

R.M. OF WEST ST. PAUL
ZONING BY-LAW 2/99P
CONDITIONAL USE FILE NO. 21, 2019

PUBLIC HEARING

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

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

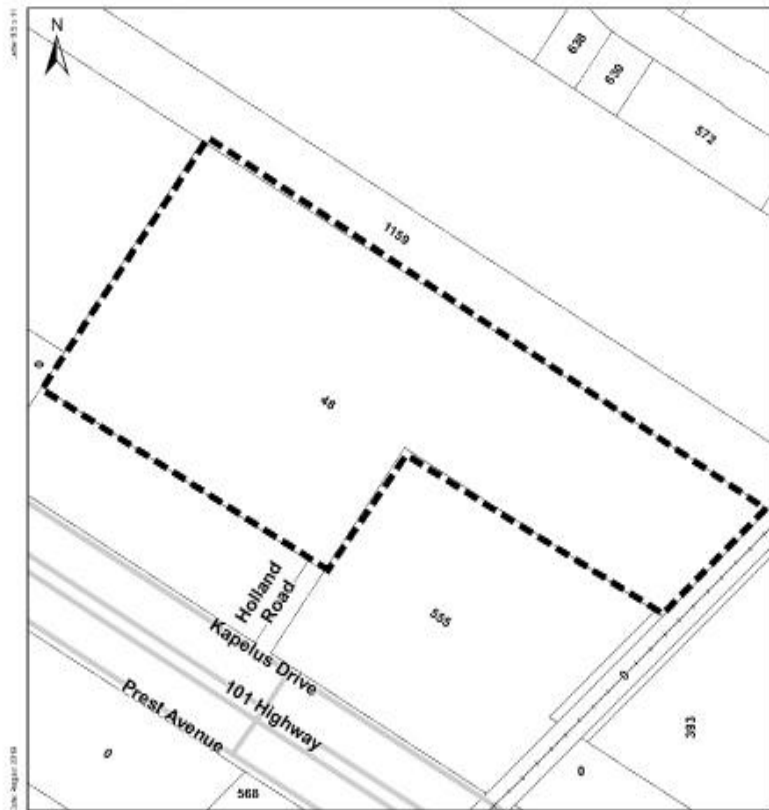
E-Mail:
info@rrpd.ca

Website:
redriverplanning.com



What is CU 21, 2019 about?

The purpose of this application is to allow “Recreational Facilities” (tennis courts, both outdoor and enclosed, as well as walking paths and associated landscape improvements) on the subject property in the “A80” Agricultural Zone.



48 Holland Rd. (Sunova Centre)

For more information please contact the Red River Planning District.

Red River Planning District Mon-Fri*
806-A Manitoba Ave., Selkirk, MB 8:30am-4:15pm

*excludes all statutory holidays

Note: Property owners are responsible for notifying “Tenants”

Date: August 28, 2019 (updated)
File: CU 21, 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 1, Plan 29381 & Parcel “A”, Plan 62683 (Roll No. 29740)
48 Holland Rd.

Zoning: “A80” Agricultural – 80 acre parcels & “OS” Open Space;
R.M. of West St. Paul Zoning By-Law 2/99P – “Recreational facilities” listed as a conditional use in the “A80” Zone (Table 10)

Purpose:

The applicant is seeking conditional use approval to allow the construction of tennis courts, walking paths and associated landscaping improvements on the portion of the subject property located in the “A80” Agricultural Zone. This type of use fits with the definition of “Recreational facilities” in the R.M. of West St. Paul Zoning By-law.

Background:

The subject property is approximately 42.3 acres in size and is located at the northern terminus of Holland Road. It is developed with the Sunova Centre and its accessory uses and structures, including a picnic shelter, shop, and sports fields.

The property is located in two zones; the “A80” Agricultural Zone as well as the “OS” Open Space Zone. The property is designated “Settlement Centre” in the Development Plan and “Emerging Residential Neighbourhood” in the Middlechurch Secondary Plan.

