

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

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
February 12, 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

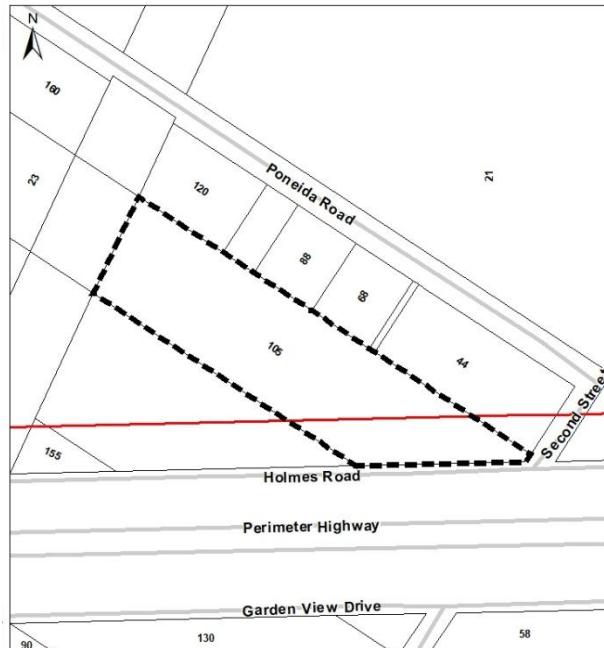
Application File: CU 1, 2026

Applicant: Manjinder Chahal

Property Location: 105 Holmes Road,
West St. Paul
Roll # 406100
Legal: *OT8-PA-0

Application Purpose:

The applicant is proposing both a Day Care Centre use and an Education Service use, in order to allow for an existing School to be expanded and a Day Care Centre to be established on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential Zone	Education Service Day Care Centre (Section 6.2, Table 15)	Expansion of an existing school and establishment of a day care centre

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



2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

CONDITIONAL USE APPLICATION REPORT

Date	January 26, 2026
Application File	CU 1, 2026
Applicant	Manjinder Chahal

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address - Roll # - Legal	105 Holmes Road, West St. Paul 406100 *OT8-PA-0
Zoning		“RR” Rural Residential zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation		“RR” Rural Residential designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation		N/A
Property Size		6.91 acres in area (+/-) 280 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
“RR” Rural Residential Zone	Education Service Day Care Centre (Section 6.2, Table 15)	Expansion of an existing school and establishment of a day care centre

Application Purpose

The applicant is proposing both a Day Care Centre use and an Education Service use, in order to allow for an existing School to be expanded and a Day Care Centre to be established on the subject property. When the school was originally established, Education Service was a permitted use in the “RR” Rural Residential Zone. Education Service is now a conditional use in the R.M. of West St. Paul Zoning By-law as per BL 2025-03. As the applicant is proposing to finish the second floor of the school building, they are expanding the Education Service use and are therefore required to obtain conditional use approval. The Day Care Centre will be located within the school.

This application was circulated to the R.M. of West St. Paul and they have no concerns. This application was circulated to Manitoba Highways and at the time this report was written, no comments were received.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

