

NOTICE OF PUBLIC HEARING

VARIANCE 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. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

Thursday
November 13, 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: VO 105, 2025

Applicant: John Patrick Sumugat

Property Location: 8 Third Street,
West St. Paul
Roll # 400564.500
Legal: Lot 1, Plan 72762

Application Purpose:

The applicant proposes to reduce the required number of parking stalls, in order to allow for a specialized basketball skills training gym to be established on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Parking Group 6 (Table 5, Section 3.21)	28 Parking Spaces (min.)	4 Parking Spaces

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

VARIANCE APPLICATION REPORT

Date	September 29, 2025
Application File	VO 105, 2025
Applicant	John Patrick Sumugat

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	8 Third Street, West St. Paul
- Roll #	400564.500
- Legal	Lot 1, Plan 72762
Zoning	"M2" Heavy Industrial zone RM of West St. Paul Zoning By-law 2/99P
Development Plan Designation	"BP" Business Park designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Employment Lands designation West St. Paul Employment Lands Secondary Plan
Property Size	0.93 acres in area (+/-) 175 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Parking Group 6 (Table 5, Section 3.21)	28 Parking Spaces (min.)	4 Parking Spaces

Application Purpose

The applicant proposes to reduce the required number of parking stalls, in order to allow for a specialized basketball skills training gym to be established on the subject property.

The Indoor Participant Recreation Service use for a specialized basketball skills training gym must adhere to Parking Group 6, which is how the requirement of 28 parking spaces was determined. The applicant received conditional use approval for the Indoor Participant Recreation Service use in March 2025 (CU 5, 2025).

This application was circulated to the municipality and Highways and they have no comments.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (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 the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) 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 zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 105, 2025
8 Third Street, RM of West St. Paul

Designation: "BP" Business Park
Zoning: "M2" Heavy 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.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcels Outline
-  West St. Paul Boundary



ADDITIONAL INFORMATION – LETTER OF INTENT

To whom it may concern,

I am writing to express my intent to establish a specialized basketball skills training aimed at providing individualized training programs that focus on enhancing players' basketball skills and shooting form correction.

This focus is based on the understanding that an effective and consistent shot is a fundamental aspect of success in basketball. By addressing and rectifying any flaws in a player's shot, we can significantly boost their overall performance.

With a deep passion for the sport and a strong background in coaching, I plan to offer tailored sessions that address each athlete's unique strengths and areas for improvement.

Our objective is to create a supportive environment where players can develop their skills effectively, boost their confidence, and achieve their goals on and off the court.

The gym will be open for training on weekdays from 6pm to 9pm, providing a convenient after-school and post-work timeframe for those looking to improve their skills. Additionally, we will offer extended hours on weekends, operating from 10am to 6pm, to accommodate for those with varying schedules and to allow for more intensive training sessions.

The gym are ran by owner/coaches.

** Variance for Parking (4 spots parking)*

Sincerely,

John Sumugat

BTBD HOOPS

ADDITIONAL INFORMATION – SITE PLAN