To the North: Undeveloped property that is zoned “RMF-1” Serviced Multi-Family Residential and “RS” Serviced Residential

To the South: Property that has been developed with a commercial / industrial use and is zoned “M1” Rural Industrial, followed by Kapelus Drive

To the East: A railway, followed by property that appears to be used for agricultural purposes and is zoned “CH” Commercial Highway

To the West: Property that appears to be used for agricultural purposes and is zoned “RMF-1” Serviced Multi-Family Residential, “RS” Serviced Residential, and “OS” Open Space

Analysis:

The applicant is proposing tennis courts, both outdoor and enclosed, as well as landscape improvements such as trees, walking paths, berms, and a pond. The landscape improvements as shown on the site plan are conceptual.

These uses can be considered “Recreational facilities”, which are listed as a conditional use requiring Council approval in the “A80” Agricultural Zone. Existing recreational uses such as the baseball fields are on the portion of the property zoned “OS” Open Space, where they are permitted without requiring Council approval.

The proposed use appears to be generally consistent with the applicable provisions of the Zoning By-law, the Development Plan, and the Middlechurch Secondary Plan. Policy in the Development Plan advocates for grouping of similar land uses, and as previously mentioned the property has already been developed with various recreational facilities. High quality public spaces for recreation are also encouraged.

Policy in the Middlechurch Secondary Plan promotes facilities for walking, on-site storm water management and year-round recreational use. It also advocates for the expansion of recreational facilities and opportunities. The Sunova Centre is specifically identified as “the focal point of current and future expansion of large scale community sports and recreational fields and facilities”. Section 2.9, Policy 2.c states the following:

Lands adjacent to the Sunova Centre will be the focus of future community-wide recreational facilities to create a central community recreation hub, where cost efficiencies can be realized through shared use of facilities.

Options:

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

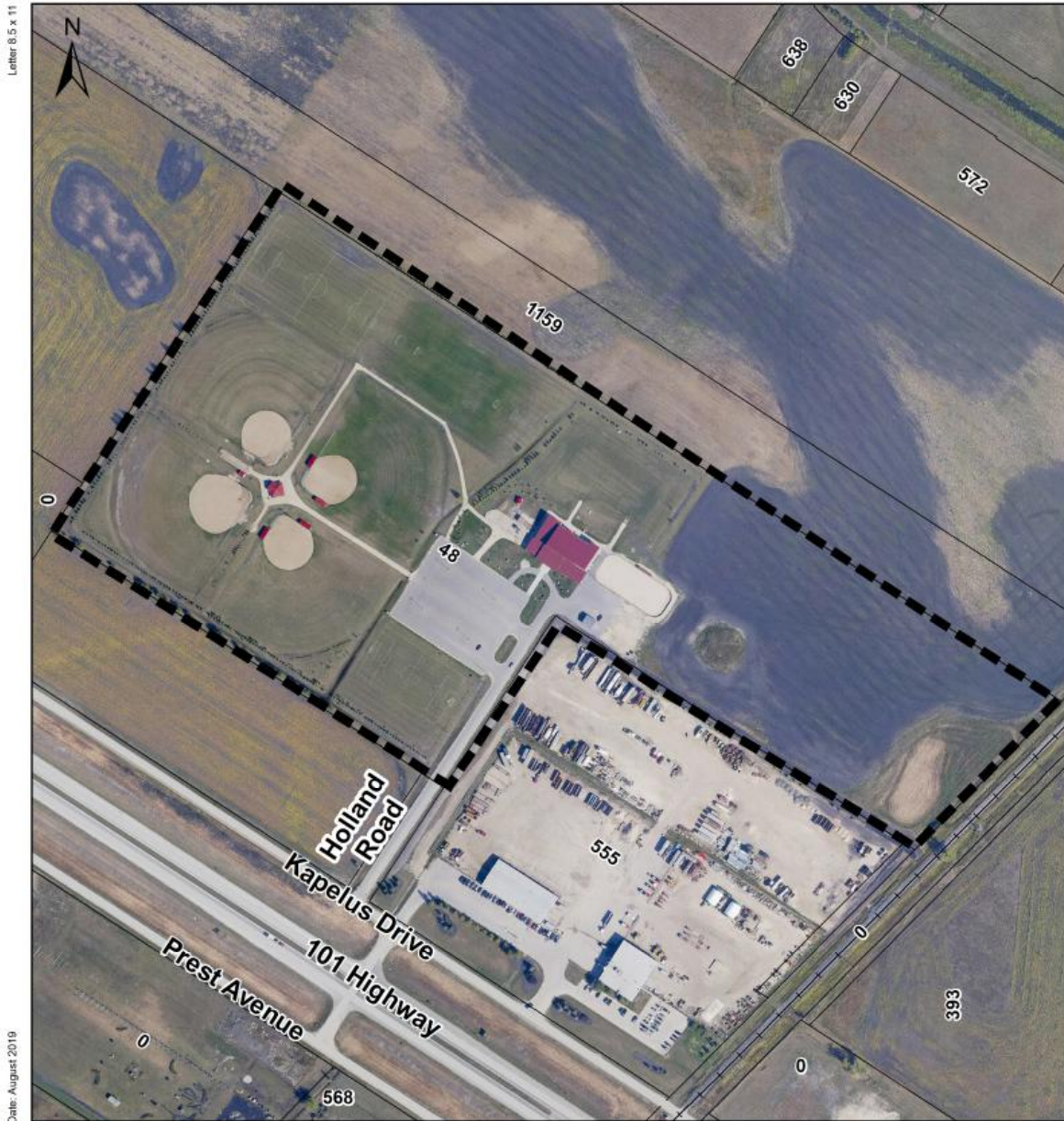
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding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