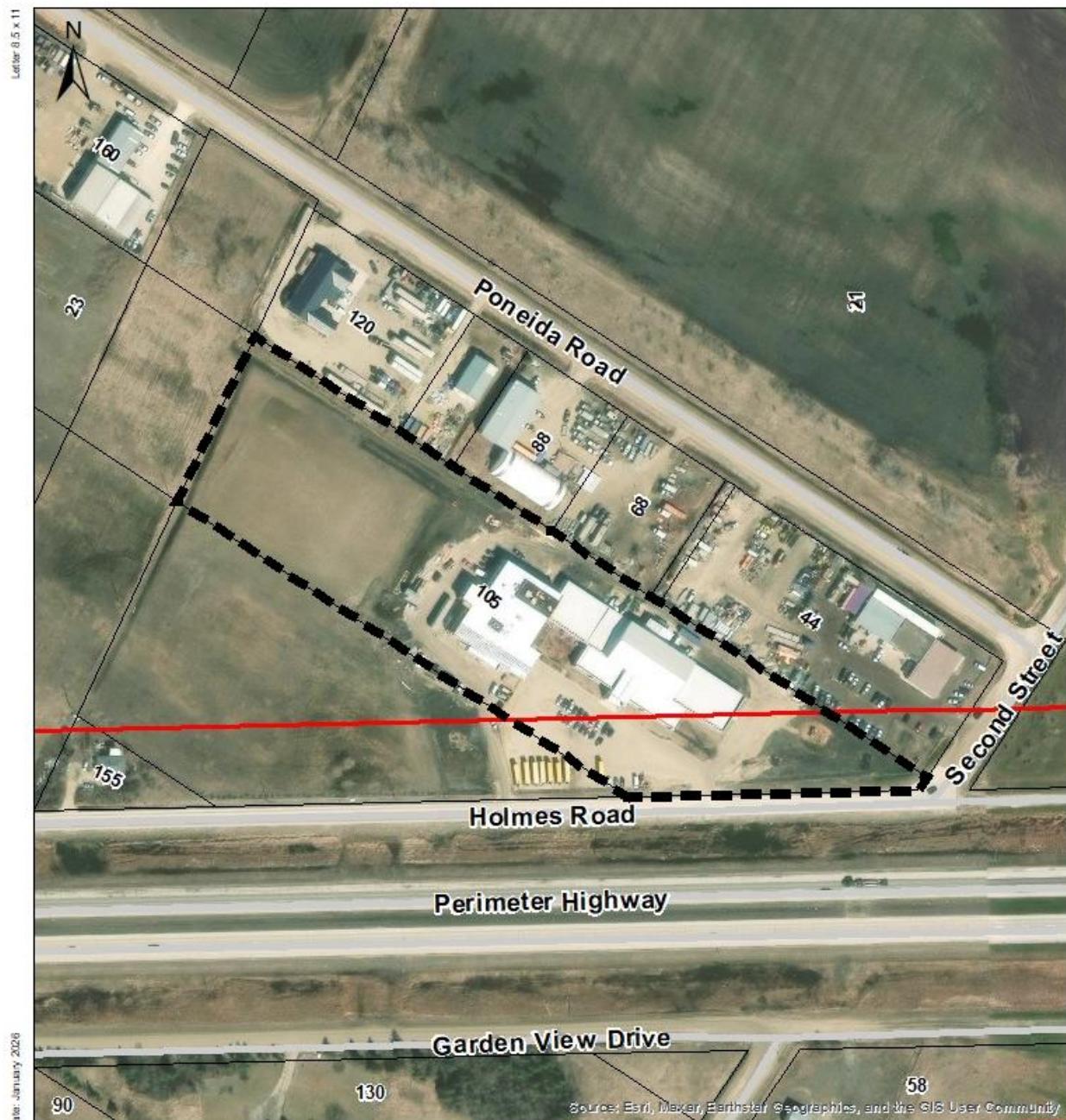
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding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

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 1, 2026
105 Holmes Road, RM of West St. Paul

Designation: "RR" Rural Residential
Zoning: "RR" Rural Residential

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.

- Subject Property
- Highway Control Zones
- Roads
- Parcels Outline



ADDITIONAL INFORMATION – LETTER OF INTENT

Dear Planning Officer,
Red River Planning District

Re: Letter of Intent – Application for Conditional Use
Property Address: 105 Holmes Road, West St. Paul, Manitoba

I am writing this letter to formally express our intent to apply for Conditional Use approval to operate a licensed child care centre within the existing school building located at 105 Holmes Road *and to finish the second floor of School building.*

The proposed child care centre will function as an extension of our educational services and will provide safe, developmentally appropriate care for children in accordance with all provincial licensing standards, municipal bylaws, and land-use regulations. The centre will primarily serve families in the local community and support working parents by offering reliable, high-quality early learning and child care in a well-established educational environment.

