

# 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**  
**February 25, 2025**  
**5:30 pm**

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

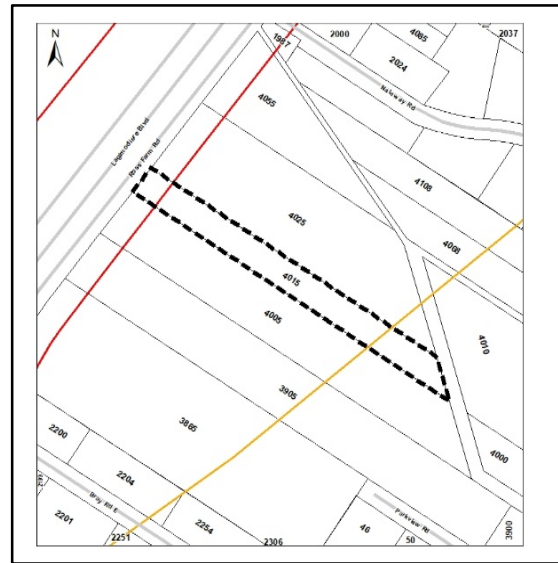
*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** VO 2, 2025

**Applicant:** Gill

**Property Location:** 4015 Ross Farm Road  
 R.M. of East St. Paul  
 Roll #69807  
 Parcel C, Plan 35794



**Application Purpose:**  
 The applicant proposes to increase the number of accessory structures and allow for the storage of commercial vehicles on the property.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Boats, Trailers, Un-Licensed Vehicles, Cargo Trailers and Motor Homes Section 77.0(c)	Storage is not used for commercial purposes unless specifically allowed for in that zone	Storage for commercial purposes (business to be conducted outside the property)
Number of accessory structures Section 28.6(3)	2 (max)	4

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 - UPDATE

<b>Date</b>	February 21, 2025
<b>Application File</b>	<b>VO 2, 2025</b>
<b>Applicant</b>	Gill

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	4015 Ross Farm Road, R.M. of East St. Paul 69807 Parcel C, Plan 35794
<b>Zoning</b>	"RR-2" Rural Residential zone RM of East St. Paul, Zoning By-law No. 2009-04
<b>Development Plan Designation</b>	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	5.46 acres in site area 141 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
Boats, Trailers, Un-Licensed Vehicles, Cargo Trailers and Motor Homes Section 77.0(c)	Storage is not used for commercial purposes unless specifically allowed for in that zone	Storage for commercial purposes (business to be conducted outside the property)
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#### Application Purpose

The applicant proposes to have trailer storage on their property for commercial purposes, and to increase the number of accessory structures from 2 (max) to 4.

The applicant operates a truck and trailer company outside the property, and owns two work vehicles. They would like to store the two work vehicles in their property at night. They also currently have four accessory structures (two sheds, a detached garage, and an above ground pool), which is above the two maximum in RR2 zoning. They would like to ensure the entire property is in compliance with the requested Variances.

Comments from the municipal administration are as follows:

**CAO:** I have reviewed the public hearing package and would like to seek assurance that the commercial equipment will not be operating or moving about the property during weekends. We have previously received complaints regarding noise disturbances, and it is important to ensure that the approval of this application will not result in a recurrence of such issues.

**Operations Manager:** No comments/concerns from PW.

**Planning:** I have reviewed the variance and wanted to note that the complaints indicated by the CAO were from 2023 and 2024.

