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
2026-11-12
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"

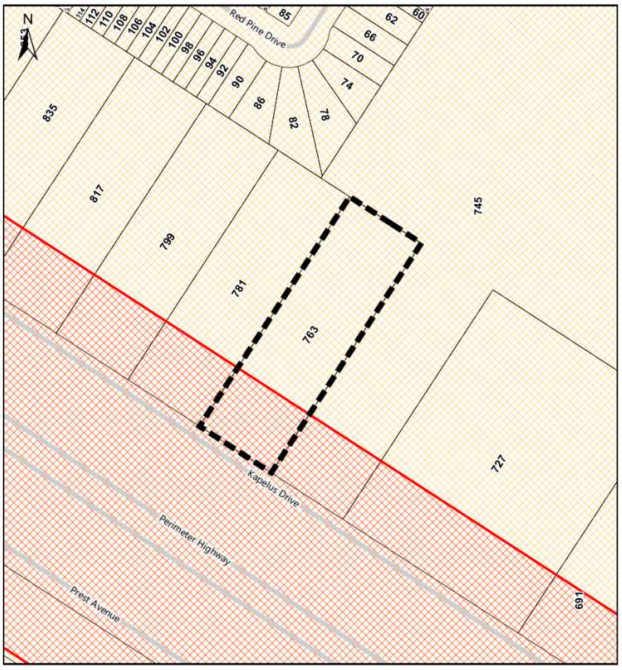
APPLICATION INFORMATION

Application File: **CU-2026-038**

Applicant: Pascal Toupin-Selinger

Property Location: 763 KAPELUS DR.
Roll: 29735.0
Legal: Lot 9, Plan 58339

Application Purpose: The applicant proposes a paintless dent repair shop on this property. Given the intent, this would be classified as an automobile repair use.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Automobile repair	Paintless dent repair - automotive

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.

RED RIVER PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880

CONDITIONAL USE APPLICATION REPORT

Date	2026-10-29
Application File	**CU-2026-038**
Applicant	Pascal Toupin-Selinger

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 763 KAPELUS DR., Rural Municipality of West St. Paul - Roll # 29735.0 - Legal Lot 9, Plan 58339
Zoning	"CH" Commercial Highway RM of West St. Paul By-Law No. 2/99"P"
Development Plan Designation	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Commercial Highway Middlechurch Secondary Plan
Property Size	1.73 acres 152 feet *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Automobile repair	Paintless dent repair - automotive

Application Purpose

The applicant is proposing a paintless dent repair business service for the automotive sector. According to them, paintless dent repair is more cost effective for repairing dents that do not break the clearcoat or finish as there's less

labour involved. This would be considered an automobile repair use in the "CH" Commercial Highway zone.

The RRPD Plan Review Team has noted that a building permit will be required for the proposed change in major occupancy, and additional building upgrades may be required to meet applicable Building Code requirements. This can be addressed in the building permit stage.

This application was circulated to the municipality and Manitoba Highways Branch, and neither have any comments or concerns.

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:

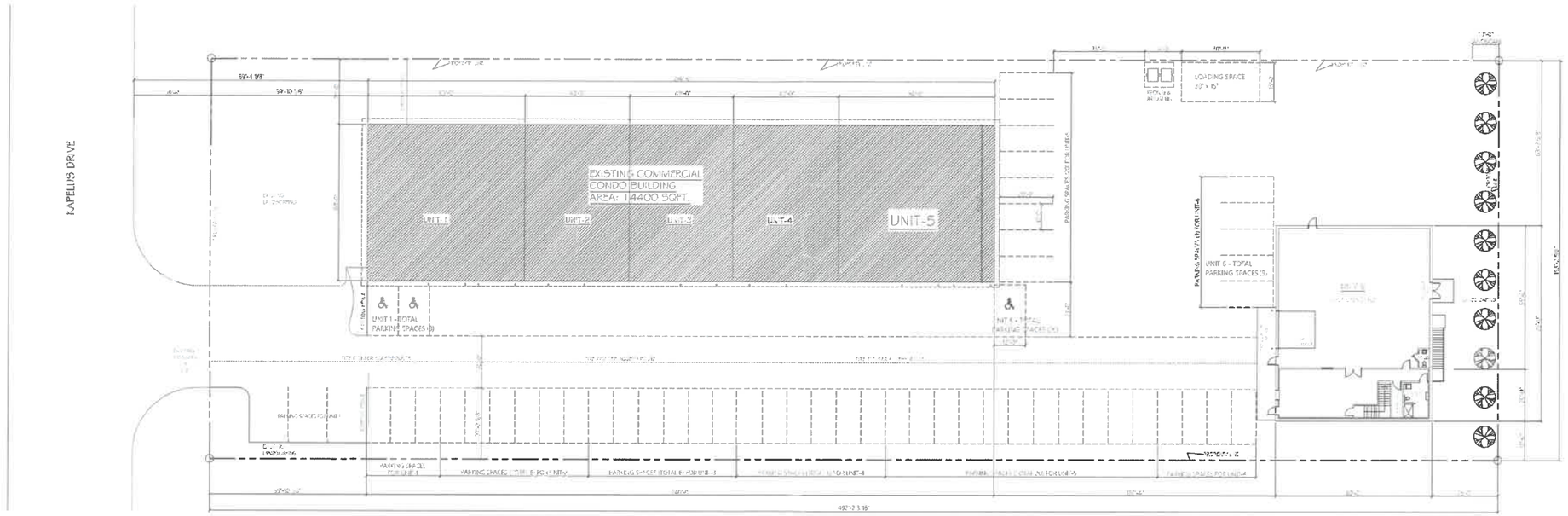
1. will be compatible with the general nature of the surrounding area;
2. will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
3. is generally consistent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



1 / A1 SITE DEVELOPMENT PLAN
SCALE

PARKING INFORMATION: TOTAL 55
STANDARD STALL 52
BARRIER FREE STALL 3

RIDGEMARKBUILDERS

1 - 763 KAPELUS DRIVE
WEST ST. PAUL, MANITOBA R4A 5A4

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REVISION	ENGINEER'S SEAL	ISSUED FOR CONSTRUCTION	PROJECT OWNER	PROJECT TITLE	DRAWING NO.
ISSUE			RIDGEMARK BUILDERS	MULTI-UNIT COMMERCIAL CONDO	A1
			ADDRESS: 763 KAPELUS DRIVE, WEST ST. PAUL		SITE DEVELOPMENT PLAN
			DRAWN AL / CHECK / REVISED		
			DATE: 09-14-22 / DATE / DATE	PROJECT LOCATION: 763 KAPELUS DRIVE	

C:\Users\akrla\Documents\763 KAPELUS DRIVE\UNIT 5 -763 NEW PLAN AND SITE PLAN_MAY 16, 2022.dwg, LAYOUT,
2022-09-14 10:14:47 AM, akrla

AVISON YOUNG

200 Waterfront Drive
Suite 200 Winnipeg, MB
R3B 3P1 Canada
T: +1 204-560-1500
avisonyoung.com

Wednesday, October 21, 2026

LETTER OF INTENT

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

From: Pascal Toupin-Selinger, Consultant
200 Waterfront Dr. – Unit 200
Winnipeg, Manitoba
R3B 3P1
204-296-0783

No of attachments 1

RE: 1-763 Kapelus Drive
West St. Paul, Manitoba
R4A 5A4
C/O: Hail Storm PDR Inc.

FILE: 0326

To whom it may concern,

Avison Young Property Advisors (AYPA) has been engaged by the subject address tenant at Unit 1 – 763 Kapelus Drive, West St. Paul (Hail Storm PDR Inc.) to apply for a conditional use permit and occupancy permit for the subject address.

