NOTICE OF PUBLIC HEARING

CONDITIONAL USE AND VARIANCE APPLICATION

Rural Municipality of East 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 information on how to register for the public hearing, please contact the municipality at 204-668-8112.

Tuesday
2026-10-27
5:30 p.m.

Council Chambers
3021 Birds Hill Road, East St. Paul, MB
Rural Municipality of East St. Paul

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **CU-2026-032** + **VO 113, 2026**

Applicant: Jason Whitford

Property Location: 2272 WENZEL ST
Roll: 102200.0
Legal: *OT118-PA-0

Application Purpose: The applicant is applying for this conditional use to allow for the keeping of miniature ponies as a non-commercial farm

SUPPORTIVE MAPPING
Variance Order VO 113-2026
2272 Wenzel St, RM of East St. Paul
Designation: General Development
Zoning: "RR2"
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.
RED RIVER PLANNING DISTRICT

Property Zone	Conditional Use Request	Proposed by Applicant
RR2	Non-commercial farm	Hobby farm for miniature ponies.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Animal shelter setback: 45.55 ft. 2. Paddock setback: 19 ft. 3. Shipping Container 4. Combined accessory building area: 3255.61 sq. ft. 5. 2 storey garage	1. 50 ft setback 2. 50 ft. setback 3. No shipping containers allowed in any zone 4. Combined accessory building area: Max. 3,000 sq. ft. 5. Limit of 1 storey accessory structures	1. To decrease the Animal shelter setback 2. To decrease the Paddock setback 3. To allow for a Shipping Container 4. To increase the Combined accessory building area 5. To increase the number of allowed storeys for an accessory structure

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.

