

# 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. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

**Thursday**  
**May 14, 2026**  
**6:00 PM**

**Council Chambers**  
**3550 Main Street**  
**R.M. of West St Paul, MB**

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

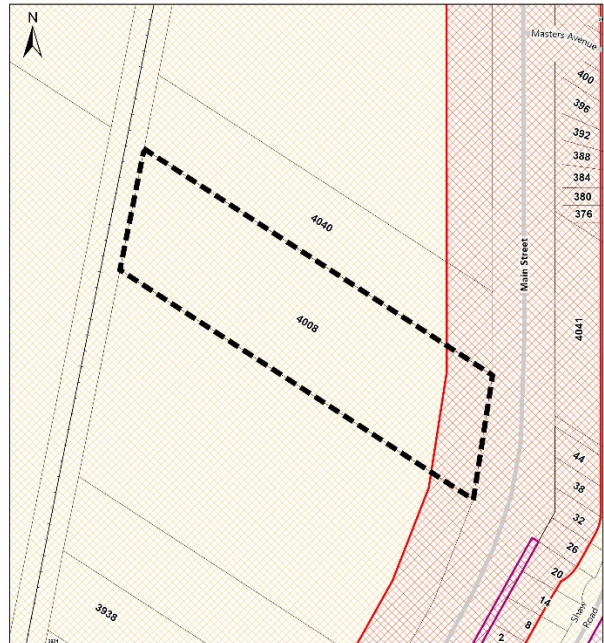
### APPLICATION INFORMATION

**Application File:** CU 10, 2026

**Applicant:** Antony

**Property Location:** 4008 Main Street  
River Lot 30, Plan 3992  
Roll #54000

**Application Purpose:**  
The applicant is proposing a contractor's establishment with outdoor storage.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway zone	Contractor's establishment with outdoor storage	Contractor's establishment with outdoor 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)

## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	April 23, 2026
<b>Application File</b>	<b>CU 10, 2026</b>
<b>Applicant</b>	Antony

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	4008 Main Street 54000 River Lot 30, Plan 3992
<b>Zoning</b>	“CH” Commercial Highway zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	“SC” Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Mixed Use Neighbourhood Middlechurch Secondary Plan
<b>Property Size</b>	8.24 acres in area (+/-) 343 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
“CH” Commercial Highway zone	Contractor’s establishment with outdoor storage	Contractor’s establishment with outdoor storage

#### Application Purpose

The applicant is proposing a contractor’s establishment with outdoor storage on this property. The business is currently being run from the neighbouring property to the north (4040 Main Street), although aerial footage does show spillover effects of the business operation onto the property at 4008 Main Street.

As per the letter of intent, the applicant intends to construct a new building and clean up the equipment on the property at 4008 Main Street to start the development work.

This application was circulated to the RM of West St. Paul and Canadian Pacific Kansas City (CPKC). CPKC has no conditions pertaining to the Conditional Use, while the municipality's conditions are added in the Recommended Conditions of Approval below.

### **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
  - (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 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. Any exterior storage is to be fully enclosed by solid or opaque fencing in accordance with the West St. Paul Zoning Bylaw (section 3.11) and the design standards registered on title through Development Agreement. Enclosure to be completed prior to any storage of materials or equipment on site and is required to be kept in good repair, as determined by the Municipality.
4. Applicant / owner to submit a lot grading plan prepared by a qualified engineer prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.
5. A security deposit in the amount 50% of the cost of the required fencing be provided and held until completed, as required by Development Agreement applicable to the property.

# RRPD LOCATION MAP

Letter 8.5 x 11



Date: March 2026  
3924

## SUPPORTIVE MAPPING

Conditional Use Application CU 10, 2026  
4008 Main Street, RM of West St. Paul

Designation: "SC" Settlement Centre  
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
-  Highway Control Zones
-  Rail
-  Roads
-  Hazard Lands - Airport
-  Parcels Outline



