

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

R.M. 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 info on how to register for the public hearing please contact the municipality at 204-668-8112.

**Tuesday**  
**April 22<sup>nd</sup>, 2025**  
**5:30 pm**

**Council Chambers**  
**RM of East St. Paul**  
**3021 Birds Hill Rd.**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

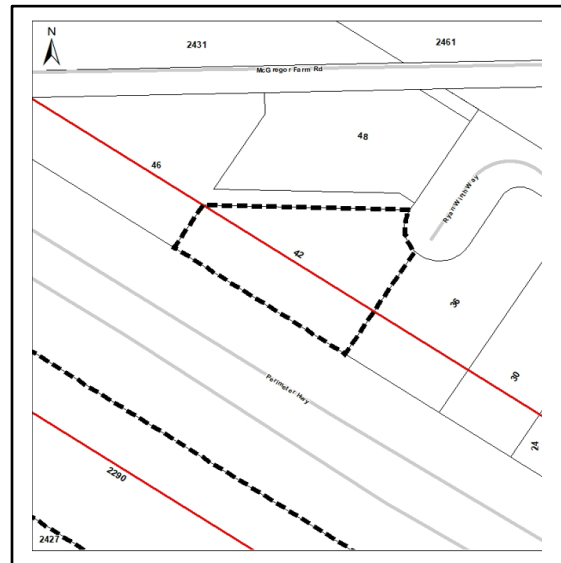
**Application File:** VO 22, 2025

**Applicant:** Bill Schroeder – ATC Investments.

**Property Location:** 42 Ryan Wirth Way,  
R.M. of East St. Paul.  
Roll #100645  
Parcel 8 , Plan 66564

**Application Purpose:**

The applicant proposes to establish modified container 40'\*8' as storage on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Shipping containers Section 66.13	Shipping containers are not permitted in any zoning district whether as accessory or principal uses	To establish modified container 40'*8' as a storage.

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)



## VARIANCE APPLICATION REPORT

<b>Date</b>	April 3, 2025
<b>Application File</b>	<b>VO 22, 2025</b>
<b>Applicant</b>	Bill Schroeder – ATC Investments.

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	42 Ryan Wirth Way, R.M. of East St. Paul.
- Roll #	Roll #100645
- Legal	Parcel 8 , Plan 66564
<b>Zoning</b>	"CH" - Commercial Highway Zone RM of East St. Paul, Zoning By-law No. 2009-04
<b>Development Plan Designation</b>	"GD" General Development designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	2.91 acres in site area 112 feet in site width  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
<b>Shipping containers</b> Section 66.13	Shipping containers are not permitted in any zoning district whether as accessory or principal uses	To establish modified container 40'*8' as a storage.

#### Application Purpose

The applicant proposes to establish modified container 40'\*8' as storage on the subject property. No concerns from RM after circulation.