RED RIVER
PLANNING DISTRICT

SEPT 15/2026

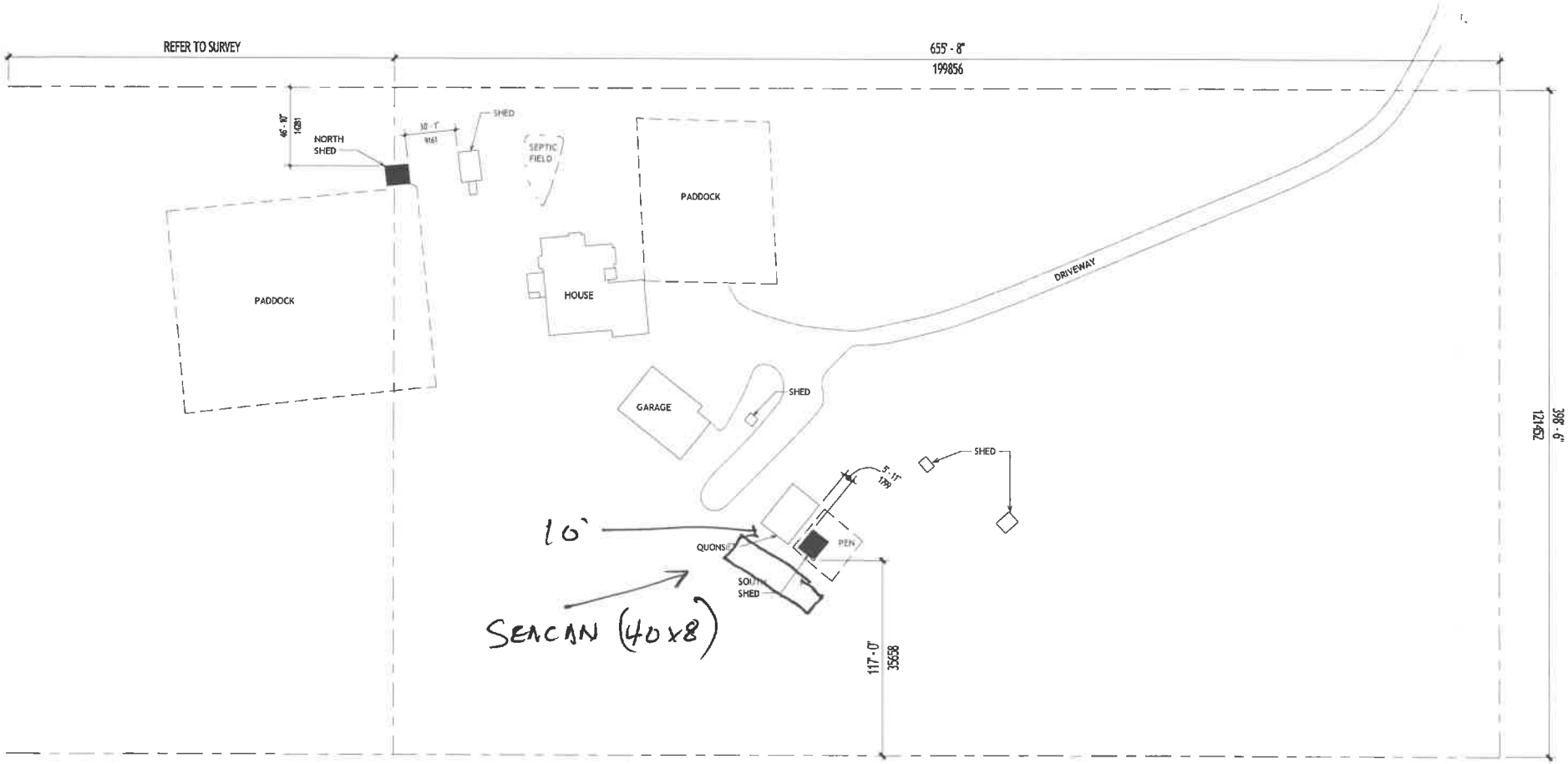
RED RIVER PLANNING DISTRICT

RE: VARIANCE APPLICATION FOR A 40' SEACAN

WE ARE PROPOSING TO INSTALL A 40'x8 SEACAN ON OUR PROPERTY AT 2272 WENZEL ST. THE SEACAN IS INTENDED TO BE USED AS A SECURE STORAGE OF VALUABLE ITEMS (SNOWMOBILES/ATV/TOOLS/ETC). IT WILL BE USED ENTIRELY FOR PERSONAL USE. THERE HAS BEEN INCREASED INCIDENTS OF THEFTS/BREAK-INS IN EAST ST PAUL, MAINLY OF VEHICLES, EQUIPMENT, ATS, ETC. THE SEACAN IS BY FAR THE SAFEST AND MOST SECURE MEANS OF STORAGE. OUR PROPERTY WAS IN FACT VICTIMIZED BY THEFT SEVERAL YEARS AGO. AS LONG TIME RESIDENTS OF ESP WE ARE CONCERNED WITH + PROTECTION OF PROPERTY. AS A RESIDENT, WE HAVE OBSERSED MANY PPOPERTIES WITH SEACAN IN OUR NEIGHBORHOOD. THE PROPOSED SEACAN LOCATION IS ON THE WEST SIDE OF THE QUONSET STRUCTURE (10' SEPERATION) AND WILL NOT BE VISIBLE FROM WENZEL ST OR NEIGHBOURS. OUR PRORERTY SIZE IS 48 acres.

FOR ADDITIONAL INFORMATION [redacted]

