

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
April 10, 2025
6:00pm

Council Chambers
RM of West St. Paul
3550 Main Street

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

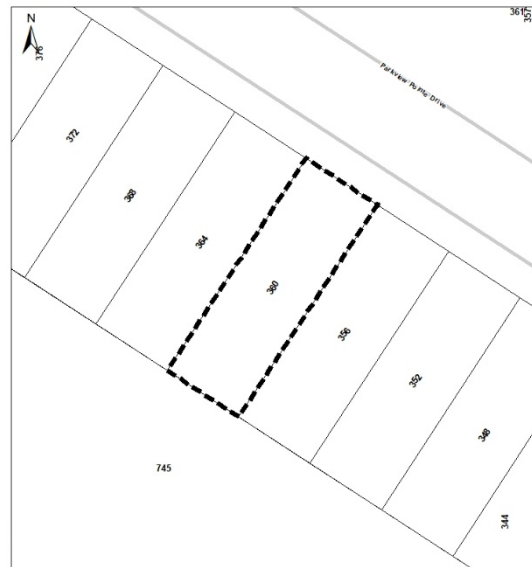
Application File: CU 7, 2025

Applicant: Dhaliwal

Property Location: 360 Parkview Pointe
Drive
RM of West St. Paul
Roll #32415

Application Purpose:

The applicant proposes to establish a home occupation business, to operate an office space for an off-site transportation business in the "RS" Serviced Residential zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential	Home Occupations	Office space for an off-site transportation business

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	March 24, 2025
Application File	CU 7, 2025
Applicant	Dhaliwal

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	360 Parkview Pointe Drive, RM of West St. Paul Roll #: 32415 Lot 16, Block 1, Plan 69303
Zoning	"RS" Serviced Residential zone RM of West St. Zoning By-law No. 2/99 "P"
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Emerging Residential Neighbourhood Employment Lands Secondary Plan By-law No. 2011-07
Property Size	0.13 acres in area 44 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	Home Occupations	Office space for an off-site transportation business

Application Purpose

The applicant proposes to establish an office space for their off-site transportation business.

The office space would be used exclusively for dispatch work, with no other activities beyond including vehicle storage. There would be one employee working on weekdays from 9am to 5pm, otherwise this is a family-owned business.

The application was circulated to the municipality, and they have no comments regarding this Conditional Use.

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





SUPPORTIVE MAPPING

Conditional Use Application CU 7, 2025
360 Parkview Pointe Drive, RM of West St. Paul

Designation: "SC" Settlement Centre
Zoning: "RS" Serviced Residential
Secondary Plan: Emerging Residential Neighbourhood

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

 Subject Property

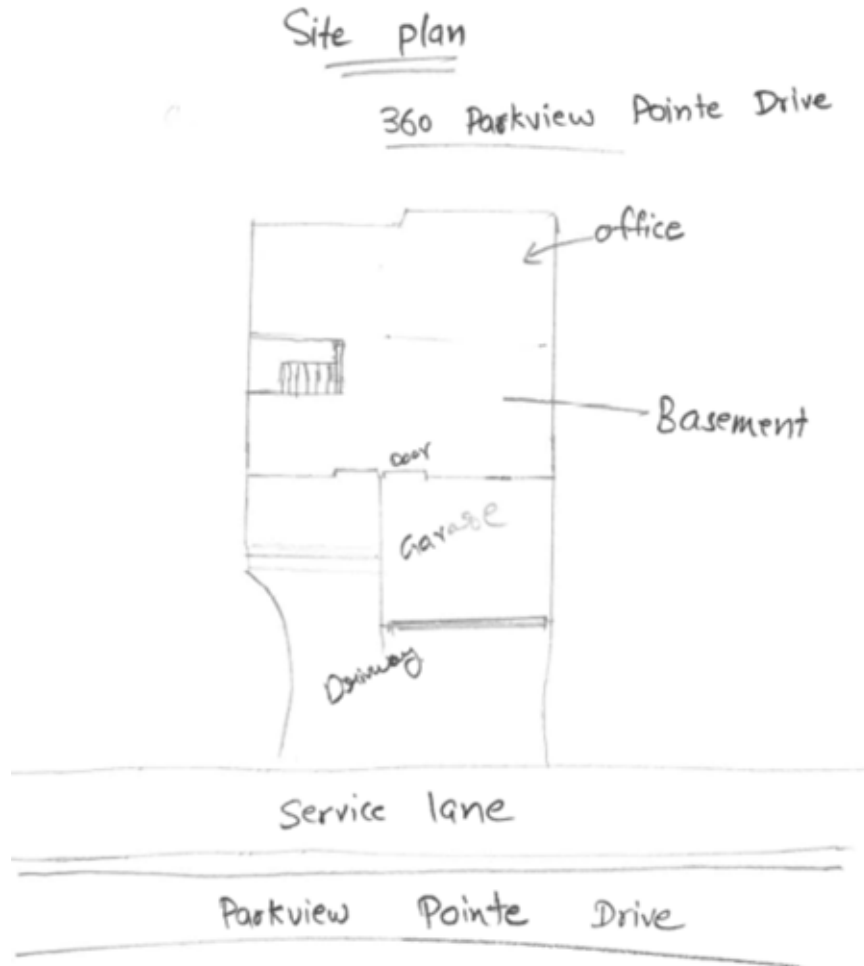
 Roads

 Parcels Outline



ADDITIONAL INFORMATION

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



Dear Sir/Madam,

I hope this letter finds you well. I am writing to express my interest in utilizing a portion of the basement of my home, located at 360 Parkview Pointe Drive (West ST Paul, MB, R4A 0E7) to establish an office space for my transportation business. I believe this location will be ideal for my operations, as it provides extra space that can be effectively used for my work.

I would like to formally request permission to use this space as an office. I intend to use it exclusively for dispatch work, and I assure you that there will be no noise, company vehicle storage, or any activities beyond that. I am happy to adhere to any terms and conditions you may have regarding its use.

Please let me know if there are any specific requirements or procedures I need to follow.

Thank you for considering my request. Should you require additional information, please feel free to contact me at [REDACTED]

Sincerely,

Sukhjinder Singh Dhaliwal

NAVKAMAL TRANSPORT LTD.
[REDACTED]

PS: we have one employee and family owned business.
Employee will be working 9am-5pm, Monday-Friday.
we have ~~it~~ car parking space and we do not
require additional parking space.