

# 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 on 2043380306.

**Thursday**  
**September 11<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 41, 2025

**Applicant:** Sukhwinder Singh Sehra

**Property Location:** 34 Prairie Sage St, RM of WSP.  
Roll #28489  
Lot 4, Block 3, Plan 68670

**Application Purpose:**

The applicant is seeking conditional use approval for home occupation (base of operations for trucking company) on the property in "RS" Serviced Residential zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential zone (Section: 6.2, Table 15)	Home Occupation	Base of operations for trucking business 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>	August 20, 2025
<b>Application File</b>	<b>CU 41, 2025</b>
<b>Applicant</b>	Sukhwinder Singh Sehra

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	34 Prairie Sage St, RM of WSP.
- Roll #	Roll #28489
- Legal	Lot 4, Block 3, Plan 68670
<b>Zoning</b>	"RS" Serviced Residential zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Secondary Plan Designation</b>	Emerging Residential Neighborhood in the Middlechurch Secondary Plan
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	0.12 acres in area (+/-) 47.5 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential zone (Section: 6.2, Table 15)	Home Occupation	Base of operations for trucking business company

#### Application Purpose

The applicant is seeking conditional use approval to use one room in the house as a base of operations for trucking business. The space will be used strictly for administrative and backend support purposes such as storing business documents, handling dispatch communications and managing operational records. The shop will be open Mon-Fri 9:00 AM to 16:00 PM. One employee will be working in the business property.

The application was circulated to the R.M. of West St. Paul, and no concerns were raised besides the condition number 3 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 from the Red River Planning District and the municipality, if required.
3. No truck, trailer, drivers or signage associated with the business are to attend the subject property or park on the residential street.

## RRPD LOCATION MAP





### SUPPORTIVE MAPPING

Conditional Use Application CU 41, 2025  
34 Prairie Sage Street, RM of West St. Paul

Designation: "SC" Settlement Centre

Zoning: "RS" Serviced Residential

 Subject Property

 Roads

 Parcels Outline

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.



### ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN



**ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT**

**SEHRA LOGISTICS INC**  
34 Prairie Sage Street  
West St. Paul, MB R2V 5G6  
Canada

**Date:** August 10, 2025

**To:**  
Planning & Development Department  
Rural Municipality of West St. Paul

**Subject:** Letter of Intent – Conditional Use Application for SEHRA LOGISTICS INC

Dear Council Members,

I, **Sukhwinder Sehra**, owner of **SEHRA LOGISTICS INC**, am submitting this letter in support of our Conditional Use application for our residence located at **34 Prairie Sage Street, West St. Paul, MB**.

Our request is to utilize one room within our home as a **base of operations** for our trucking business. This space will be used strictly for administrative and backend support purposes, such as storing business documents, handling dispatch communications, and managing operational records.

To address potential concerns:

- **No trucking operations will take place at the residence.** All trucks will be parked off-site in accordance with the **parking agreements** attached to this application.
- **There will be no truck traffic in the residential area** aside from my personal vehicle.
- **No employees will be working from the residence** or visiting the property for business purposes.
- The use will have **no impact on neighborhood traffic, noise, or appearance.**

We have also attached a **site plan** and copies of our **parking agreements** for your review. The intent of this application is solely to establish a compliant home-based business office that will provide necessary backend support for **SEHRA LOGISTICS INC** while ensuring full compatibility with the surrounding residential area.

We appreciate your consideration of our application and are committed to operating in full compliance with all municipal bylaws and conditions.





FGK Transport Inc.  
65 Inksbrook Dr  
Winnipeg, MB R2R 0P5  
+1 (204) 215-2222

**Date:** 06 May 2025

**To:**

Sehra Logistics Inc.  
34 Prairie Sage St  
West St. Paul, MB R2V 5G6

**Subject: Parking Space Agreement – Spot No. 02**

Dear Sehra Logistics Inc,

This letter confirms the agreement for the rental of Parking Space No. 02 located at 65 Inksbrook Dr, Winnipeg MB R2R 0P5.

The space will be rented to Sehra Logistics Inc. on a month-to-month basis, beginning on 01 May 2025. The monthly rental rate is \$175.00 + 5% GST, with three (3) months' rent paid in advance, totaling \$551.25 Including GST, upon commencement of the agreement.

The space is to be used exclusively for the parking of one vehicle related to your company's operations. No storage, mechanical work, or placement of hazardous materials is permitted in the parking area.

This agreement may be terminated by either party with 30 days' written notice. Please note that FGK Transport Inc. will not be liable for any damage to or theft from the parked vehicle, and it is the responsibility of Sehra Logistics Inc. to ensure adequate insurance coverage.

Thank you for your cooperation. Should you have any questions or require further details, please feel free to contact us.

Sincerely,

Kuldeep Singh  
Director  
FGK Transport Inc.



# FGK Transport Inc.

FGK Transport Inc.  
65 Inksbrook Dr  
Winnipeg, MB  
R2R2W3  
2042152222

## Invoice

Date: 2025-06-30  
Invoice #: 969

### Bill To:

Name: Sehra Logistics Inc.  
Address: 34 Prairie Sage St, West St. Paul, MB  
Email: Sukhwinderladdi16@gmail.com  
Phone: 4313368338

Description	QTY	Unit Price	Tax Type	Tax Rate	Discount	Subtotal	Total	Total Tax
Parking RENT - no. 02 - Aug - Oct 2025	3	\$275.00	GST	5.00%	\$0.00	\$825.00	\$866.25	\$41.25
July Month RENT - TRAILER added	1	\$100.00	GST	5.00%	\$0.00	\$100.00	\$105.00	\$5.00

Amount	\$925.00
Discount	\$0.00
Subtotal	\$925.00
Taxes	\$46.25
Total	\$971.25
Paid	\$971.25
Balance	\$0.00

### Terms

Payments can be accepted: By Cash | By Interac- FGKTRANS@gmail.com | By Cheque- FGK Transport INC | By Debit Card | By Credit Card: (2.5% transaction charges will apply on total invoice) | Terms and Conditions: It is your responsibility to look after your vehicle as we are only a provider of the parking space. Please note: 2% Interest is charged monthly after 30 days, 24% per annum on all the due invoices after Due date.

**If you have any questions or concerns about this invoice, please contact us.**  
**Call (204) 215-2222 Thank you for your business**