The school building is already designed to support children's programming and includes appropriate classroom spaces, washrooms, outdoor play areas, and safety features. No major structural changes are anticipated. All operations will comply with Manitoba Child Care Program regulations, fire and life-safety requirements, and public health standards.

We believe this use will be a positive addition to the community by:

- Expanding access to licensed child care spaces
- Supporting early childhood development
- Strengthening family services in the neighbourhood
- Making efficient use of existing institutional infrastructure

We respectfully request the Red River Planning District's consideration of our Conditional Use application and look forward to working collaboratively throughout the approval process. Should you require any additional documentation or clarification, we would be pleased to provide it.

Thank you for your time and consideration.

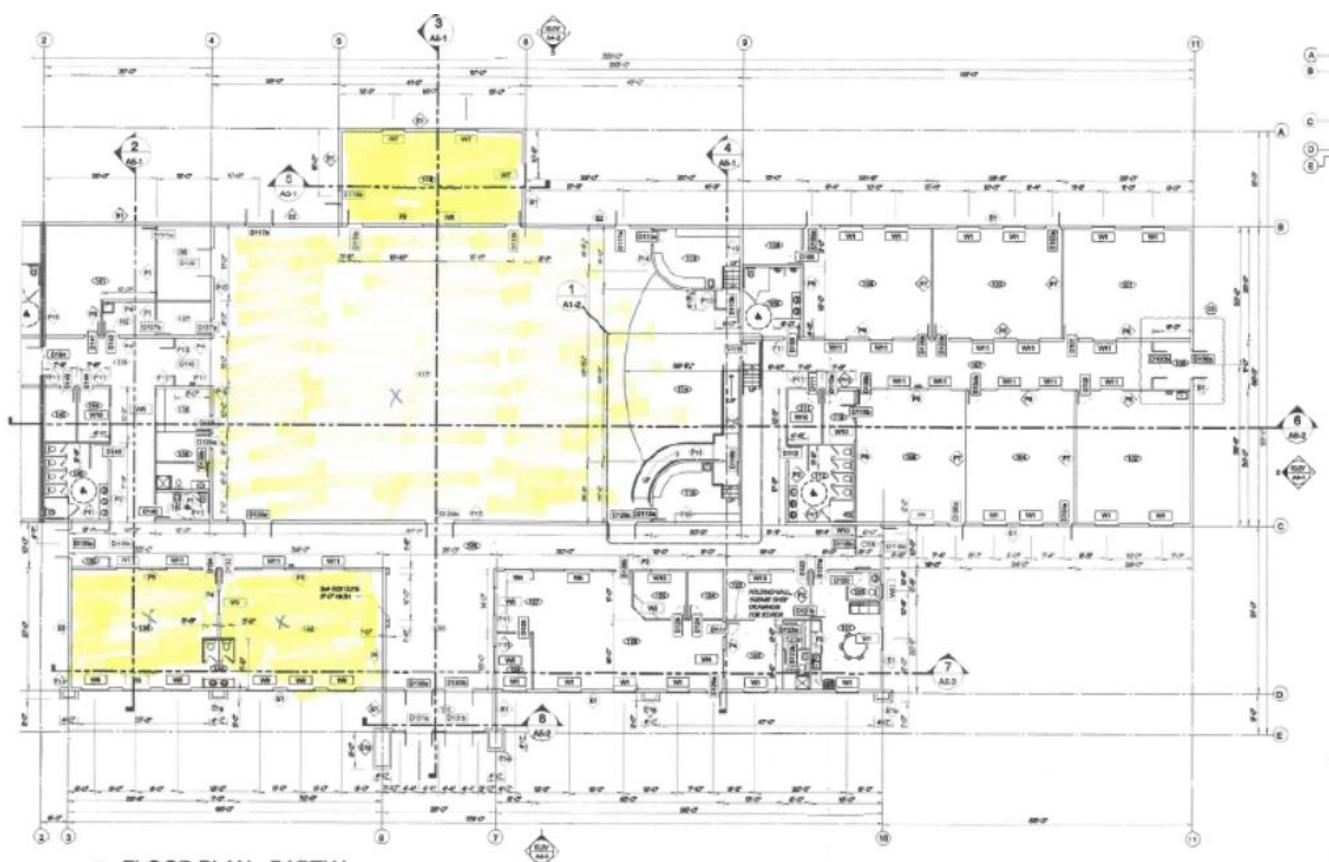
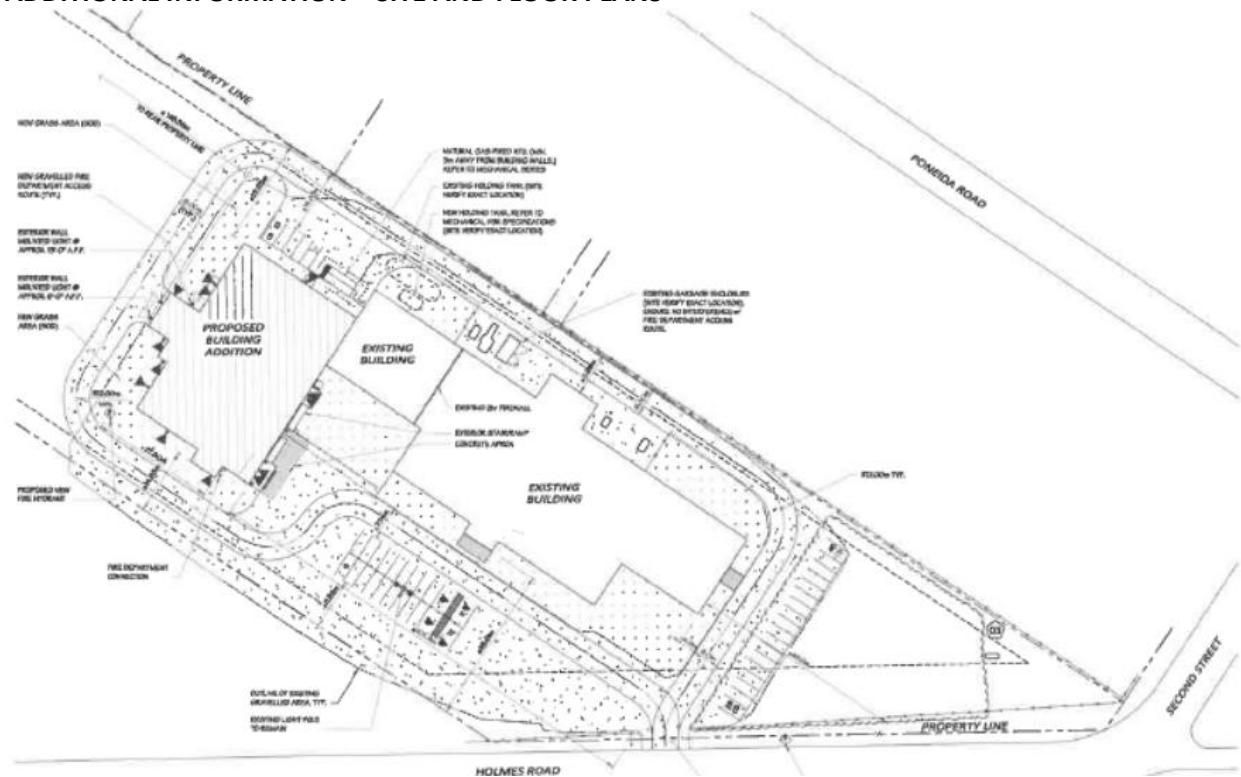
Sincerely,


