

# 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 12, 2026

**Applicant:** Canmak Roofing and Fencing

**Property Location:** 79 Andrews Avenue  
Lot 3, Plan 75220  
Roll #401020

**Application Purpose:**  
The applicant is proposing a surface parking lot on this property. This would be considered "Any other Industrial use not listed in this Table".



Property Zone	Conditional Use Request	Proposed by Applicant
"M2" Heavy Industrial	Any other Industrial use not listed in this Table	Surface parking lot

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 12, 2026</b>
<b>Applicant</b>	Canmak Roofing and Fencing

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	79 Andrews Avenue 401020 Lot 3, Plan 75220
<b>Zoning</b>	"M2" Heavy Industrial Zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Development Plan Designation</b>	"BP" Business Park designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Employment Lands West St. Paul Employment Lands 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
"M2" Heavy Industrial	Any other Industrial use not listed in this Table	Surface parking lot

#### Application Purpose

The applicant is proposing a surface parking lot on this property. There would also be storing, materials, temporary fencing, utility trailers, 5 ton trucks, pickup trucks, and equipment needed for business operations. No building is being proposed on this property.

This application was circulated to the RM of West St. Paul. Their conditions are outlined 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:

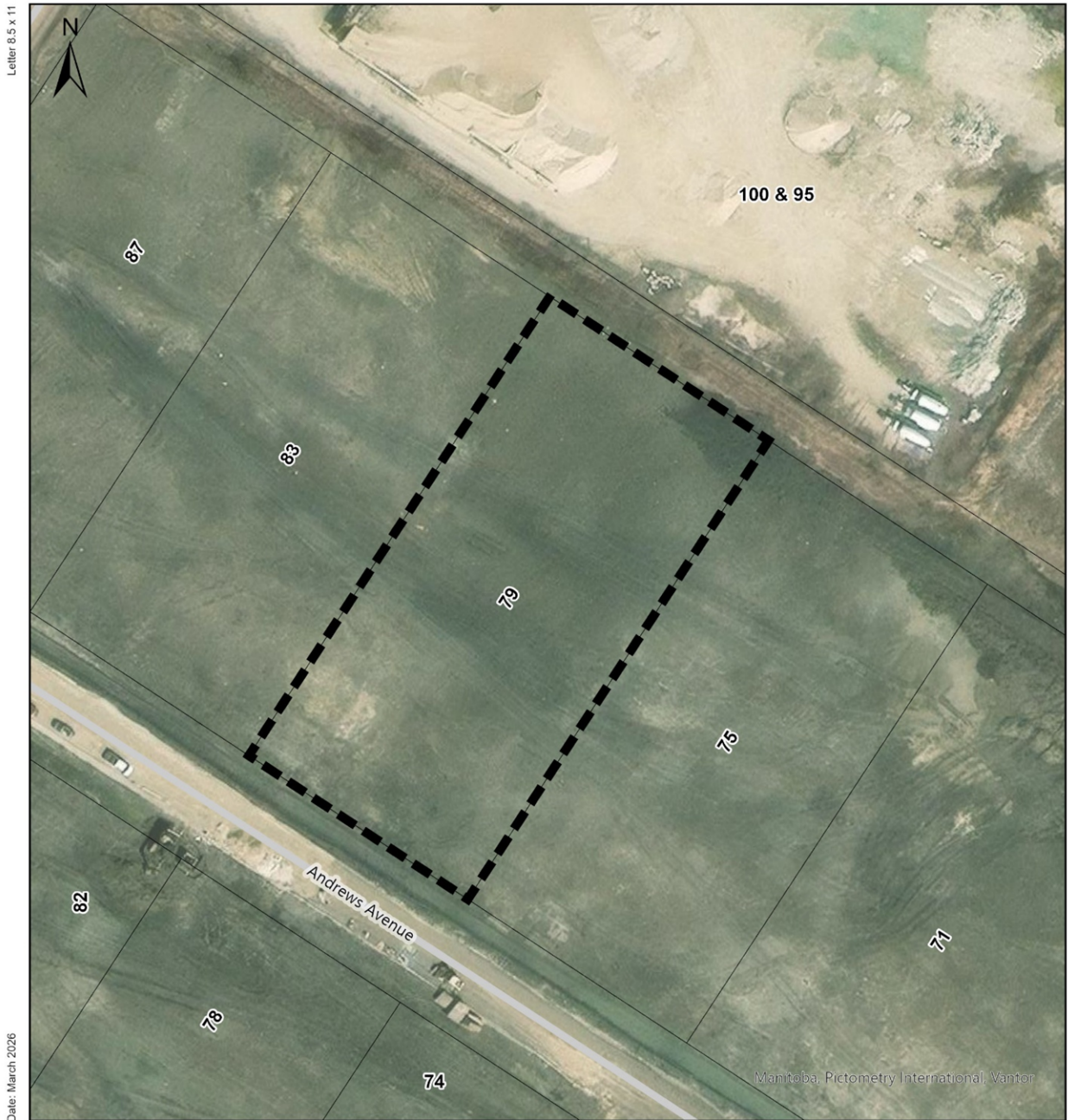
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 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.

