

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

Rural Municipality 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 information on how to register for the public hearing, please contact the municipality at 204-338-0306.

Thursday
2026-09-10
6:00 p.m.

Council Chambers
3550 Main Street, West St. Paul, MB
Rural Municipality of West St. Paul

Note: property owners are responsible for notifying "tenants"

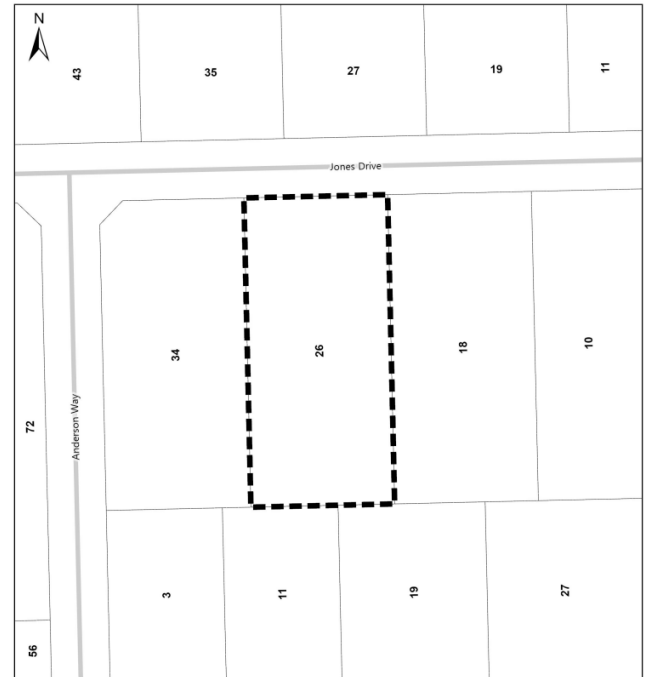
APPLICATION INFORMATION

Application File: CU-2026-027

Applicant: Chris Banman

Property Location: 26 JONES DR
Roll: 414428.0
Legal: Lot 11, Block 3, Plan 72821

Application Purpose: The applicant is proposing a business providing sales, service, maintenance, and repair of vehicles, equipment, and related machinery. This would be considered "automobile sales and service", "automobile repair", and "truck service and repair" uses on the property.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Automobile sales and service, automobile repair, truck service and repair	Car, equipment, and truck sales, repair, and service.

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	2026-08-19
Application File	CU-2026-027
Applicant	Chris Banman

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 26 JONES DR, Rural Municipality of West St. Paul - Roll # 414428.0 - Legal Lot 11, Block 3, Plan 72821
Zoning	"CH" Commercial Highway RM of West St. Paul By-Law No. 2/99"P"
Development Plan Designation	"BP" Business Park designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	
Property Size	Size: 2 acres Lot width: 200 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Automobile sales and service, automobile repair, truck service and repair	Car, equipment, and truck sales, repair, and service.

Application Purpose

The applicant is proposing a business providing sales, service, maintenance, and repair of vehicles, equipment, and related machinery. This would be considered "automobile sales and service", "automobile repair", and "truck service

and repair" uses on the property.

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:

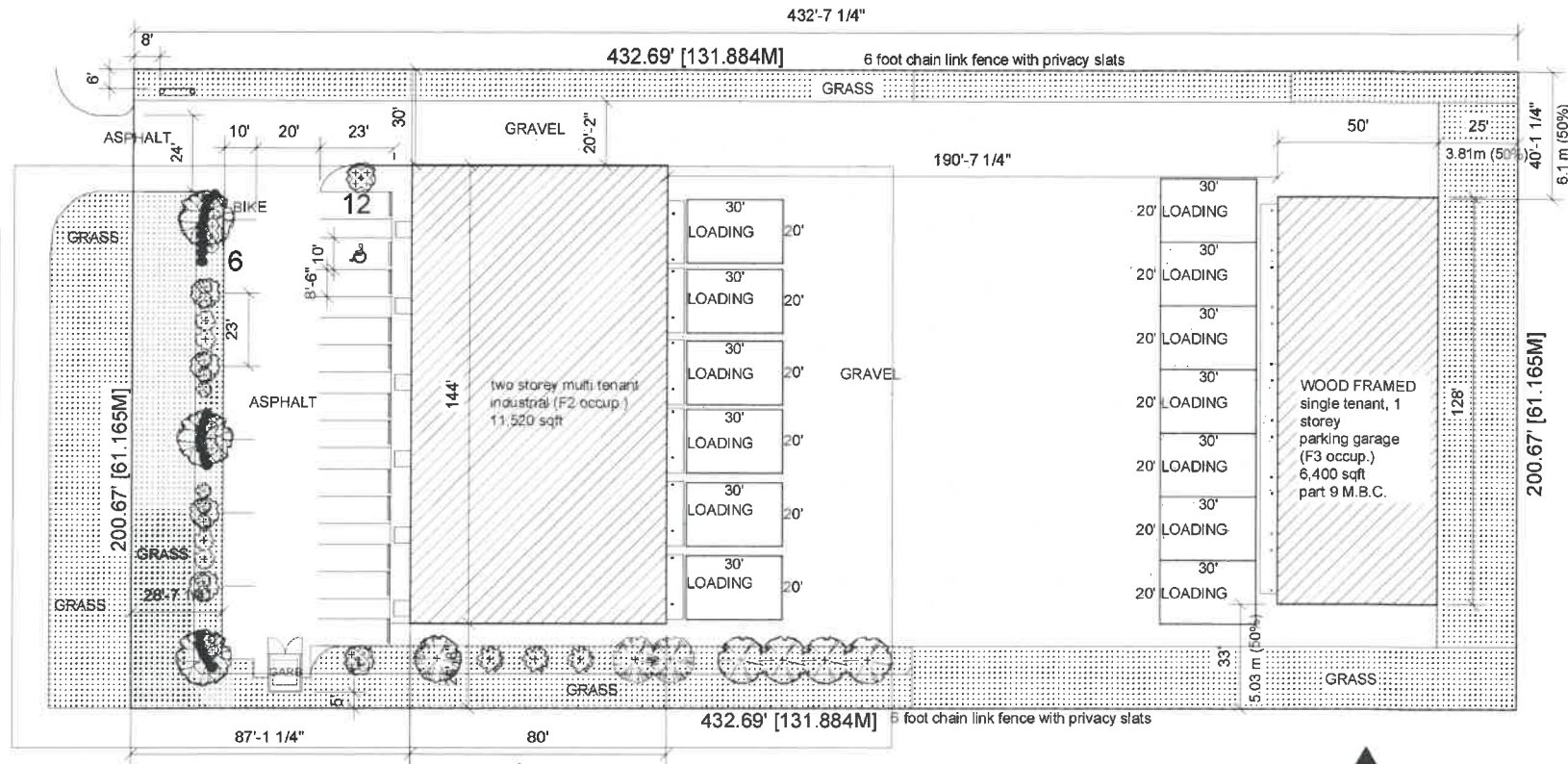
1. will be compatible with the general nature of the surrounding area;
2. will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
3. is generally consistent 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.

JONES DRIVE



 SITE PLAN
SCALE 1/16"=1'-0"

