

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
July 9, 2026
6:00 PM

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

Note: property owners are responsible for notifying "tenants"

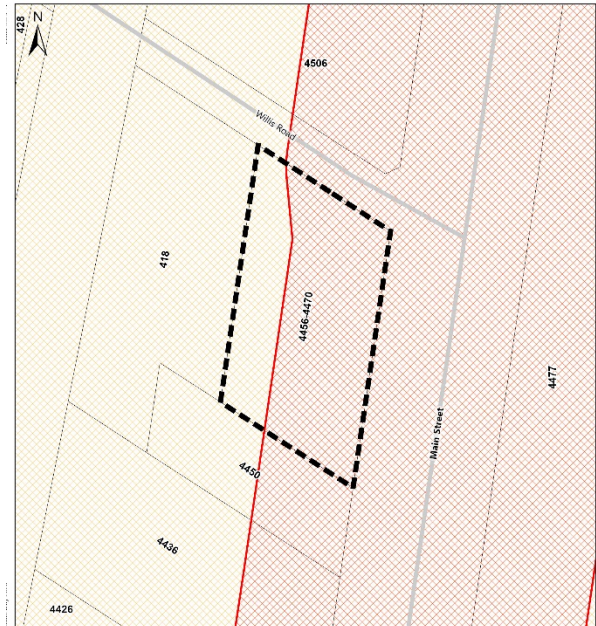
APPLICATION INFORMATION

Application File: CU 17, 2026

Applicant: Darragh

Property Location: 4456-4470 Main Street
Lot 2, Plan 48191
Roll #216100

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



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Contractor's establishment with outdoor storage Landscape – contractor's establishment	Landscaping business with limited outdoor storage associated with construction operations

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	June 5, 2026
Application File	CU 17, 2026
Applicant	Darragh

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	4456-4470 Main Street 216100 Lot 2, Plan 48191
Zoning	“CH” Commercial Highway zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	“GD” General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Commercial West St. Paul North Secondary Plan
Property Size	1.04 acres in area (+/-) 173.6 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	Contractor’s establishment with outdoor storage Landscape – contractor’s establishment	Construction business with limited outdoor storage associated with construction operations

Application Purpose

The applicant is proposing to continue operating a construction business at this property. The business focuses on residential and commercial construction, renovations, excavation, site preparation, and related contracting services.

Given the applicant’s letter of intent, this uses would fall under a contractor’s establishment with outdoor storage and a landscaping contractor’s establishment, which are both Conditional Uses.

Business operating hours would be from 7am to 7pm on weekdays, and 9am to 9pm on weekends and holidays. The applicant has outlined ways in their letter of intent to minimize impacts on the surrounding area for their business.

There is a current Order to Remedy Contravention notice with respect to exterior storage fencing requirements, the current use on the property, and lack of an occupancy permit.

This application was circulated to the RM of West St. Paul and Manitoba Highways Branch. The municipality's conditions are outlined in the Recommended Conditions of Approval below, while no comments were received from Manitoba Highways Branch at the writing of this report.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