## **ADDITIONAL INFORMATION – LETTER OF INTENT**

March 20, 2026

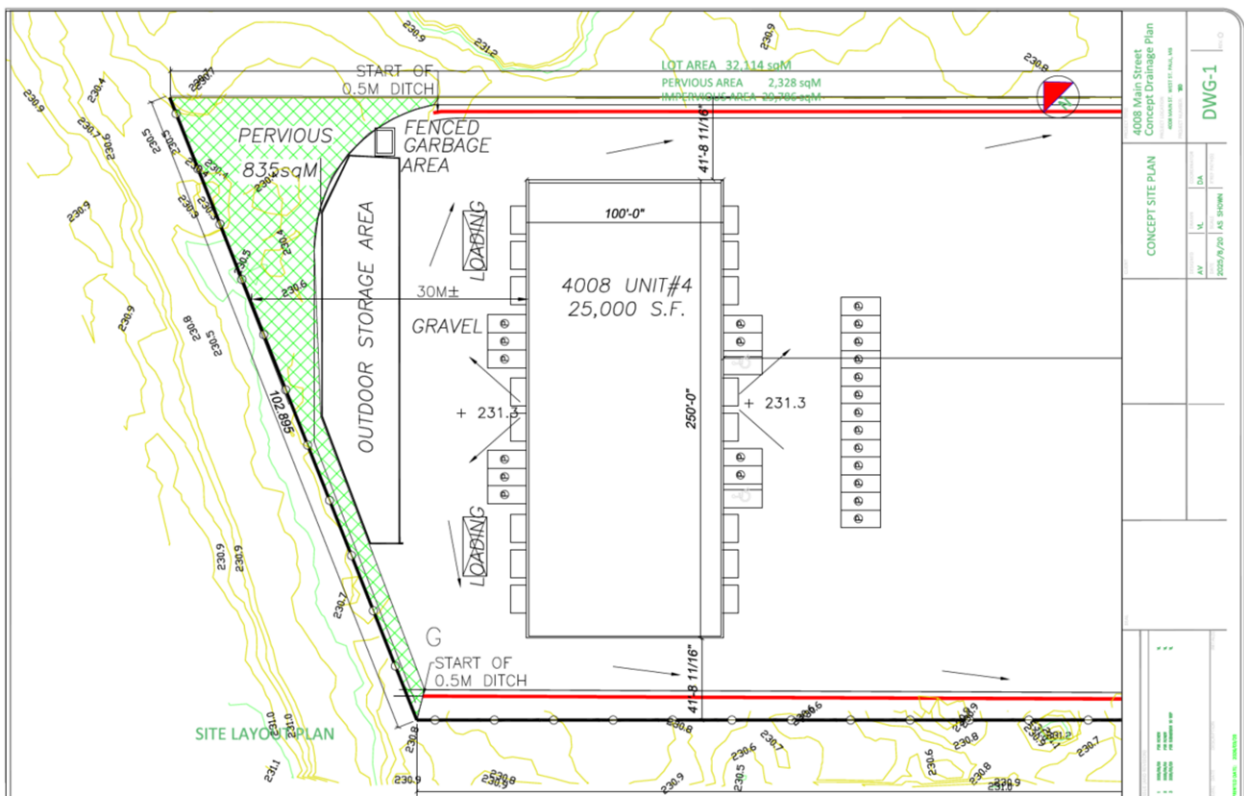
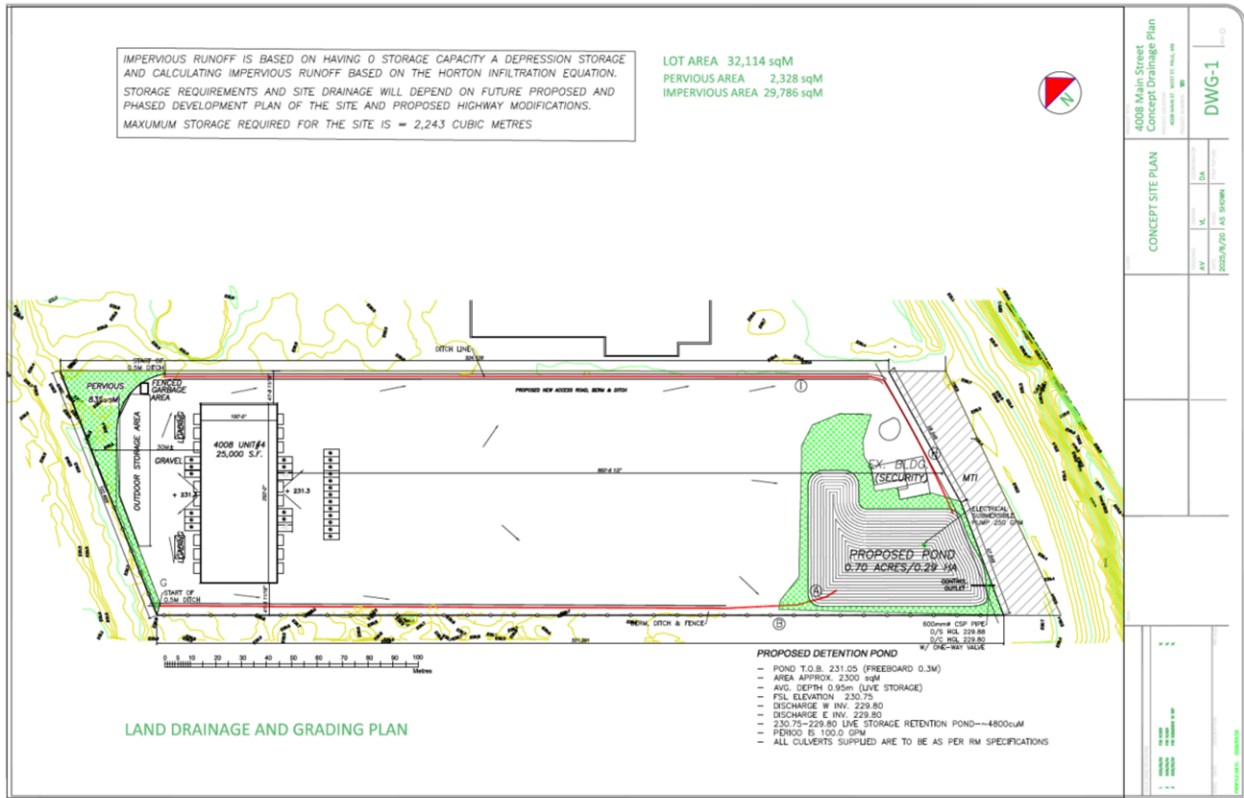
Whom it may concern.

