

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
March 13th, 2024
6:00pm

Council Chambers
RM of West St. Paul
3550 Main Street

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

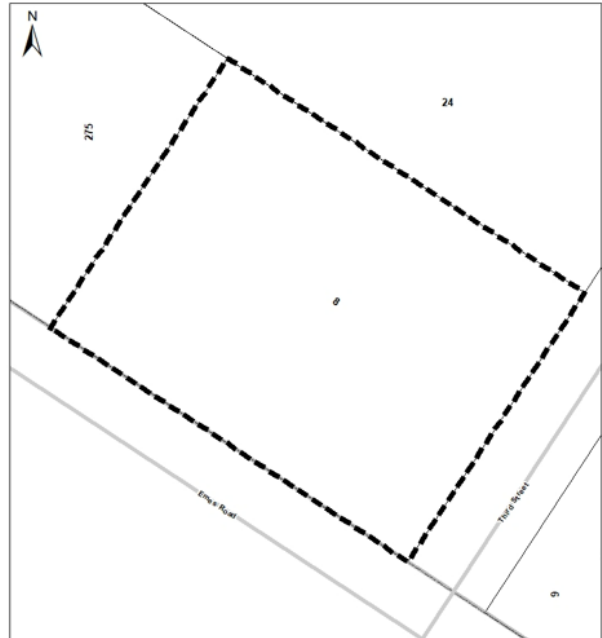
Application File: CU 5/2025

Applicant: John Patrick Sumugat

Property Location: 8 Third Street, RM of West St. Paul
Roll #: 400564.5
Plan 72762,
CT3038295/1

Application Purpose:

The applicant proposes to establish an Indoor Participant Recreation Service (Specialized Basketball Skill training) in "M2" Heavy Industrial zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"M2" Heavy Industrial (Sec. 8.2, Table 19)	Indoor Participant Recreation Service	Specialized Basketball Skill training

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	February 25, 2025
Application File	CU 5/2025
Applicant	John Patrick Sumugat

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	8 Third Street, RM of West St. Paul Roll #: 400564.5 Plan 72762, CT3038295/1
Zoning	"M2" Heavy Industrial zone RM of West St. Zoning By-law No. 2/99 "P"
Development Plan Designation	"BP" Business Park designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	"Employment Lands" designation Employment Lands Secondary Plan By-law No. 2011-07
Property Size	0.95 acres in area (+/-) 174 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"M2" Heavy Industrial (Sec. 8.2, Table 19)	Indoor Participant Recreation Service	Specialized Basketball Skill training

Application Purpose

The applicant proposes to establish an Indoor Participant Recreation Service as for Specialized Basketball Skill training in "M2" Heavy Industrial zone. From the letter of intent, the applicant proposes to train the players on weekdays 6 PM-9 PM, also will be offered extended hours on weekends from 10 M to 6 PM: 5 students of 2 hours sessions, 2 coaches in 2 hours sessions, 1 on 1 private sessions.

After circulation to the agencies, municipality has not raised any concerns or conditions of approval.

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.

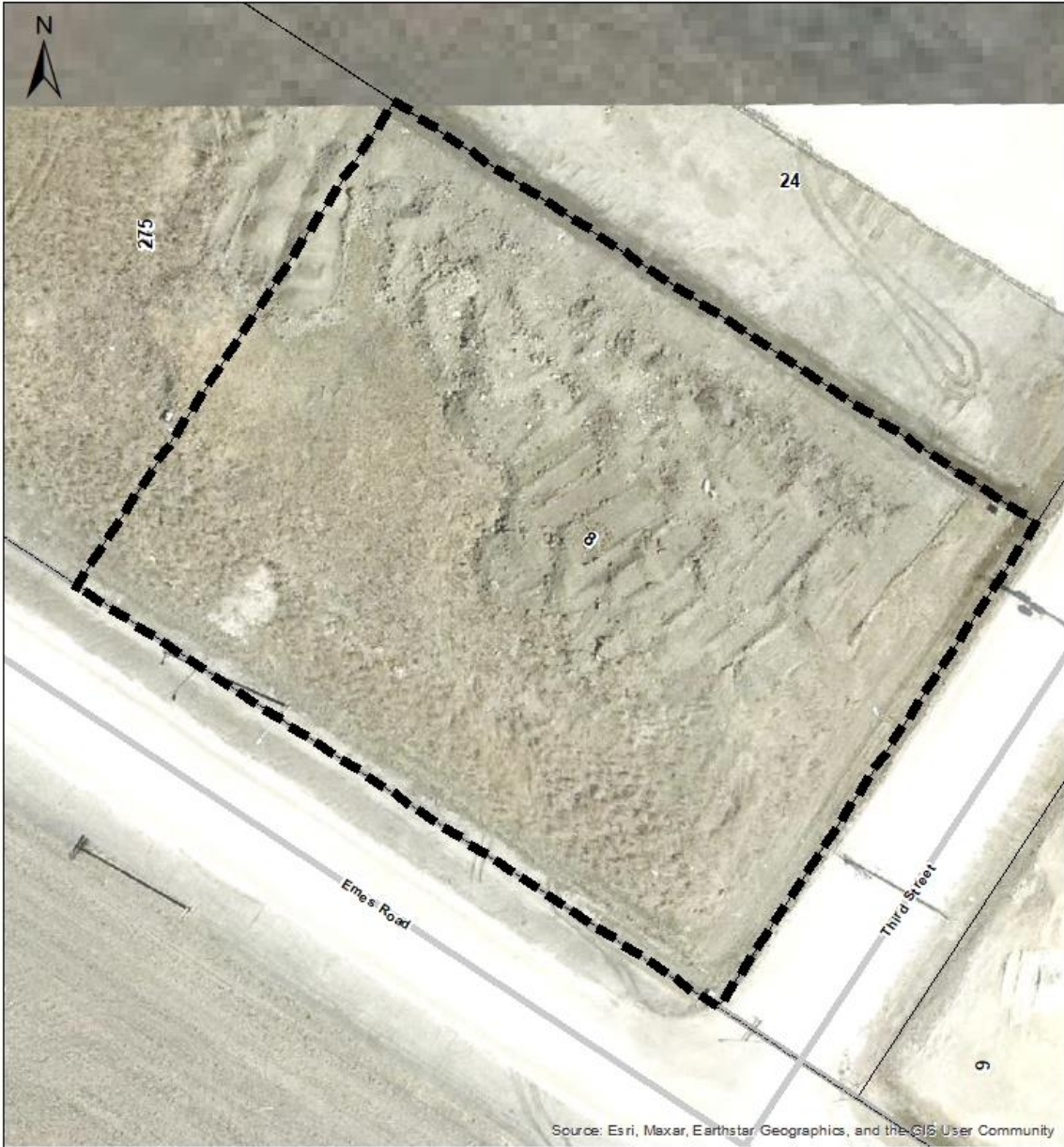
RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, 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;