Manjinder Chahal

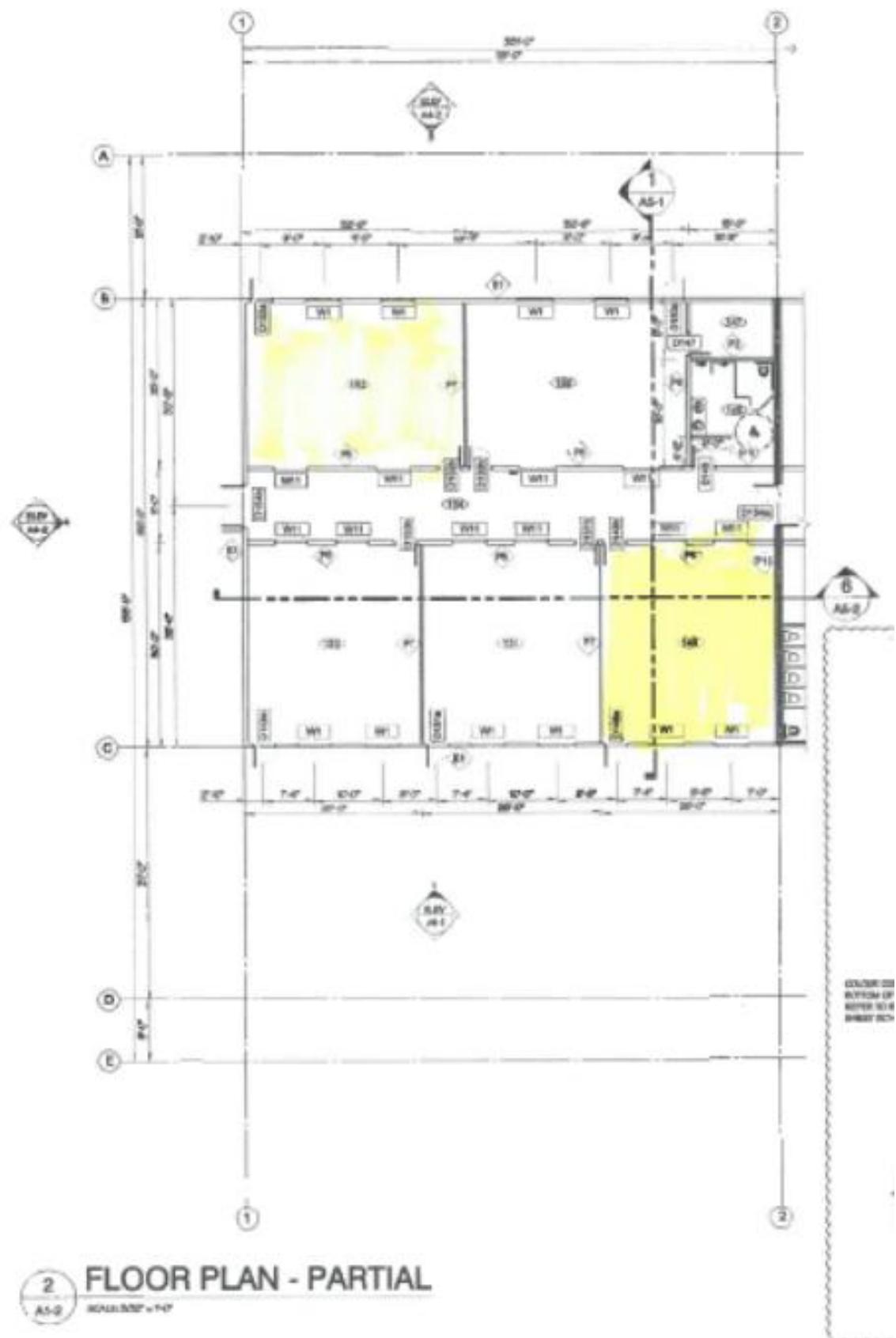
Jan 07/2026

NOTE:- No infants will be taken in the Child Care centre
(0-2yr)

ADDITIONAL INFORMATION – SITE AND FLOOR PLANS



1 FLOOR PLAN - PARTIAL
A3-1 50'0" x 50'0"



2 FLOOR PLAN - PARTIAL
AS-2 SCALE 1/8" = 1'-0"