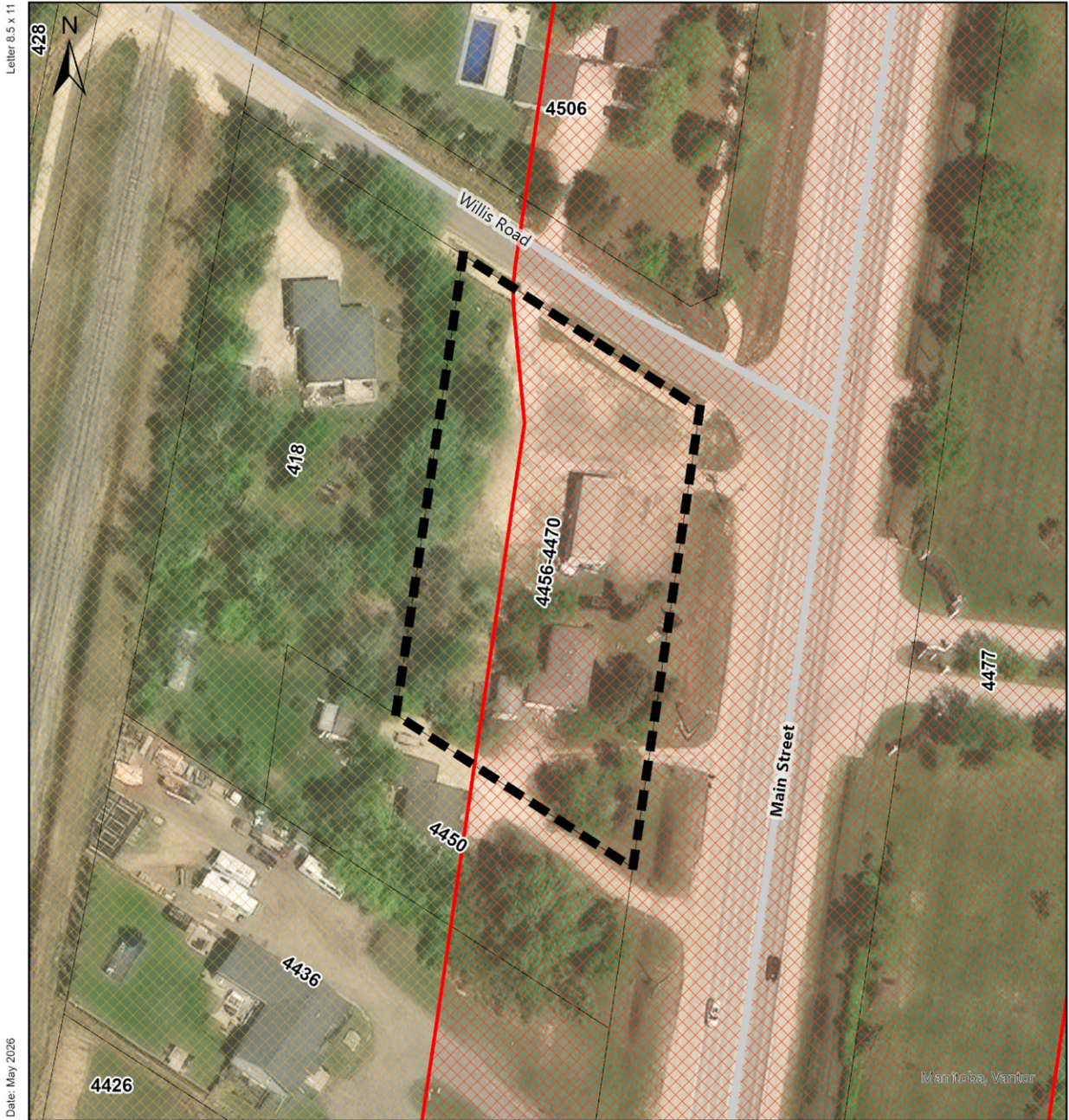
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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. Applicant / owner enters into a Development Agreement to address items such as, but not limited to:
 - a. design and landscape standards, including requirement that parking areas, including driveways, access aisles and maneuvering areas be hard surfaced with asphalt, concrete, permeable pavement, or similar surface;
 - b. any exterior storage boundary area and limitation that exterior storage be located at the rear of the building and screened from public view.
4. A Letter of Clearance be issued by a West St. Paul Community Safety or Bylaw Enforcement Officer.

RRPD LOCATION MAP



Letter: 8.5 x 11

Date: May 2026

SUPPORTIVE MAPPING

Conditional Use Application CU 17, 2026
4456-4470 Main Street, RM of West St. Paul

Designation: "GD" General Development
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
- Hazard Lands - Airport
- Parcels Outline

RED RIVER
PLANNING DISTRICT

ADDITIONAL INFORMATION – LETTER OF INTENT

Letter of Intent for Conditional Use Permit

Sparc
4470 Main Street
West St. Paul Manitoba R4A 3A1
204-470-7817

To:

Red River Planning
2978 Birds Hill Road
East St. Paul Manitoba R2E 1J5

Re: Letter of Intent – Conditional Use Permit Application

Property Address: 4470 Main Street

Dear Members of Council/Planning Department,

This letter is submitted in support of a Conditional Use Permit application for the operation of a construction business at the above-noted property.

Sparc is a locally owned and operated company providing construction services including residential and commercial construction, renovations, excavation, site preparation, and related contracting services.

The purpose of this application is to permit the use of the property for the following activities:

- Storage of construction equipment, tools, and materials
- Parking of company vehicles, trailers, and machinery
- Administrative and office operations
- Dispatch and coordination of employees and subcontractors
- Limited outdoor storage associated with construction operations

The proposed business activities will be conducted in a professional and responsible manner with consideration for neighbouring properties and compliance with all applicable municipal bylaws and regulations.

To minimize impacts on the surrounding area, the following measures will be implemented:

- Limiting business operating hours to Monday -Friday 7am-9pm, weekends and holidays 9am-9pm.

- Maintaining organized and screened storage areas
- Controlling noise, dust, and debris
- Providing adequate on-site parking
- Ensuring proper drainage and site maintenance
- Compliance with all zoning, building, environmental, and safety requirements

No manufacturing, hazardous industrial processing, or excessive outdoor activity beyond normal construction business operations will occur on the property.

We believe the proposed use is compatible with the surrounding area and will contribute positively to the local economy through employment opportunities and professional construction services within the community.

Thank you for your consideration of this application. Please contact me if additional information or documentation is required.

ADDITIONAL INFORMATION – SITE PLAN