RRPD LOCATION MAP

Letter: 8.5 x 11




Date: February, 2025

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUPPORTIVE MAPPING

Conditional Use Application CU 5, 2025
8 Third St, RM of West St. Paul

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

 Subject Property

 Roads

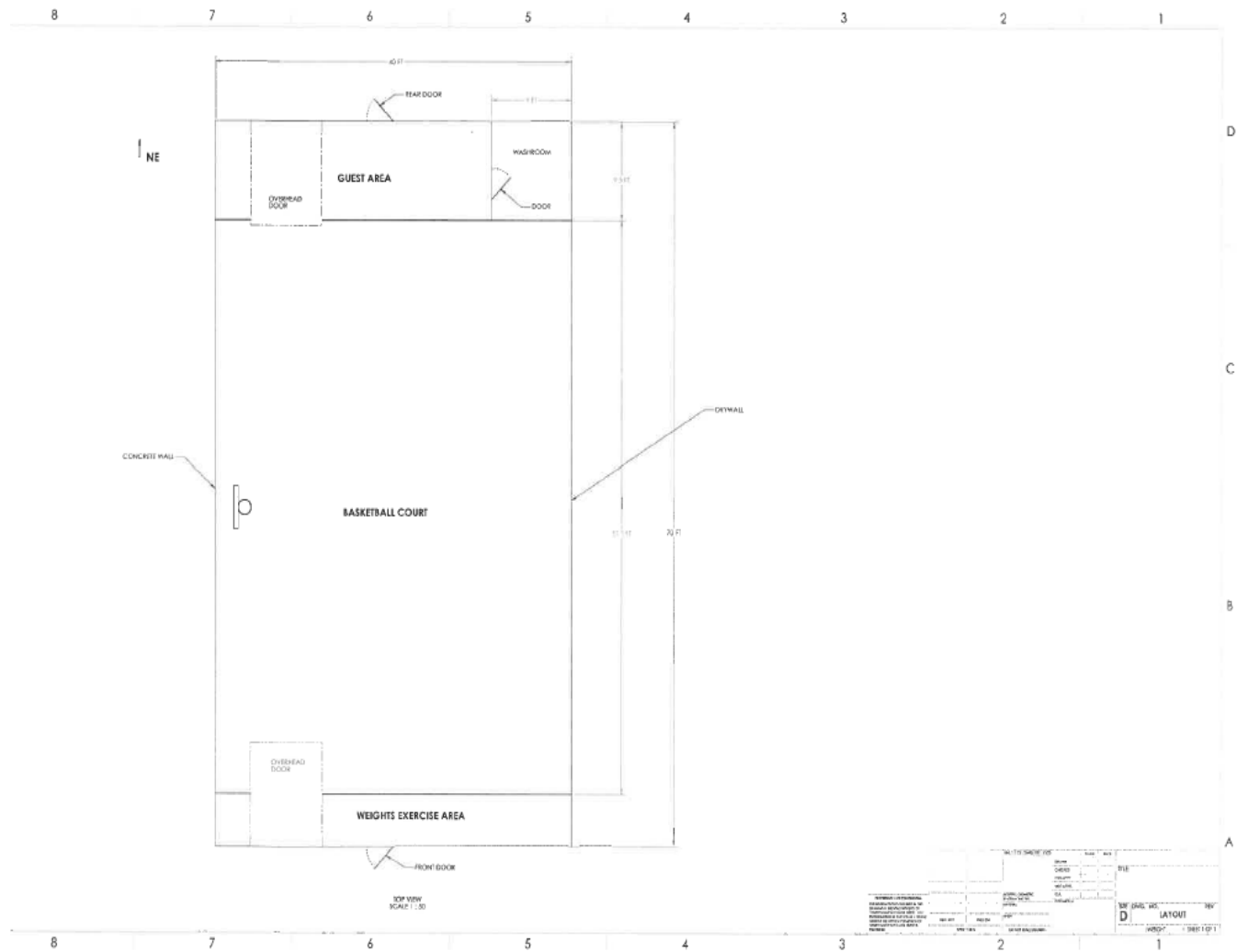
 Parcels Outline



Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)



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.

Sincerely,
John Sumugat
BTBD HOOPS

5 students / 2 hrs session
2 coaches / 2hrs session
1 on 1 private session