, living room space, and a washroom.

The application was circulated to the municipality and Environmental Compliance and Enforcement. Both government agencies have conditions outlined below.

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, the Province of Manitoba, and the municipality, if required.
3. Applicant / owner shall satisfy the requirements of the Onsite Wastewater Management System Regulation (MR 83/2003) and to register a new wastewater management system.
4. Applicant / owner ensures that, as per Section 3.9.4.3 of the zoning by-law, the proposed storage container shall be used for accessory storage, and the storage container shall not be used for residential occupancy.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 34, 2025
2645 Miller Road, RM of West St. Paul

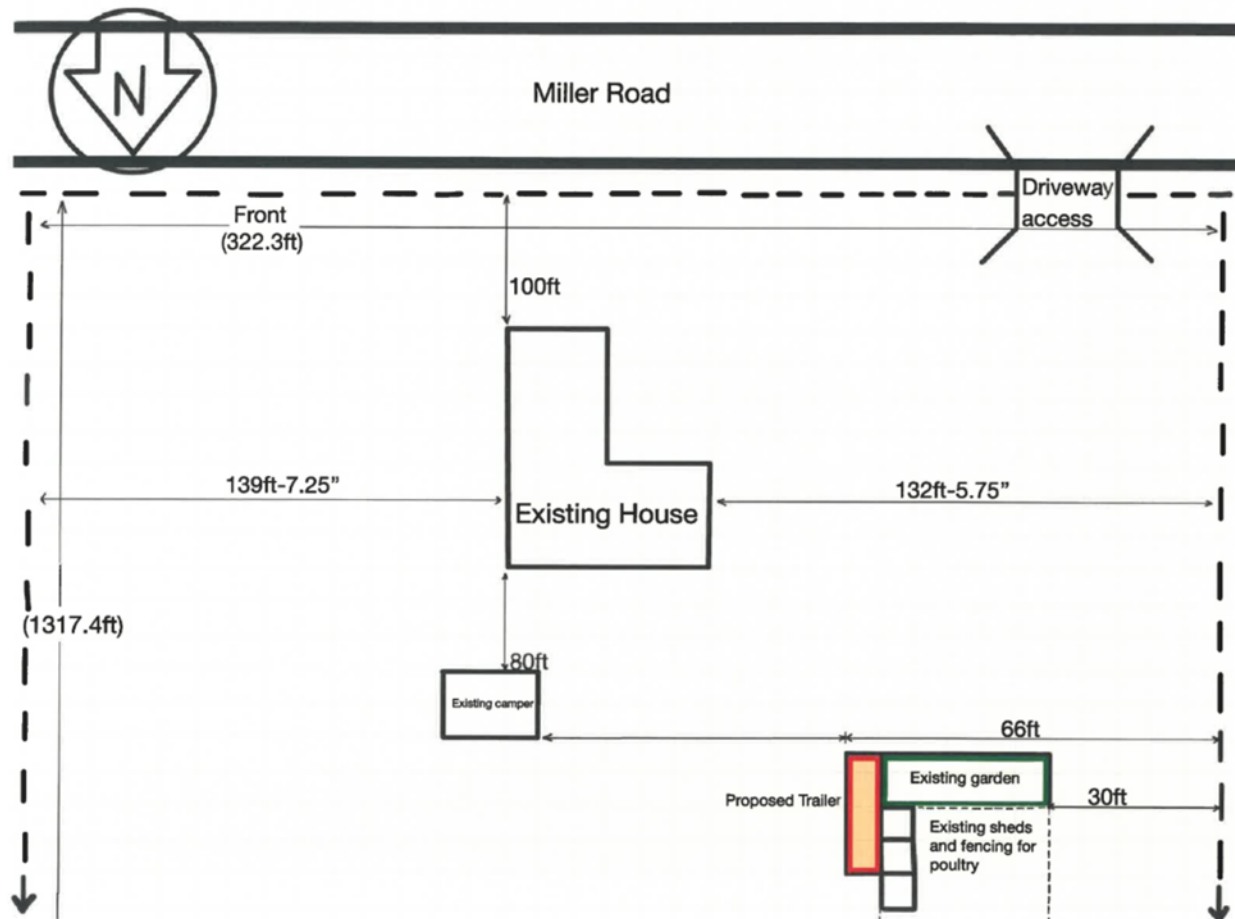
Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural - 80 acre parcels

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
-  Parcels Outline
-  Waste Hazard Lands



ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN



ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

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

To whom it may concern,

This application is being requested because we have purchased a storage trailer, placed on our property. The storage trailer is to be renovated for a private space for my children and other visitors over the summer. We have started the renovation in the trailer, dry wall and cabinets have already been installed. We plan to get a building permit for this. Inside would include a small kitchen for heating up meals, a living room space and a washroom. The storage trailer is located behind our existing home, away from the road and neighbours. Kelroe Farm's also uses a portion of our property for their crops, and will not be disrupted by this. The storage trailer is not intended for profit, big parties or loud events, it is mainly just for an accessible place when we are in our backyard, gardening which is far away from the house. Also, the storage container is still on wheels making it easier to move but we are planning to remove the wheels once location has been approved.

I appreciate any feedback and I am open to suggestions.

Sincerely,

Bernard Bonifacio