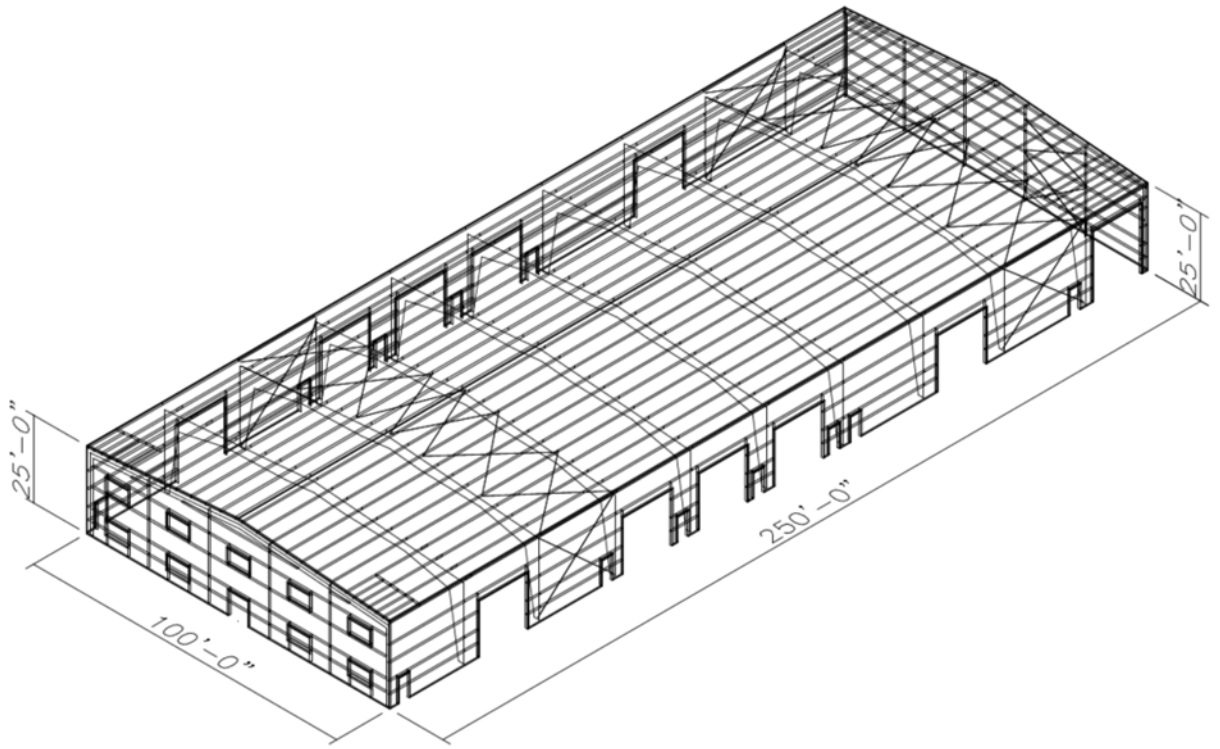
We are applying for a conditional use for a contractors establishment, with this we will need outdoor storage. We currently run this business out of 4040 Main St in West St Paul and this is the property connected to it to the South. Upon doing so we are planning on putting up a brand new 25,000 sq ft building. This new building will be near the rear of the property at 4008 Main st. To undertake this plan and the building we will be organizing and cleaning up the equipment on the property on 4008 Main st to start the development work. We Plan to move the main business from 4040 Main st to the new building at 4008 Main St. In doing this it will allow us to make better use of the property as a majority of the property needs to be brought up and have drainage work done to it to be useable. So this conditional use is for Contractor establishment and outdoor storage.