Recommendation:

Should Council approve a Conditional Use order as per Section 106(1) of the Planning Act, we recommend the following condition(s) be applied:

1. That Conditional Use approval be limited to what is proposed within this application. Any changes in use will require a new conditional use approval; and
2. Applicant / owner to obtain all required permits and approvals, including but not limited to those from the Red River Planning District.

LOCATION MAP - Illustrating Subject Property



Letter: 8.5 x 11

Date: August 2019

SUPPORTIVE MAPPING

Conditional Use Application CU 21, 2019
 393 Kapelus Dr., RM of West St. Paul
 Designation: "SC" Settlement Centre
 Zoning: "A80" Agricultural & "OS" Open Space

Subject Property
 Rail
 Roads
 Parcels Outline

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



INFORMATION FROM APPLICANT

**THE RURAL MUNICIPALITY
OF WEST ST. PAUL**



Chief Administrative Officer

3550 Main Street
WEST ST. PAUL, MB. R4A 5A3
Ph: (204) 338-0306
Fax: (204) 334-9362
Email: info@weststpaul.com

August 8, 2019

Red River Planning District
c/o Derek Eno
806-A Manitoba Avenue
Selkirk, MB
R1A 2H4

RE: Letter of Intent

Dear Mr. Eno

The RM of West St. Paul wishes to apply for Conditional Use approval to allow the construction of tennis courts at the Sunova Centre, located at 48 Holland Road, in partnership with Tennis Manitoba. The outdoor courts would be located on the eastern portion of the property (formerly Roll #29600) which consolidated with a portion of land to the west (Roll #29740). The land where they are to be located is zoned 'A80' – Agricultural – 80 acre parcels.

Enclosed with this Letter of Intent is a Conditional Use application and a site plan showing the location of the courts along with the incorporation of various conceptual landscape improvements including new trees, walking paths, berms and pond.

Yours Truly,

Brent Olynyk, MPA ISM
Chief Administrative Officer