**Project Manager:** I have no concerns.

**Fire Department:** The fire department has no concerns, as there is no impact on the delivery of emergency services.

## **OPTIONS FOR COUNCILS CONSIDERATION**

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

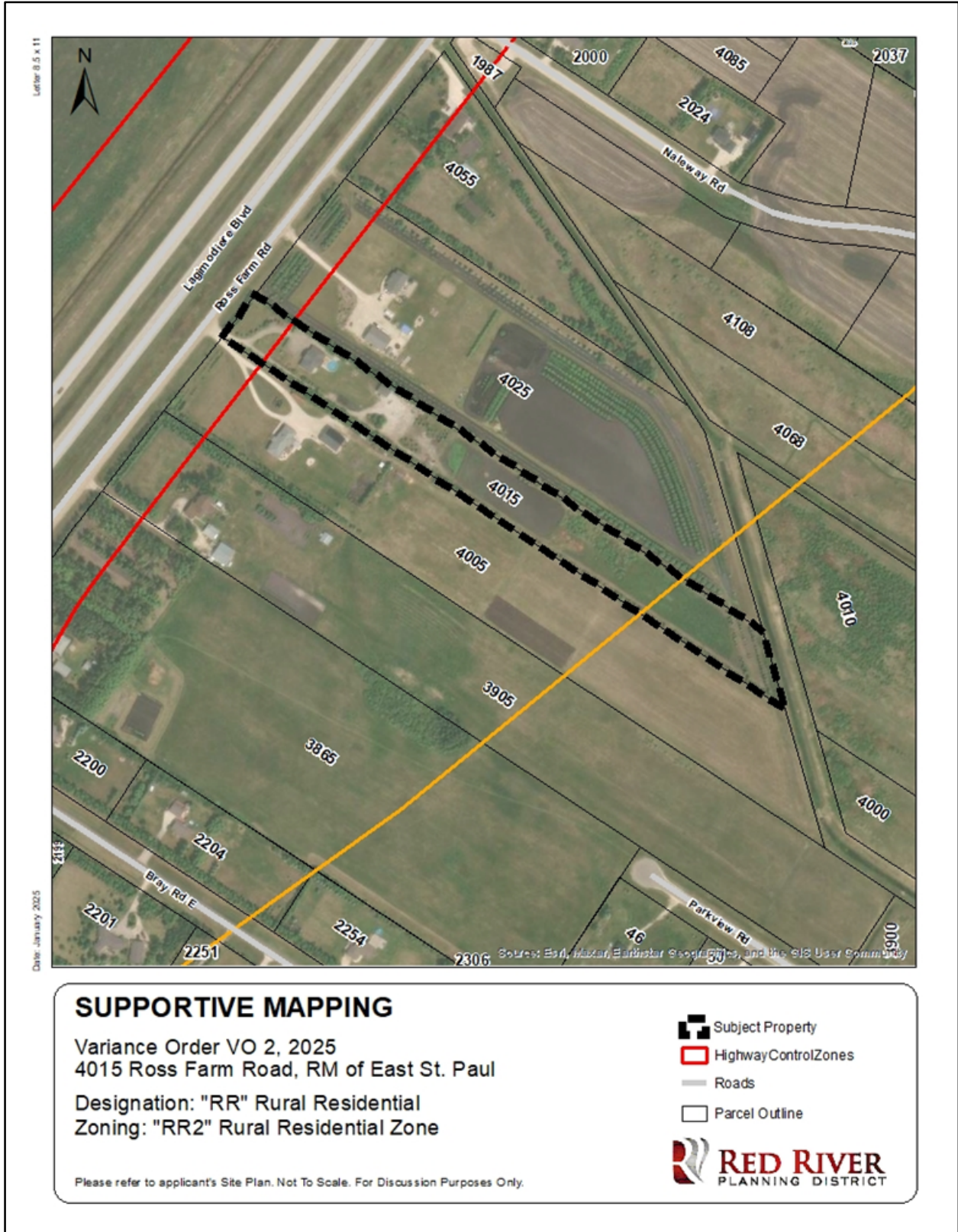
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be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

**RRPD LOCATION MAP**



**SUPPORTIVE MAPPING**

Variance Order VO 2, 2025  
 4015 Ross Farm Road, RM of East St. Paul  
 Designation: "RR" Rural Residential  
 Zoning: "RR2" Rural Residential Zone