Thank you for your time in this matter.

Myles Antony.

# ADDITIONAL INFORMATION – SITE PLAN





## Calvin So

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**From:** Pam Elias <edo@weststpaul.com>  
**Sent:** Friday, April 17, 2026 3:22 PM  
**To:** Calvin So  
**Cc:** Valentina Esman; Jeffrey Simpson  
**Subject:** Fw: CU 10, 2026  
**Attachments:** 4008 BUILDING 4 LOCATION DWG1 SITE PLAN (1).pdf; 4008 BUILDING 4 LOCATION DWG1 SITE PLAN (2) (1).pdf; Conditional Use Application Revised.pdf; Letter of Intent R.pdf; Q26-0345 Drawings.pdf; Status of Title.pdf; location.jpg; locationap.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Calvin,

Should this application be approved, the following conditions are recommended.

1. Any exterior storage is to be fully enclosed by solid or opaque fencing in accordance with the West St. Paul Zoning Bylaw (section 3.11) and the design standards registered on title through Development Agreement. Enclosure to be completed prior to any storage of materials or equipment on site and is required to be kept in good repair, as determined by the Municipality.
2. Applicant / owner to submit a lot grading plan prepared by a qualified engineer prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties
3. A security deposit in the amount 50% of the cost of the required fencing be provided and held until completed, as required by Development Agreement applicable to the property.

Please note, there are additional requirements that are to be completed prior to permit being issued as outlined by Development Agreement, including receiving approvals from applicable regulatory agencies and removal of the existing home, among other things.

Regards,

**Pam Elias, MCIP**  
Director of Planning  
RM of West St. Paul  
3550 Main Street, West St. Paul, MB R4A 5A3  
Phone: 204-338-0306 Fax: 204-334-9362  
<http://weststpaul.com>



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**From:** Calvin So <calvin@rrpd.ca>  
**Sent:** Friday, March 27, 2026 11:33 AM  
**To:** Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>  
**Cc:** Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>  
**Subject:** CU 10, 2026

Hello,

Please see a Conditional Use application, CU 10, 2026, attached for review and comments.

The applicant proposes a contractor's establishment with outdoor storage at 4008 Main Street, zoned "CH" Commercial Highway.

Thanks,



**Calvin So, M.C.P.**  
**Community Planning Assistant**  
**Red River Planning District**

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

[www.redriverplanning.com](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:  
**Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul**

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