

R.M. OF WEST ST. PAUL
ZONING BY-LAW 2/99P
CONDITIONAL USE FILE NO. 20, 2019

PUBLIC HEARING

We are
Listening.

Public Hearing

Thursday,
September 12, 2019

6:00 PM

Council Chambers
3550 Main Street
West St. Paul, MB

Phone:

(204) 482-3717

1-800-876-5831

Fax:

(204) 482-3799

E-Mail:

info@rrpd.ca

Website:

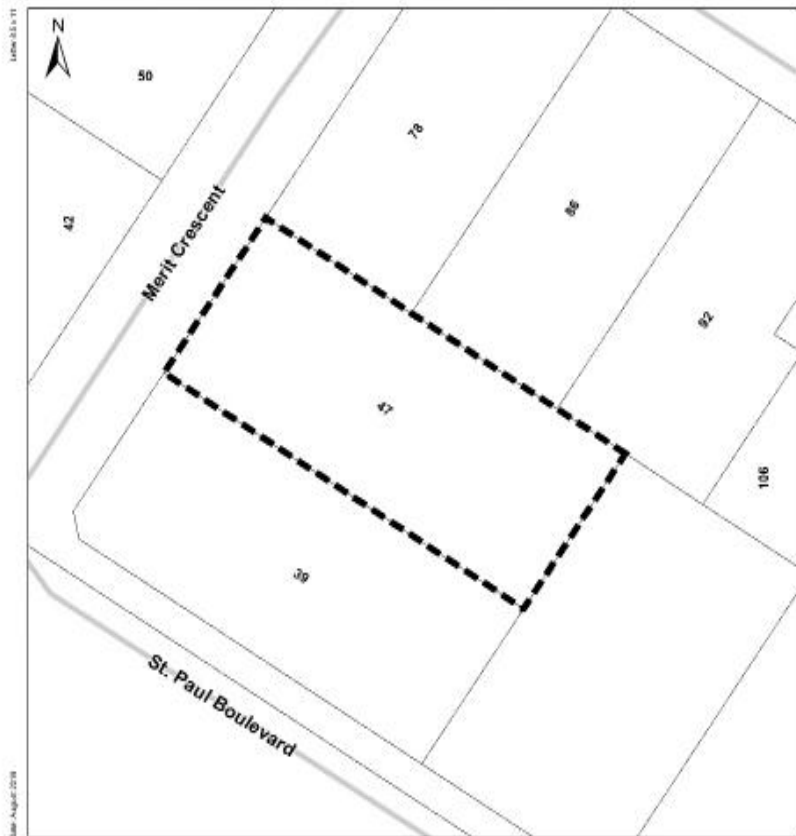
redriverplanning.com



As per *The Planning Act*, any person can make representation on the matter at the meeting.

What is CU 20, 2019 about?

The purpose of this application is to allow a 'truck terminal' (heavy-duty truck and automotive safety-repair shop) on the subject property in the "M1" Rural Industrial Zone.



47 Merit Cres.

For more information please contact the Red River Planning District.

Red River Planning District
806-A Manitoba Ave., Selkirk, MB

Mon-Fri*
8:30am-4:15pm

*excludes all statutory holidays

Note: Property owners are responsible for notifying "Tenants"

Date: August 28, 2019 (updated)
File: CU 20, 2019
To: Council, R.M. of West St. Paul
Prepared by: Ingrid Zarichney, Community Planning Assistant
From: David Paton, BEnvD, MUP, MCIP, RPP, Community Planning Assistant
Location: Lot 2, Blk. 4, Plan 24490 (Roll No. 402160)
47 Merit Cres.

Zoning: “M1” Rural Industrial; R.M. of West St. Paul Zoning By-law 2/99
- “Truck terminals” listed as a conditional use (Table 17)

Purpose:

The applicant is seeking conditional use approval to establish a heavy-duty truck and automotive safety-repair shop on the subject property in the “M1” Rural Industrial Zone. This type of business fits with the definition of ‘truck terminal’ in the Zoning By-law. A copy of the applicant’s letter of intent and supporting documents are attached.