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



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

**ADDITIONAL INFORMATION**

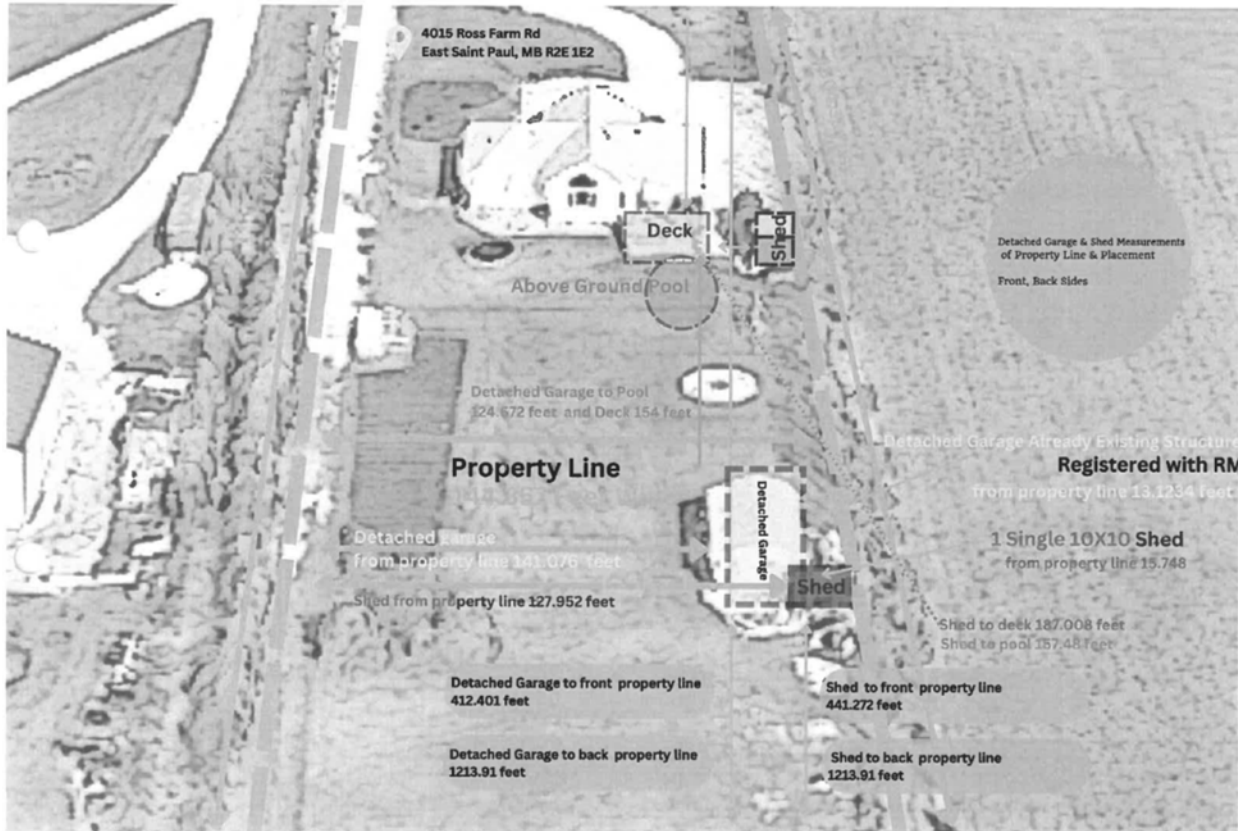
**To:**

Dear: Planners and Red River District / Council

**Subject:** Existing Accessory Structures on Property

I am writing to provide clarification regarding the two accessory structures (sheds) currently on my property at 4015 Ross Farm Rd. When we purchased the property, these structures were already built, and we were unaware if they had the necessary permits or titles required under municipal regulations. At the time of purchase, we were not informed of any non-compliance issues related to these structures.

I am ready to have them included in the property record, and I have prepared a site plan to show their size and locations on the property. Thank you for your time and understanding.