The subject address is part of a six-unit multi-tenanted building on a site that encompasses two buildings and seven separately tenanted units (see site plan and floor plan in Appendix A).

Hail Storm PDR Inc. (the applicant) has signed a lease for Unit 1 – 763 Kapelus Drive in the RM of West St. Paul from 7169168 Manitoba Ltd. o/a 3ENZ Properties. The tenant will occupy roughly +/- 4,246 sq.ft. of multi-tenanted space in the building. The new tenant intends to use this light industrial space and associated outdoor parking for automotive paintless dent repair.

The core business activity of the tenant (applicant) is focused providing paintless dent repair (PDR) services for the automotive sector. PDR technicians use a wide variety of special-purpose tools to get beneath a dent and guide it out. A PDR technician uses several assessment methods to ensure the panel is restored back to near factory-new tolerance. Light panels, LED matrix boards, and even laser contour measurement tools are available. With the right tools and experience, a skilled PDR technician can guide a panel back to within 0.020" of original shape.

Paintless dent repair is more cost effective for repairing dents that do not break the clearcoat or finish, simply because the amount of labor required is much lower. There is no filling, patching, sanding,

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priming, or painting steps. Once a technician has access to the underside of a body panel, all the dents on that panel can be fixed. Therefore, no heavy industrial use such as painting, grinding, patching or sanding is required.

The subject property is currently zoned Commercial Highway (Appendix A), who's uses expressed uses are covered in table 17 in section 7.2 of the West St. Paul Zoning Bylaw 2/99P (Appendix B).

Commercial Highway Zoning (CH) is defined as:

> "1. (CH) Highway Commercial Zone provides for appropriate commercial uses adjacent to the main highways for the purpose of servicing the travelling public and for providing commercial space for those businesses which, by their nature, require a highway location for access and/or display purposes."

The proposed use falls under the following category according to table 17.

Excerpt from table 17, section 7.2 COMMERCIAL HIGHWAY PERMITTED USES

A			
Automobile:			
- sales & service	C	-	11
- service station	C	-	11
- storage compounds (see 3.11. Exterior storage)	-	-	N/A
- supplies	C	-	11
- repairs	C	-	11
- washing establishments	C	-	11

Since the applicant's main business is to service automobiles, the Commercial Highway zone is highly advantageous since it allows the business to be easily accessed by a provincial highway. The applicant is engaged in automotive repairs which is a conditional use and therefore requires a ruling from the municipal council on its permissiveness through a Conditional Use permit according to Red River Planning District's Conditional Use brochure and table 17 in section 7.2 of the West St. Paul Zoning Bylaw 2/99P.

It should be noted that the applicant has no intentions or plans to modify, renovate, or upgrade the existing building or premises leased. They will fully comply with existing site development and compliance standards including signage, parking, and fire safety. We anticipate no to minimal impact on traffic and neighboring properties. The applicant's business hours will align with standard commercial operations-Monday to Friday-8am-5pm. In terms of staff, the applicant may employ 2-5 employees.

The applicant's operations are low-impact, professional in nature, and compatible with other commercial activities in the area. The use does not involve significant noise, emissions, or heavy traffic. The applicant's enterprise won't have any processes or work intended to happen outdoors other than the queuing of vehicles in the paved yard. This aligns with the CH zone's objective to support a broad range of highway-oriented commercial services.

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Should there be any questions or requirement for additional justification, please do not hesitate to contact the applicant at the address and phone number above.

Thank you for your consideration on this matter.