Background:

The subject property is approximately one acre in size and is located on the east side of Merit Crescent. It is developed with a large commercial building (approximately 9,324 square feet in size) as well as two storage containers. An occupancy permit (RRPD File No. OP 58/18) was issued in December 2018 for a manufacturing use (welding shop and metal fabrication) in part of the existing building.

The property is zoned “M1” Rural Industrial, is designated as “BP” Business Park in the Development Plan and as “Employment Land” in the West St. Paul Employment Lands Secondary Plan. There is a Development Agreement registered on the property.

To the North: Properties developed with commercial / industrial use(s) and zoned “M1” Rural Industrial

To the South: A property developed with commercial / industrial use(s) and zoned “M1” Rural Industrial

To the East: A property that appears to be undeveloped and is zoned “M1” Rural Industrial

To the West: Merit Crescent, followed by a property developed with commercial / industrial use(s) and zoned “M1” Rural Industrial

Analysis:

The applicant is proposing a heavy-duty truck and automotive safety-repair shop on the subject property. As per the applicant’s letter of intent, there will be two full-time employees and the hours of operation will be from 9am to 6pm, Monday to Friday.

In the Zoning By-law, servicing and repairing trucks falls within the classification of “truck terminal”, which is defined as “the use of land buildings or structures for the purpose of storing, servicing, repairing or loading trucks, transportation trailers and / or buses but does not include automobile service stations”. “Truck terminals” are listed as a conditional use requiring Council approval in the “M1” Rural Industrial Zone.

The proposed use appears to be generally consistent with the applicable provisions of the Zoning By-law, the Development Plan, and the West St. Paul Employment Lands Secondary Plan. Policy in the latter encourages flexibility in the types of businesses permitted. The use is compatible with the general nature of the surrounding area, which has been developed with various commercial and industrial uses.

The Development Plan and Secondary Plan advocate for an overall high standard of development, and the Secondary Plan contains policies concerning aesthetics. Development standards are to be addressed through development agreements between the Municipality and the developer. There is an existing development agreement registered on the title of the subject property with provisions regarding outside lighting, dust control, outdoor storage and drainage. Council may choose to add a condition of approval requiring a new or amended Development Agreement.

Options:

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

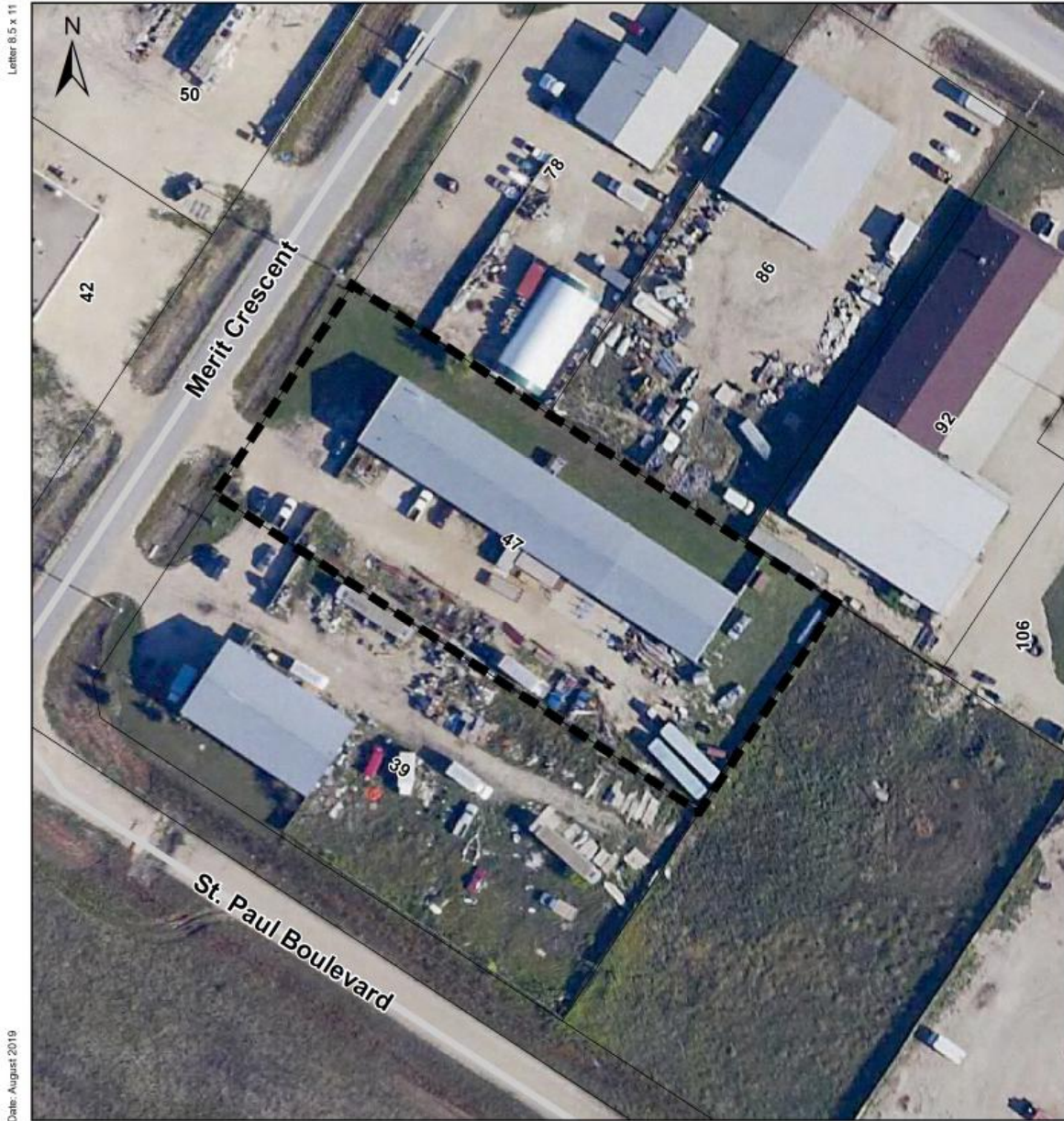
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area, and
 - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

Recommendation:

Should Council approve a Conditional Use Order the following conditions of approval are recommended:

1. That Conditional Use approval be limited to allow a heavy-duty truck and automotive safety-repair shop as proposed within this application. Any changes in use will require a new conditional use approval;
2. Applicant / owner to obtain all required permits and approvals, including but not limited to those from the Red River Planning District and the R.M. of West St. Paul; and
3. Applicant / owner to obtain a Letter of Clearance from the R.M. of West St. Paul to ensure that the property is in compliance with applicable R.M. by-laws.

LOCATION MAP
Illustrating Subject Property







Letter 8.5 x 11

Date: August 2019

SUPPORTIVE MAPPING

Conditional Use Application CU 20, 2019
 47 Merit Cres., RM of West St. Paul
 Designation: "BP" Business Park
 Zoning: "MI" Rural Industrial

 Subject Property
 Roads
 Parcels Outline

 **RED RIVER**
 PLANNING DISTRICT

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

INFORMATION FROM APPLICANT

**10001136 Manitoba
Peter Parke
Truck and Auto Repair
1(204)-955-6289**

To whom it may concern,

This is a letter of intent describing the Truck and Auto Repair business.
The type of business will be a heavy-duty truck and auto motive safety-repair shop.
The hours of operation include 9-6 Monday to Friday.
There will be two full time employees.

Sincerely,
Peter W. Parke