## **OPTIONS FOR COUNCILS CONSIDERATION**

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

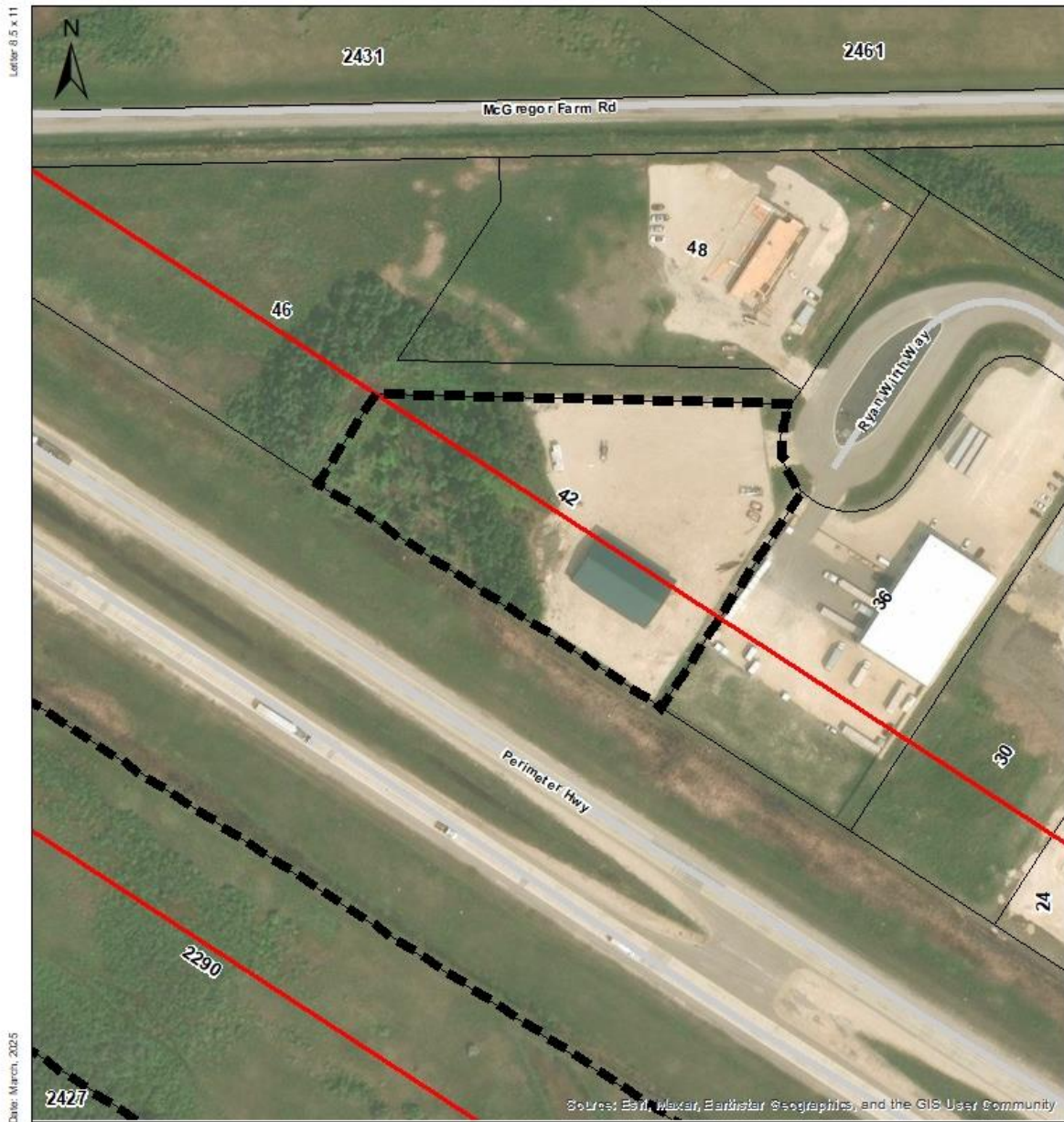
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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, the Province and the municipality, if required.

## RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Variance Order VO 22, 2025  
42 Ryan Wirth Way, RM of East St. Paul

Designation: "GD" General Development  
Zoning: "CH" Commercial Highway

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
- Parcel Outline



**ADDITIONAL INFORMATION:**

January 26, 2025

**Re: Letter of Intent – Variance Application - 42 Ryan Wirth Way**

To whom it may concern,

42 Ryan Wirth Way is the base of operations for Alliance Tree Care Inc. The intent of this variance application is to permit our 40' long x 8' wide, modified storage container, to be stored on our shop site. This storage container is periodically moved from our shop site at 42 Ryan Wirth Way to various work sites throughout the province of Manitoba. This storage container is a required piece of equipment when we operate in remote locations to safely and securely store tools and equipment. As part of this variance I would like to request that while stored at our shop site, that this storage container be allowed to be stored 15' (4.5m) from our north property line, which is approx. 85' (26m) from our closest neighbours property line.

Sincerely,

Bill Schroeder  
ATC Investments Inc.