# RRPD LOCATION MAP




Date: March 2026

## SUPPORTIVE MAPPING

Conditional Use Application CU 12, 2026  
79 Andrews Avenue, RM of West St. Paul

Designation: "BP" Business Park  
Zoning: "M2" Heavy Industrial

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



## ADDITIONAL INFORMATION – LETTER OF INTENT

To: Red River Planning District  
2978 Birds Hill Rd  
East St Paul MB  
R2E 1J5

Date: March27,2026

Re: 79 Andrews Surface lot/parking conditional use application

I am writing in the name of Canmak Roofing and Fencing LTD located on 683 Rossmore Ave West St Paul in order to apply for Surface Lot/Parking conditional use on the property located at 79 Andrews in west St Paul.

I Ana Gjorgievska and my Partner Ljupco Gjorgievski own both companies Canmak Roofing and Fencing and ALG Holdings LTD ( owner of the property)

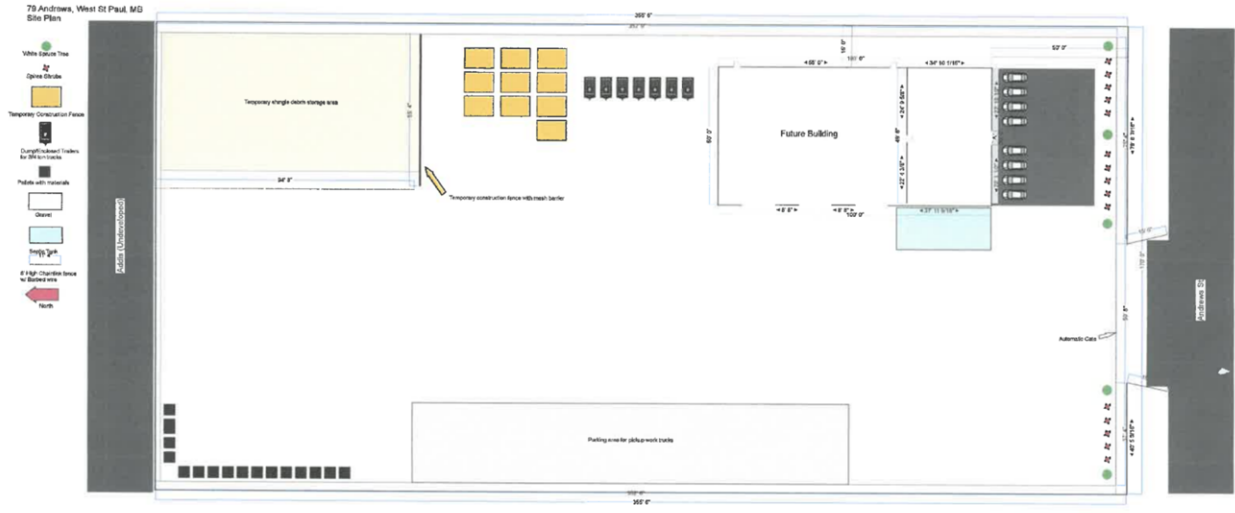
As explained the property at 79 Andrews is owned by ALG Holdings LTD and will be leasing the property to Canmak Roofing and Fencing LTD. The planned use for the property is Surface lot / parking and we will be storing , materials, temporary fencing, utility trailers, 5 tons trucks, pickup trucks and equipment needed for Canmak Roofing and Fencing for normal operation of the business. As outlined in the site plan we would be installing 8 ' high chain link fence plus 1' of barbed wire. Privacy slots/mesh will be installed as well to comply with the exterior storage bylaw as well. We do understand that the property zoning is M2 which allows for material, temporary fencing ,shingles storage however because the property doesn't not have a building we would need to apply for conditional use in order to store the pick up vehicles and various utility vehicles/trailers, therefore the application is for conditional use is to store 5 tons trucks, ¾ tons pickup trucks and utility trailers/vehicles.

With this application I am attaching

- Conditional use application
- Commercial site development permit application
- the letter of intent
- site plan
- status of tittle
- ALG Holdings-owner's articles of corporation

I would like to thank you in advance for reviewing our application. Please contact me if you have any questions or further information is required. Looking forward to hearing from you.

# ADDITIONAL INFORMATION – SITE PLAN



## Calvin So

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**From:** Pam Elias <edo@weststpaul.com>  
**Sent:** Wednesday, April 15, 2026 10:05 AM  
**To:** Calvin So; Planning  
**Cc:** Valentina Esman; Jeffrey Simpson  
**Subject:** Re: CU 12, 2026

Hi Calvin,

If approved, the following is a recommended condition of approval:

1. Any exterior storage 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.

For information, a landscape plan is required to be submitted and reviewed for compliance with landscape standards applicable to this property, prior to any work or storage of materials or equipment on site. Any proposed changes to approved lot grading would also require a revised lot grade plan be submitted and approved by Municipal engineer.

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:** Tuesday, March 31, 2026 11:48 AM  
**To:** Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>  
**Cc:** Valentina Esman <valentina@rrpd.ca>  
**Subject:** CU 12, 2026

Hello,

Please see attached Conditional Use CU 12, 2026, attached for review and comments.

The applicant is proposing "Any other Industrial use not listed in this Table" for a surface parking lot at 79 Andrews Avenue (zoned "M2" Heavy Industrial) in West St. Paul. The applicant will also be conducting the General Storage use at the property, which is permitted in the "M2" Heavy Industrial Zone.

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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