## Letter of Intent

**Kalvender Singh Gill**

4015 ROSS FARM RD, East St. Pual

**Trevor Evans & Calvin**

Bylaw Enforcement Officer

Red River Planning District

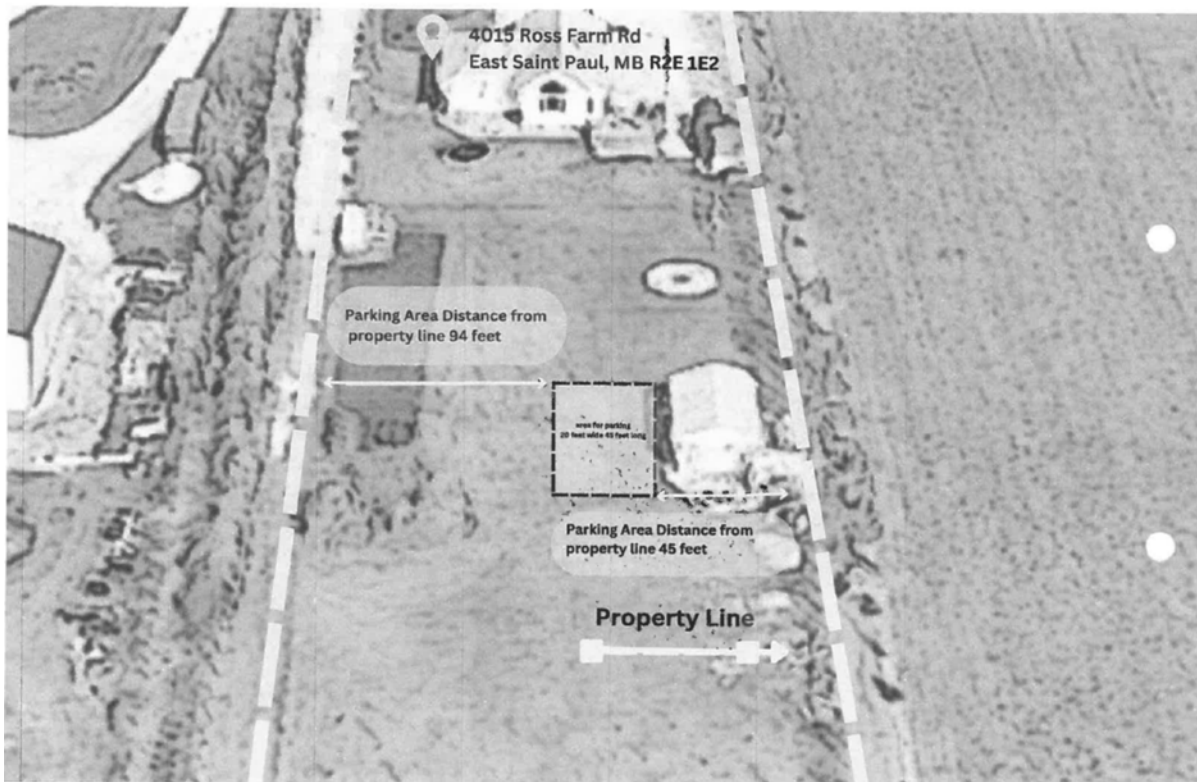
Hello Dear Evans, & Calvin

I would like to formally express my intent to comply with all relevant parking my truck trailer.

I assure you that the truck, trailer, and equipment (such as the skid steer) will be parked on my property, but no commercial activities will take place there.

Additionally, I will take all necessary measures to ensure that the equipment is parked in a manner that does not obstruct any public or private spaces, and I will monitor the area to maintain compliance with the regulations.

Kalvender Singh Gill



**Q: Do both your father and mother each have a vehicle?**

**A:** Yes, my mom and dad each have a vehicle: an SUV and a pickup truck.

**Q: Is there anyone else residing with you who also has a vehicle at this property?**

**A:** No, it's just my father, my mother, and me.

**Q: How many work vehicles do you have, including the sizes of the vehicles?**

**A:** I have 2 work vehicle(s):

- **1999 International 4700 Single Axle Dump Truck**
  - **Wheelbase:** 152 inches
  - **Cab to Axle:** 82 inches
  - **Cab to End:** 122 inches
  - **Weight:** 14,320 lbs

**Q: What is the definition of the trailers you wish to have at the property?**

**A:** The trailer is a CANADA TRAILERS 2024 102 X 28' TANDEM DUALY PINTLE HOOK 24,000 GVWR.