THIS BUILDING SEPARATE PERMIT

THIS BUILDING ONLY



DATE	ISSUED FOR
3 MAY	REVIEW
3 APR	REVIEW
10 JUL	DATE
	DESCRIPTION

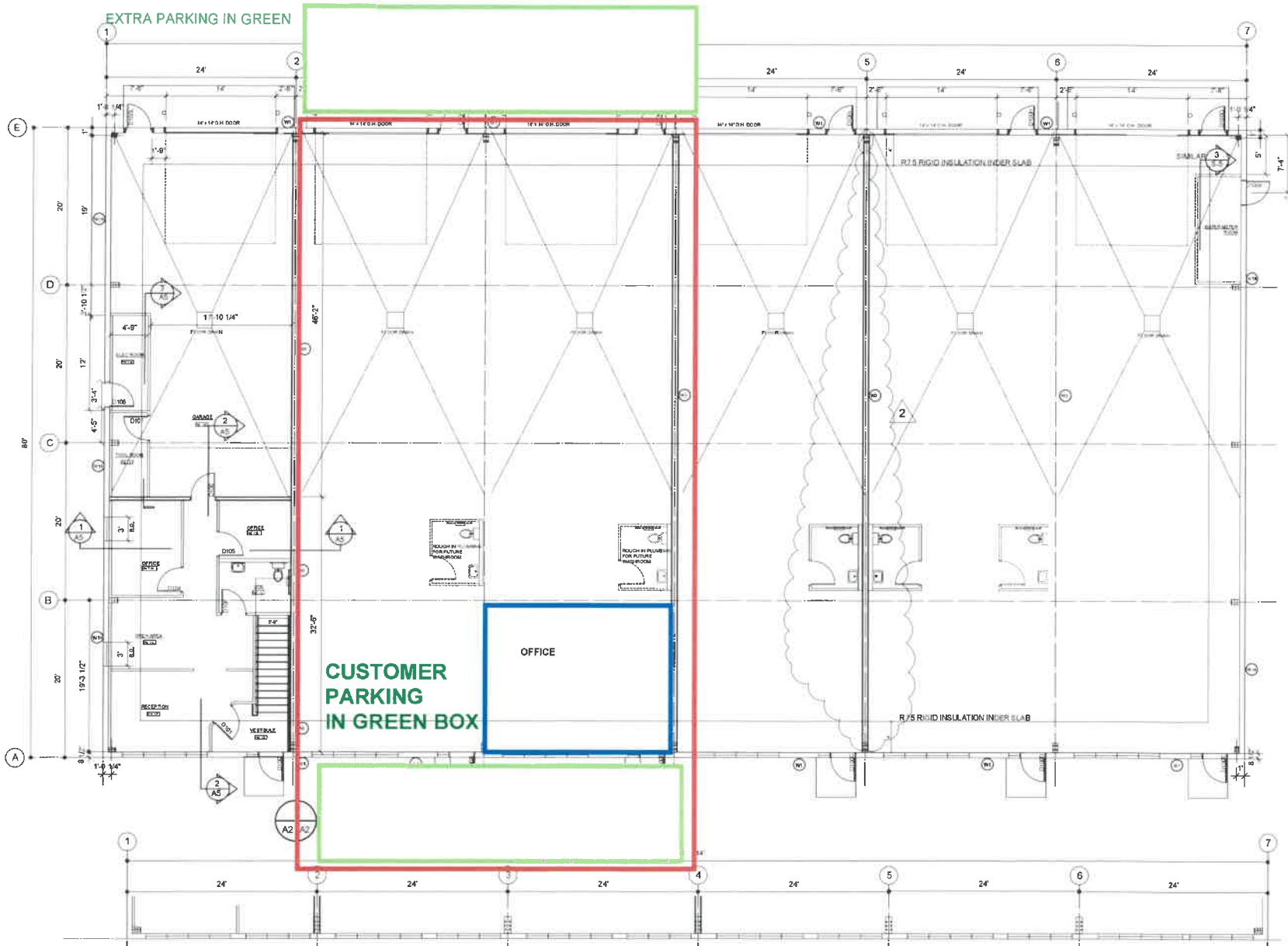


Russell Architect
1000 Hennepin Avenue, Suite 100, St. Paul, MN 55102
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Multi Tenant Commercial Workshop Building
Site Plan
Scale: 1/16" = 1'-0"
Date: 10/1/11
Drawn by: B. Russell
Checked by: B. Russell
Project No.: 11-001
Drawing No.: 11-001

Multi Tenant Commercial Workshop Building
Site Plan
Scale: 1/16" = 1'-0"
Date: 10/1/11
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REVISION NO. 1



FRONT UPPER LEVEL WINDOW PLACEMENT- BUILDING PLAN
SCALE 3/16=1'-0"

REV.	NO.	DATE	DESCRIPTION
1	01	01/15/16	ISSUED FOR PERMIT
2	02	01/15/16	ISSUED FOR PERMIT
3	03	01/15/16	ISSUED FOR PERMIT
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98	98	01/15/16	ISSUED FOR PERMIT
99	99	01/15/16	ISSUED FOR PERMIT
100	100	01/15/16	ISSUED FOR PERMIT



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Site Plan
Scale: 1/8" = 1'-0"
Drawn by: R. Russell
Checked by: R. Russell
Project No: 00-0000
Drawing No: A2

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Manitoba, Vantor

SUPPORTIVE MAPPING

Conditional Use Application CU-2026-027
26 Jones Drive, RM of West St. Paul

Designation: "BP" Business Park
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. Map content is not to scale.

 Subject Property

 Roads

 Parcels Outline

 **RED RIVER**
PLANNING DISTRICT

Letter of Intent – Conditional Use Application

To: Red River Planning District and Council

Re: Conditional Use Application – 26 Jones Drive, RM of West St. Paul

I am applying for a Conditional Use approval to operate a business providing the sales, service, maintenance, and repair of vehicles, equipment and related machinery at 26 Jones Drive in the RM of West St. Paul.

The property is located within the Highway Commercial (CH) Zone and is well suited for this type of commercial operation. The proposed use is compatible with the existing commercial character of the surrounding area, where similar businesses already operate, including Joe Johnson Equipment and Vermeer Canada on Kapelus Drive, as well as CF Moto and North Perimeter Service on Emes Road. These businesses demonstrate that automotive and equipment-related commercial uses are an established part of the surrounding business community.

Our goal is to develop and operate a first-class facility that reflects positively on the RM of West St. Paul. The property will be maintained to a high standard at all times. The existing building is modern and well maintained, with landscaped green space, mature trees, and asphalt parking areas that provide an attractive appearance. We are committed to preserving and enhancing these features.

The majority of our operations, including vehicle and equipment servicing, will take place inside the building. Outdoor activities will be limited primarily to customer parking, vehicle display, and the temporary parking of vehicles/equipment awaiting pickup. The site will be kept clean, organized, and professionally maintained, with appropriate housekeeping practices in place to ensure an orderly appearance.

All waste oils, fluids, tires, batteries, and other regulated materials will be stored, handled, and disposed of in accordance with all applicable municipal and provincial environmental regulations.

The proposed business will provide valuable automotive and equipment services to residents, contractors, and businesses throughout the region while creating employment opportunities and contributing to the local economy.

We respectfully request Council's approval of this Conditional Use application. We believe the proposal is consistent with the intent of the Highway Commercial Zone, is compatible with surrounding commercial developments, and represents an attractive, well-managed addition to the RM of West St. Paul.

Thank you for your consideration. We look forward to working with the Red River Planning District and Council throughout the review process.