PROPOSED SEACAN LOCATION



1 Site Plan
1" = 60'-0"

ryan gorrie architect

103-1075 Portage Ave.
Winnipeg, MB R3G0R8
ryangorrie@gmail.com
204-250-5904

CORA MORGAN & JASON WHITFORD

2272 WENZEL - SHED DRAWINGS

No.	Description	Date

SITE PLAN

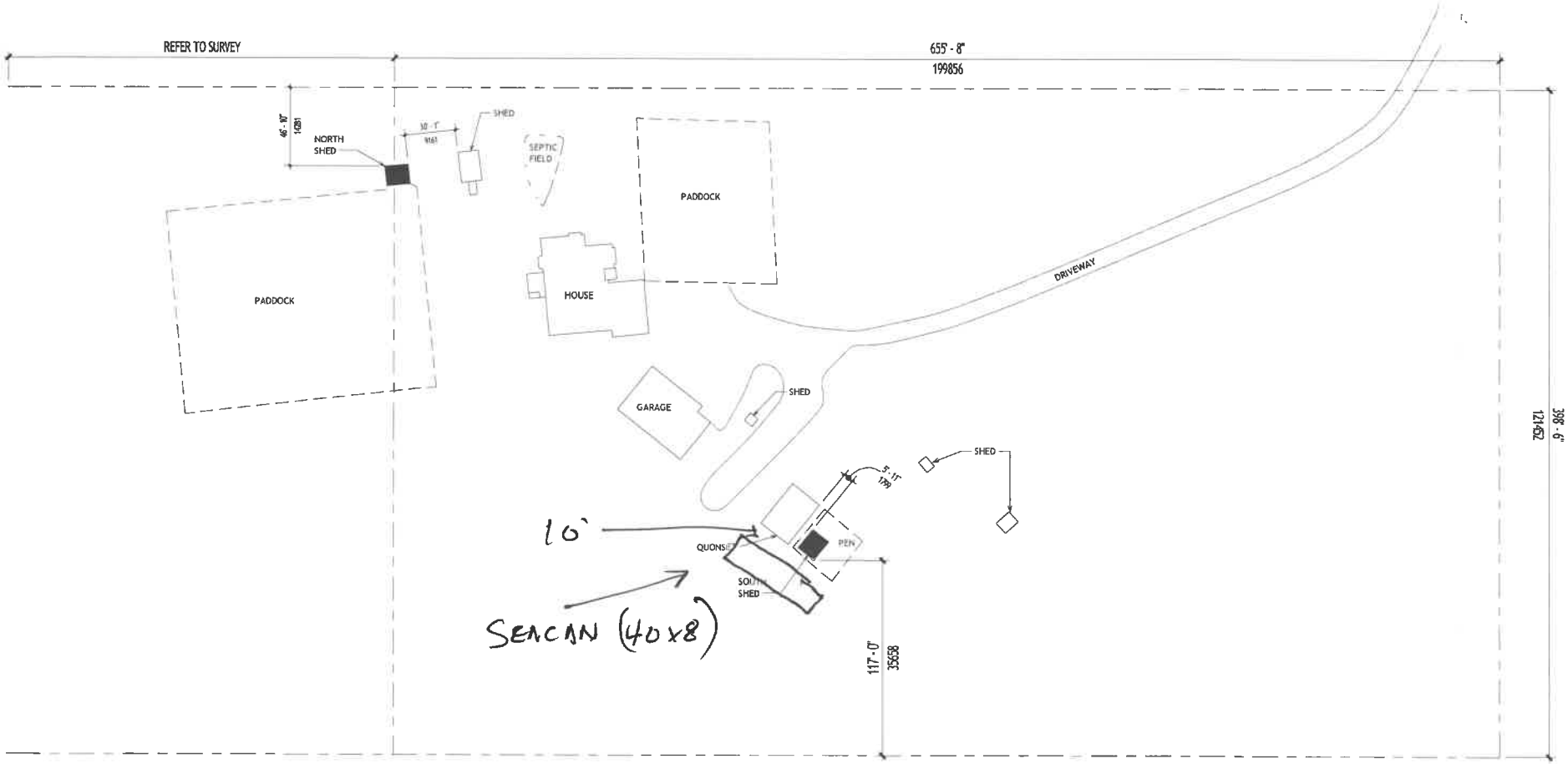
Project number 26-001
Date 2026 XX XX
Drawn by rg

A100

Scale 1" = 60'-0"

