

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

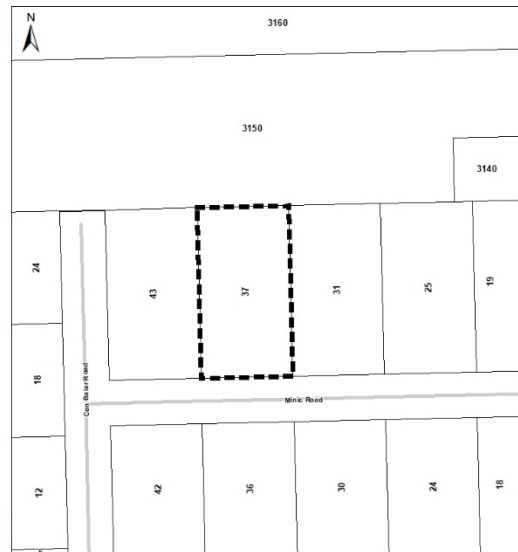
Application File: CU 36, 2025

Applicant: Singh Kang

Property Location: 37 Minic Road
Roll #420141
Lot 2, Block 1, Plan
33300

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 container to store a tractor

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	August 14, 2025
Application File	CU 36, 2025
Applicant	Singh Kang

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	37 Minic Road, West St. Paul
- Roll #	420141
- Legal	Lot 2, Block 1, Plan 33300
Zoning	"RR" Rural Residential 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 to continue having a storage container on the property. The purpose of the storage container is to securely store a tractor that doesn't have sufficient height clearance for a standard garage.

The application was circulated to the R.M. of West St. Paul. Their conditions are outlined in the conditions of approval 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 and the municipality, if required.
3. Applicant / owner shall ensure that the standards for storage containers outlined in Section 3.9.4 of the zoning by-law be applied.

RRPD LOCATION MAP





SUPPORTIVE MAPPING


Conditional Use Application CU 36, 2025
37 Minic Road, RM of West St. Paul

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

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.

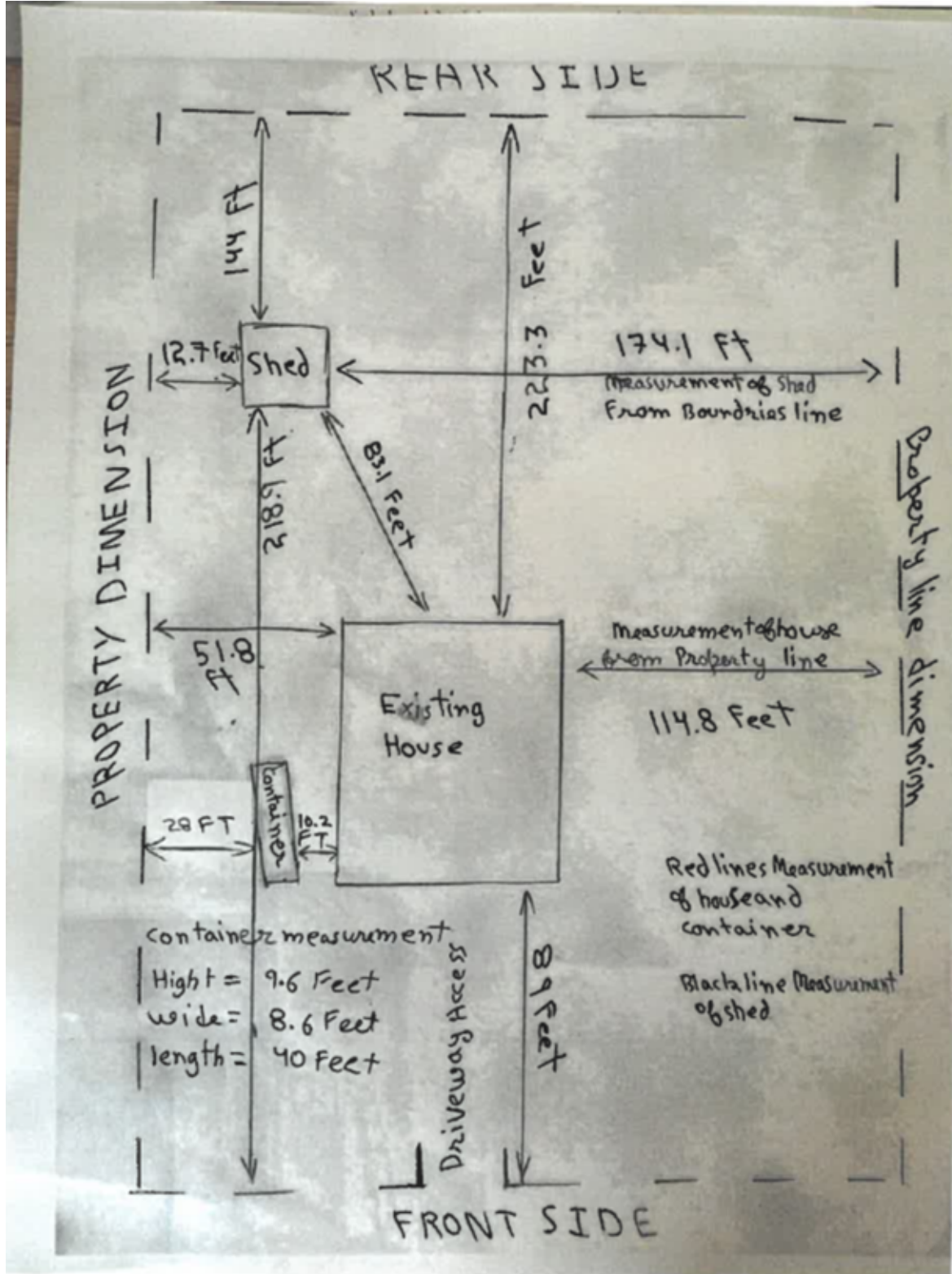
 Subject Property

 Roads

 Parcels Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN



ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

Letter of Intent:

I am currently using a storage container to securely store my tractor because the standard garage at my property does not have sufficient height clearance to accommodate the vehicle. My tractor is quite large and expensive, and unfortunately, a few months ago it was stolen directly in front of my house. Although it was eventually recovered, the incident made me realize the incidence of having a more secure and enclosed space for storage.

After exploring different options, I decided that a storage container was the most practical and secure solution. Unlike the garage, the container has enough vertical space to fit the tractor comfortably. It also provides protection from harsh weather conditions like rain, Snow and direct sunlight, which could otherwise cause wear and tear over time.

Most importantly, the container allows me to lock the tractor away safely when not in use, significantly reducing the risk of theft or vandalism. Given the value of the tractor and the previous security incident, using the container has bought me peace to ensure its safety.

Gillian Kolody

From: Pam Elias <edo@weststpaul.com>
Sent: Tuesday, August 12, 2025 11:42 AM
To: Gillian Kolody; Planning
Cc: Calvin So; Valentina Esman
Subject: Re: CU 36, 2025

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

Only comment for this one would be that the standards for storage containers outline in Section 3.9.4 of the Zoning Bylaw be applied.

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: Gillian Kolody <gillian@rrpd.ca>
Sent: Tuesday, August 12, 2025 9:11 AM
To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.com>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: CU 36, 2025

Hello,

Please see Conditional Use CU 36, 2025, attached for review and comments.

The owner proposes to continue the usage of an existing storage container at 37 Minic Road in West St. Paul.

Best,



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

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