Pascal Toupin-Selinger
Consultant
Avison Young Property Advisors

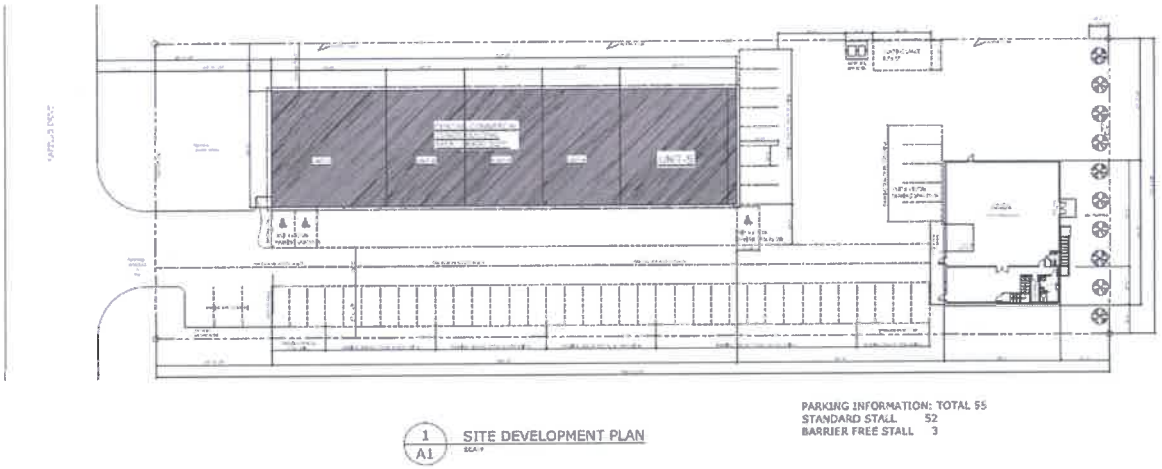


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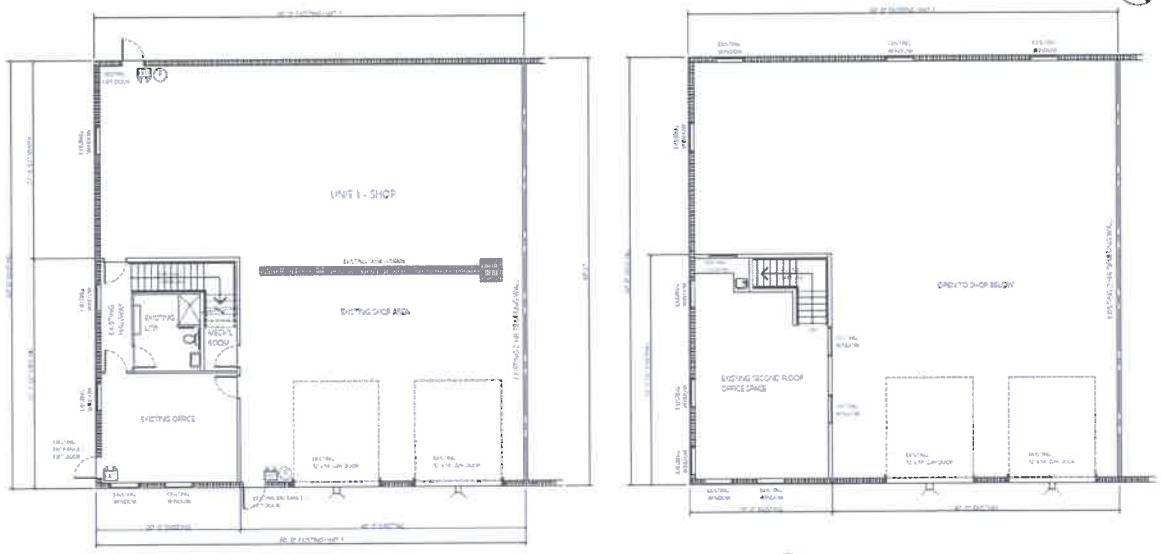
Appendix A

Site Plan



1 / A1 SITE DEVELOPMENT PLAN

Floor Plan



1 UNIT-1 MAIN FLOOR PLAN

2 UNIT-1 SECOND FLOOR PLAN

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