2026-06-26 7:29:55 AM

PROPOSED SEACAN LOCATION



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2272 WENZEL - SHED DRAWINGS

No.	Description	Date

SITE PLAN

Project number 26-001
Date 2026 XX XX
Drawn by rg

A100

Scale 1" = 60'-0"

2026-06-26 7:29:55 AM

September 15/2026

Red River Planning District
ATT: Joseph Westfall
RE: Conditional use application - Hobby Farm

On behalf of Cora Morgan/Jason Whitford residents/homeowners at 2272 Wenzel St in East St Paul. It is our intent to operate a hobby farm on our 48 acre property that will be the home of three miniature ponies (Shetland), this will include a fenced coral (100'x100'), a shelter and hay storage. The ponies we care for are more than pets, they are part of our family and our ceremony family. The ponies/horses are very significant to the survival, resilience and healing of our Anishinaabe (Indigenous) people. Cora and I are anishinaabe treaty one citizens and consider our home as within our traditional territory and maintain our sovereignty as rightsholders. The hobby farm and ability to include ponies is extremely meaningful to our family and individuals attending our property. As indicated, ponies/horses possess healing attributes which we value.

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880

CONDITIONAL USE APPLICATION REPORT

Date	2026-10-14
Application File	**CU-2026-032**
Applicant	Jason Whitford

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 2272 WENZEL ST, Rural Municipality of East St. Paul - Roll # 102200.0 - Legal *OT118-PA-0
Zoning	RR2 RM of East St. Paul By-Law No. 2009-04
Development Plan Designation	General Development RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	NA NA
Property Size	48.26 Acres *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
RR2	Non-commercial farm	Hobby farm for miniature ponies.

Application Purpose

The applicant proposes this Conditional Use, to allow for the continued keeping of their miniature ponies.

As a note, this property was previously zoned "RR5" Rural Residential and was rezoned to "RR2" in 2014 (ZBL 2014-05). The property also previously received a variance for number of accessory structures in 2024 to allow for 7 structures rather than 2 (VO 97, 2024).

This application coincides with VO 2026-113.

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.

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880

VARIANCE APPLICATION REPORT

Date	2026-10-20
Application File	**VO-2026-113**
Applicant	Jason Whitford

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	2272 WENZEL ST, Rural Municipality of East St. Paul 102200.0 *OT118-PA-0
Zoning	RR2 R.M. of East St. Paul - Zoning By-Law No. 2009-04
Development Plan Designation	RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	NA
Property Size	48.26 acres *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Animal shelter setback: 45.55 ft. 2. Paddock setback: 19 ft. 3. Shipping Container 4. Combined accessory building area: 3,233.74 sq. ft. 5. 2 storey garage	1. 50 ft setback 2. 50 ft. setback 3. No shipping containers allowed in any zone 4. Combined accessory building area: Max. 3,000 sq. ft. 5. Limit of 1 storey accessory structures	1. Animal shelter setback 2. Paddock setback 3. Shipping Container 4. Combined accessory building area 5. To increase the number of allowed storeys for an accessory structure

Application Purpose

The applicant proposes these variances, to allow for the continued keeping of their miniature ponies.
As a note, this property was previously zoned "RR5" Rural Residential and was rezoned to "RR2" in 2014 (ZBL 2014-05).
The property also previously received a variance for number of accessory structures in 2024 to allow for 7 structures rather than 2 (VO 97, 2024).
Originally, the applicant applied for a variance for the shipping container (letter of intent). However through discussion with the applicant, it was decided to proceed with the Animal Shelter setback, Paddock setback and the

combined accessory building area to bring the subject property into compliance with the zoning by-law.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

(a) reject the requested variance; or

(b) vary 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 effect 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 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.
4.
5.

[redacted]

2272 Wenzel St.
CAO:
Planning: I have no concerns with this application.
Project Manager: No comments or concerns.
Fire Department: The Fire Department has no issues.

[redacted]